

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board Agenda

Wednesday, April 10, 2019 at 4:00 PM  
Town Hall, 1600 Floribunda Avenue – Community Room

### CALL TO ORDER

APPROVAL OF MINUTES – Review of March 4, 2019 Draft Minutes continued to May 6, 2019.

### WRITTEN/ORAL COMMUNICATIONS

Anyone who wishes to submit written communication or speak to the Board about any item not on the agenda may do so at this time. Materials may be submitted to the staff for the record.

### PUBLIC HEARING ITEMS

Consent Calendar: The consent calendar includes routine items that do not require discussion. If a Board member or a member of the audience wishes to discuss an item on the Consent Calendar, it can be removed for discussion. Items on the consent calendar can be approved in one motion to expedite the meeting.

### **Consent Items**

Additions/Remodels

1. **315 Ascot Road - Miller (Nyhus Design Group)**  
Request for design review approval of an addition of approximately 905 square feet for a total proposed floor area of 5,442 square feet (19% Floor Area Ratio) on a 28,410 square foot lot. The proposed addition is located primarily at the front and left side of the existing house, includes a new entry porch, and is proposed to match the existing exterior colors and materials.

### **Regular Items:**

Additions/Remodels

2. **500 El Arroyo - Reeves (Nyhus Design Group)**  
Request for design review approval of an addition of approximately 180 square feet to the main level and a new second story of approximately 866 square feet for a total proposed floor area of 4,434 square feet (24.8% Floor Area Ratio) on a 17,869 square foot lot. The addition proposed to match the existing exterior colors and materials.

3. **385 Eucalyptus Avenue - Kir (TRG Architects)**  
Request for design review approval of an addition of approximately 498 square feet to the main level and a new partial second story of approximately 1,035 square feet for a total proposed floor area of 5,498 square feet (21.1% Floor Area Ratio) on a 25,988 square foot lot. The project includes a change in architectural style from French style Ranch to Modern.
4. **40 Verbalee Lane - Delightwise Investment, LTD (LTC Design Group / Magrane Assoc. Landscape Design)**  
Request for design review approval of the demolition of an existing semi-detached garage and replacement with an attached three story addition of approximately 8,628 square feet, comprised of a new six-car garage and utility rooms on the first floor, and second and third floors for bedroom suites and living areas. The total proposed floor area is approximately 41,792 square feet (16.2% Floor Area Ratio) on a 5.9 acre lot. Additional proposed site work includes a new sunken courtyard on the north side of the garage addition, realigning the existing northern driveway, adding parking for seven vehicles, and new tree and shrub plantings.

*(The project received a preliminary review at the March 4, 2019 ADRB Meeting)*

#### New Houses

5. **1365 Hayne Road - Narsinh (Baukunst / Landfour Landscape)**  
Request for design review approval of a new multi-level French Mediterranean style home with a total proposed floor area of approximately 5,231 square feet (24.99% Floor Area Ratio) on a 20,932 square foot lot. The proposal includes a full landscape plan that consists of; new paver driveway, walkways, stairs, tree removal, tree replacement, retaining walls, stone terraces, new plantings and landscape enhancements.

*(The project received a preliminary reviews at the July 7, 2014, March 7, 2016, June 4, 2018, August 6, 2018, and January 29, 2019 ADRB Meetings)*

### **PRELIMINARY REVIEW**

**(Not public hearing items; Board comments only.)**

#### New Houses

6. **315 Roblar Avenue - Wong (John Chan Rchitecture)**  
Request for a second preliminary design review of a new two story Modern style residence with a total proposed floor area of approximately 6,459 square feet (24.8% Floor Area Ratio) on a 26,064 square foot lot. The preliminary landscape plan includes a new driveway, a new pool and spa, a vehicle gate, tree removal, tree replacement, enhanced plantings, lawn area, walkways, a stone terrace, garden walls, and a fire pit area.

*(The project received a previous preliminary review at the January 29, 2019 ADRB Meeting)*

#### Additions/Remodels

7. **125 Eucalyptus Avenue - Sinha (Nyhus Design Group)**  
Request for preliminary design review of a two story addition of approximately 2,870 square feet to an existing two story residence for a total proposed floor area of approximately 6,791 square feet (19.95% Floor Area Ratio) on a 34,045 square foot lot. The addition is proposed to match the existing architectural style, but includes a new slate roof for the entire house, as

well as architectural detailing enhancements to the exterior and a new covered patio at the rear. The preliminary site plan indicates that the proposal will include a new driveway relocated to the north, fencing along the street, pedestrian and vehicle gates, paved walkways, and enhanced planting.

8. **3650 Ralston Avenue - DRS Group (MAK Studio)**

Request for preliminary design review of a two story addition of approximately 2,300 square feet to an existing one story residence for a total proposed floor area of approximately 5,200 square feet (24% Floor Area Ratio) on a 21,550 square foot lot. The proposal includes a change in architectural style from Ranch to Modern and a new detached accessory structure. The preliminary site plan indicates that the proposal will include removal and relocation of the pool, a rear terrace, retaining walls, and private courtyards within the front setback area.

9. **2419 Oakdale Road - Blankstein (Scheinoltz Associates)**

Request for preliminary design review of a one story addition of approximately 1,055 square feet to an existing one story residence for a total proposed floor area of approximately 3,843 square feet (21.9% Floor Area Ratio) on a 17,519 square foot lot. The proposal includes a change in architectural style from Ranch to Mediterranean.

**DISCUSSION ITEM(S)**

**ADJOURNMENT**

**SPECIAL ACCOMMODATIONS:** If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24 hours before the scheduled ADRB meeting.