

TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Agenda**

January 5, 2004
4:00 p.m.

Town Hall, 1600 Floribunda Avenue – Community Room

Applicants: Your extra plans will not be returned at the meeting; they will be available in the Planning Office for one week after the meeting.

CALL TO ORDER

APPROVAL OF MINUTES—December 10, 2003

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. It is, however, the Board's policy not to stop the meeting to read correspondence that is submitted at the meeting. 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.

1. **1350 Marlborough Road**—Ambos (Medan) 17.6% FAR; 3,823 sq. ft.
Substantial teardown and construction of a new house (foundation to remain)
Continued from the November 3, 2003 meeting
Action: Staff recommends approval with the condition that the project landscape architect finalize the revised site plan and that an arborist report be submitted to ensure the health of existing trees within 15 feet of the proposed driveway. The revised plans and arborist report shall be subject to staff review and approval.
2. **535 El Arroyo Road**—Jefferson St. Corps (Callan)
Fencing, gates, columns, and related landscaping
Action: Staff recommends approval of submitted plans subject to re-establishment of hedge along the left side property line, as addressed in letter from Michael Callan, ASLA, dated December 28, 2003.
3. **1485 Crystal Drive**—Lindstrom/Green (Callan)
Landscape Plan
Action: Staff recommends approval

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.*

4. **1055 Vista Road**—Zimits (Gumbinger Avram Architects) 24.9% FAR; 4,516 sq. ft. total
Second story addition of 554 square feet
Action: Staff recommends approval subject to staff review and approval of a revised design of the first floor bathroom, integrating the permanent removal of the shower into a redesign of the bathroom.
5. **250 Bridge Road**—Doyle (Ostoya) 27% FAR; 4,689 sq. ft. total
Addition and remodel, including using a new roofing material
Action: Staff recommends approval
6. **320 West Santa Inez**—Grimes (Stewart Associates) 19.9% FAR; 9,298 sq. ft.
Substantial teardown and construction of a new house (foundation to remain) includes landscape plan and gates/fencing
Preliminary review: 12/10/03; continued from the November 3, 2003 meeting
Action: Staff recommends that the Board recommend approval to City Council subject to the final approval of the landscape plan as part of the City Council approval.

Discussion Items:

Remodels/Additions/Revisions

7. **2335 Oakdale Road**—Thorenfeldt (Stewart Associates) 24.2 % FAR; 7,344 sq. ft. total
Revision to previously approved plans for a new house, including moving a portion of the front of the house 6 feet closer to the street
Original approval for new house: 4/15/02
8. **10 Scott Court**—Gomez (T. Peter Lam) 10,699 sq. ft. total
Revisions to previously approved plans for a new house, including an addition of 2,980 sq. ft. for an enclosed pool and second unit
Original approval for new house: 12/3/01
Action: Recommendation to City Council
9. **905 La Senda Road**—Breen (Skyline Design) 11.2% FAR; 4,196 sq. ft. total
Additions totaling 1,008 square feet, new roof structures, remodel, and landscape plan

New Houses

10. **1915 Parkside Avenue**—Hawayek (Stewart Architects/Callan) 24.7% FAR; 5,443 sq. ft.
New house, including teardown, landscape plan, and gates/fencing
Preliminary Review: 7/15/02; Variances approved by City Council: 9/08/03

OTHER ITEMS

Preliminary Review (Not public hearing items; **Board comments only**)

Remodels/Additions: 385 Robinwood Lane (1st review); 611 Fairway Circle (1st review); 1 Camaho Place (1st review); 350 Moseley Road (1st review)
New Houses: 3 Mountain Wood Lane (1st review)

ADJOURNMENT