TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

December 6, 2004 at 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 — November 1, 2004

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.

Revisions to Previously Approved Plans

1. **25 Mountain Wood Court –** Ping (Hunt Hale Jones Architects/Michael Callan, Landscape Architect)
   Revisions previously approved plans to include new doors, exterior materials, and a balcony at the second floor; new swimming pool; new hardscape and planting areas in rear yard; new plantings including a vineyard and fountain in the front setback; and new retaining walls, gates and columns along the street (19% FAR)

2. **385 Robinwood Lane –** Young (Darosa & Associates)
   Revisions to approved architectural plans for addition and remodel to an existing home to include an additional 95 sf at the first floor and190 sf at second floor; changes to floor plans; new window and door locations; and changes to exterior finishes (22% FAR)

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.

Discussion Items:

Revisions to Previously Approved Plans

3. **925 Seabury Road –** Johal (Bruce MacDonald)
   Minor revisions to an approved landscape plan consisting of a materials change from stucco to redwood fencing on the property line and an increase in fence height from six feet to eight feet

New Houses

4. **39 Glenbrook Drive –** Knuff (Toby Long Design/Garden Architecture)
   Teardown and new house with roof-mounted solar panels and landscape plan including tree removal, new swimming pool, and new fencing and gates at the street (8% FAR)
   Preliminary Review: May 17, 2004

5. **2700 Ralston Avenue –** Miller (TRG Architects/Michael Callan, Landscape Architect)
   New house and landscape plan including a swimming pool, pool house, fencing and columns along the street, a fountain in the front setback, and a new driveway (22% FAR)
   Preliminary Review: October 4, 2004

Continued Items

6. **2778 Ralston Avenue –** White (Hunt Hale Jones Architects/Michael Callan, Landscape Architect)
   New house and landscape plan including tree removal, fencing and gates along the street, and a new driveway (12% FAR)
   Continued from September 20, 2004

7. **2768 Ralston Avenue –** Dwyer (Chu Design/Michael Callan, Landscape Architect)
   New house and landscape plan including a swimming pool, rear yard fencing along the street, and a new driveway (22% FAR)
   Continued from October 4, 2004

<u>OTHER ITEMS</u>

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

New Houses: 150 Bella Vista Drive (Teardown - 2nd Preliminary Review; 1st was on Nov. 1, 2004)
19 Mountain Wood Court (2nd Preliminary Review; 1st was on Nov. 1, 2004)
2961 Churchill Drive (Substantial Remodel/Teardown)
225 Roblar Avenue (Teardown - 2nd Preliminary Review; 1st was on July 19, 2004)