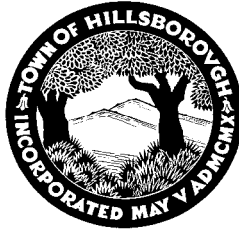


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
(650) 375-7411
Fax (650) 375-7415



1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Agenda**

February 7, 2005 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 — January 3, 2005

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.

New House

1. **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)
Recommendation: Continue to March 7, 2005, as requested by the applicant

Addition

2. **20 Joyce Road** – Lee (Hun Lee)
Rear addition of approximately 776 sf at the ground floor and 315 sf at the second floor including a new balcony (25% FAR)
Recommendation: Approval Subject to Standard Conditions

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. **1 Camaho Place** – Panos (JPH Design Management, Inc.)
Revisions to plans previously approved by the ADRB for additions, remodel, and new roofing; proposed changes include new exterior finishes, windows and doors, increased roof height, and new roofing materials (20% FAR)

Addition/Remodel

4. **100 Country Club Drive** – Ching (Lika Design Group, Inc.)
Ground floor additions of approximately 796 sf including removal of an existing carport and exterior remodel (18% FAR)

Landscape Plans

5. **1820 Forest View Avenue** – Leung (The Garden Route Co.)
Landscape plan including new fencing and gates along the street and tree removal
6. **865 Longview Drive** – Warner (Michael Callan, Landscape Architect)
Rear yard landscape plan including relocation of pool equipment enclosure, new fencing and arbor, and replacement paving; removal of carport structure from front yard
7. **600 Eucalyptus Avenue** – Miller (Michael Callan, Landscape Architect)
Revisions to previously approved plans for fencing and gates along the street including an increased gate height

New Houses

8. **19 Mountainwood Court** – Curti/Donald (Alan Olin /Michael Callan, Landscape Architect)
New house of approximately 6,390 sf and associated landscape plan including new retaining walls along the street and a new driveway (22% FAR)
Preliminary Reviews: November 1, 2004 and December 6, 2004
9. **2768 Ralston Avenue** – Dwyer (Chu Design/Michael Callan, Landscape Architect)
New house of approximately 5,788 sf on vacant lot (18% FAR)
Continued from December 6, 2004

OTHER ITEMS

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

New Houses: 839 Seabury Road (Teardown)
 70 Joyce Road
 2105 Ralston Avenue (Teardown)

ADJOURNMENT