

TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board (ADRB) Agenda

Monday, June 29, 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, 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 June 1, 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](https://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/98105009936?pwd=S3hDM0FIODVLaFI4QlICy2NYMlFHZz09>

Meeting ID: 981 0500 9936

Password: 974637

One tap mobile

+16699009128,,98105009936#,,,,0#,,974637# US (San Jose)

+12532158782,,98105009936#,,,,0#,,974637# 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)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Find your local number: <https://zoom.us/u/ac2Za4TgxM>

Members of the public may provide written comments by email to **Liz Ruess, Planning Manager, 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 2:00 p.m. on Monday, June 29, 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 2:00 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, June 01, 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 2:00 p.m. on Monday, June 29, 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.

Addition/Remodel

1. 3655 Ralston Avenue - Salama (Eric Nyhus Design Group)

Request for design review approval of an addition of approximately 1,316 square feet to the rear of an existing Ranch Style residence for a total proposed floor area of approximately 4,241 square feet (19.4% FAR) on a 21,774 square foot lot. The proposal includes replacing the existing exterior siding with stucco, removal of shutters, and replace windows and doors. The new area of roof would match the existing asphalt shingle and is proposed to be approximately 2-feet taller than the existing roof.

New House

2. 110 De Sabla Road – Alioto (Margaret Wimmer Residential Design)

Request for design review approval of a new Contemporary Modern style residence with a partial second story and a total proposed floor area of approximately 4,751.75 square feet (24.4% FAR) on a 19,438 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan.

(Project received preliminary review by the ADRB at the March 2, 2020 Meeting)

FORMAL REVIEW ITEMS

3. 50 Knightwood Lane – CAVA Homes (Nyhus Design Group / Michael Callan Landscape Architecture)

Request for design review approval of a New 2-story Contemporary Clapboard style residence with a total proposed floor area of approximately 5,928 square feet (23.9% FAR) on a 24,811 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan.

(Project received preliminary review by the ADRB at the March 2, 2020 Meeting)

4. 118 Baywood Avenue - Cinnamon Hill, LLC (Scheinoltz Associates / Strata Landscape Architecture)

Request for design review approval of a New 2-story Modern Transitional style residence with a total proposed floor area of approximately 8,622 square feet (22.4% FAR) on a 38,537 square foot lot. The proposal includes the demolition of the existing house and a full landscape plan.

(Project received preliminary review by the ADRB at the March 2, 2020 Meeting)

5. 85 Fagan – McPherson Family Trust (DK Engineering)

Request for Conceptual Design Review of the Tentative Map for a two-lot subdivision located at 85 Fagan Drive. The proposal includes the division of a 3.08 acre lot into two parcels, Parcel A – 2.18 acres and Parcel B – 0.90 acres. The existing house would remain on Parcel A. The lots would be accessed via two separate driveways off Fagan Drive.

PRELIMINARY REVIEW ITEMS

6. 1727 Forest View Avenue – Wilson (SDG Architecture)

Request for preliminary design review of a new two story with a partial basement Colonial Revival style home with a total proposed floor area of approximately 4,953 square feet (24.9% FAR) on a 19,819 square foot lot. The proposal includes demolition of the existing Tudor Revival style home and full landscape plan.

7. 2435 Skyfarm Drive – Hasenkamp (Eric Nyhus Design Group)

Request for preliminary design review of a first floor and new partial second floor addition of approximately 1,430 square feet to an existing single story residence for a total proposed floor area of approximately 4,872 square feet (16.9% FAR) on a 28,740 square foot lot. The proposal includes a complete architectural style change from Mid-Century Modern to Modern.

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.

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.