TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

October 4, 2004
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.

2:00 pm – 3:45 pm

STUDY SESSION, Development at 2778 Ralston, 2768 Ralston and 2700 Ralston Avenue
This is a public meeting and the public is welcome to listen and observe. It is not a public hearing at which public comment can be accepted. This is a working study session for the ADRB; no action will be taken.

1. Background on the subdivision and its requirements, especially with regard to lot configuration, access and public improvements – Discussion with City Engineer *(approximately 20 minutes)*

2. Review with the three developers their site planning concepts with regard to relationship to the streets, other lots, etc. Each developer (and their representatives) will have a maximum of 15 minutes – Mr. White, Mr. Dwyer, Mr. Miller *(approximately 45 minutes)*

3. The ADRB will review and consider the issues and the options, together with input from the developers, related to the development of the three sites. *(approximately 40 minutes)*

3:45 pm – Adjourn to the regular ADRB meeting

4:00 pm - CALL TO ORDER, regular meeting

APPROVAL OF MINUTES—None; minutes of September 20, 2004 will be considered on November 1, 2004.

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.

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.

Remodels/Additions

1. **1810 Elmwood Road –** Stark (Design Associates West)
   Ground floor addition of 117 sq. ft. (20% FAR)

Discussion Items:

Remodels/Additions

2. **70 Rowan Tree Lane–** Ting/Ho (Swatt Architects, Inc.)
   Second floor addition and remodel (25% FAR)

3. **1765 Crockett Lane -** Loux (Stewart Associates)
   Major remodel and additions to one-story home (17% FAR)
   Preliminary Review: July 19, 2004

New Houses

4. **99 Baywood Avenue -** Benninger (Stewart Associates/Lisa B. Keyston, Landscape Architect)
   New house and landscape plan including teardown, tree removal, entry gate and fencing (22% FAR)
   Preliminary Review: August 16, 2004

5. **10 Horseshoe Court -** Lee (Chu Design/Michael Callan, Landscape Architect)
   New house and landscape plan including teardown, tree removal, entry gate and fencing (25% FAR)
   Preliminary Review: August 16, 2004

6. **2768 Ralston Avenue –** Dwyer (Chu Design/Michael Callan, Landscape Architect)
   New house and landscape plan including a swimming pool and rear yard fencing along the street (22% FAR)
   Preliminary Review: August 16, 2004

OTHER ITEMS

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

New Houses: 545 Remillard
350 Moseley (2nd Preliminary Review; first was 1/5/04)
2700 Ralston (2nd Preliminary Review; first was 7/19/04)