

# TOWN OF HILLSBOROUGH

San Mateo County

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## Architecture and Design Review Board (ADRB) Agenda

Monday, May 4, 2020 at 4:00 PM

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020, and which was updated and extended on March 31, 2020 and on April 29, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the Council Chambers will not be open to the public for the May 4, 2020 Hillsborough ADRB meeting.

The Town of Hillsborough will be conducting the ADRB meeting via Zoom which is an independent platform not owned or controlled by the Town. Any member of the public joining the ADRB meeting by Zoom should familiarize themselves with Zoom's various data and privacy policies which can be found at Zoom.us.

Members of the public may view the meeting by logging onto the Zoom meeting listed below.

Join Zoom Meeting: <https://zoom.us/j/96998817678>

Meeting ID: 969 9881 7678

Password: 941448

One tap mobile

+16699009128,,96998817678# US (San Jose)

+12532158782,,96998817678# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

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Meeting ID: 969 9881 7678

Find your local number: <https://zoom.us/u/awSTXpkmw>

Members of the public may provide written comments by email to LRuess@hillsborough.net. Emailed comments should include the specific agenda item on which you are commenting on or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the three minutes allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the ADRB for the appropriate agenda item, please submit your email no later than 3:00 p.m. on Monday, May 4, 2020. The Town will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the 3:00 p.m. deadline which are not read into the record will be provided to the ADRB after the meeting.

## **CALL TO ORDER**

### **APPROVAL OF MINUTES – Consideration of Meeting Minutes for Monday, March 02, 2020**

#### **WRITTEN/ORAL PUBLIC COMMENTS**

Members of the public may provide written comments by email to LRuess@hillsborough.net. Emailed comments should include the specific agenda item on which you are commenting on. The length of the emailed comment should be commensurate with the three minutes allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the ADRB for the appropriate agenda item, please submit your email no later than 3:00 p.m. on Monday, May 4, 2020. The Town will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record.

#### **PUBLIC HEARING ITEMS**

##### **Consent Items:**

*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.*

##### **Changes to Previously Approved Projects**

1. **440 Pinehill Road – Rahmatullah (Architecture Allure/Studio Green)**  
Request for design review approval of revisions to a previously ADRB approved addition and remodel to an existing two story home for a total proposed floor area of approximately 6,847 square feet (10.4% Floor Area Ratio) on a 65,762 square foot lot. The approval included an architectural style change from Ranch to Contemporary and a landscape plan. The revision is limited to the amount of exterior wall demolition. The original approval limits the applicants to maintaining at least 50% of the existing exterior walls, however the applicants are requesting to exceed that, which requires that they seek approval from the ADRB for the project as a new house via teardown. *(Project received ADRB approval at the November 4, 2019 Meeting)*

##### **Additions/Remodels**

2. **415 El Arroyo Road – Beyer (Winges Architects)**  
Request for design review approval for the replacement of an existing legal non-conforming detached garage. The new garage would be approximately 798 square feet, with a 420 square foot hobby loft above, and would be approximately 3-feet, 2-inches taller than the existing garage. The replacement garage would match the existing house in terms of exterior colors, materials, and architectural style.

3. **601 El Arroyo Road – Miller (TRG Architects / Michael Callan Landscape)**  
Request for design review approval of an addition and remodel to an existing two story house. The proposed first and second floor addition of approximately 3,607 would result in a total proposed floor area of approximately 7,177 square feet (24.7% Floor Area Ratio) on a 29,017 square foot lot. The proposal includes an update to the front entry, windows and doors and landscape enhancements.

## Regular Items:

### Changes to Previously Approved Projects

4. **940 W Santa Inez Avenue – Ram (Nyhus Design Group/ Michael Callan Landscape)**  
Request for design review approval of revisions to a previously ADRB approved new two story New Sonoma Farmhouse style residence with a basement and a new detached pool house. The revision includes modified grading to reduce the amount of off haul necessary and an increase to the overall height. The revised proposal has a total proposed floor area of approximately 13,931 square feet (19.9% Floor Area Ratio) on a 69,701 square foot lot.  
*(Project received ADRB approval at the December 2, 2019 Meeting)*

### New Houses

5. **860 Vista Road – Saks (Nick Lee Architecture / Michael Callan Landscape)**  
Request for design review approval a new two story Modern style residence with a total proposed floor area of approximately 7,921 square feet (22% Floor Area Ratio) on a 36,013 square foot lot. The proposal includes the demolition of the existing home and tennis court and will include a complete landscape plan at 860 Vista Road.  
*(Project received preliminary review by the ADRB at the January 21, 2020 Meeting)*
6. **329 Glendale Road - Sogas (Scott Stotler Design Group / Low Water Landscapes)**  
Request for design review of a new Modern French style residence with an attached garage with a total proposed floor area of approximately 4,090 square feet on a 16,383 square foot lot (24.6% Floor Area Ratio). The proposal includes the demolition of the existing house and a full landscape plan.  
*(Project received preliminary review by the ADRB at the December 2, 2019 Meeting and received a continuance from the January 21, 2020 Meeting)*

## DISCUSSION ITEM(S)

## ADJOURNMENT

**SPECIAL ACCOMMODATIONS:** If you need a disability-related modification or accommodation, including auxiliary aids of 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 24hours before the scheduled ADRB meeting.

**MINUTES:** A copy of the unapproved minutes will be made available the Friday before the next regularly scheduled ADRB meeting. Once minutes are approved by the ADRB they will be made available the following day. ADRB agendas and approved minutes are available at the Town's website, [www.hillsborough.net](http://www.hillsborough.net).