TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

March 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 — February 7, 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 April 18, 2005, as requested by the applicant

Landscape Plan

2. **2768 Ralston Avenue –** Dwyer (Michael Callan, Landscape Architect)
   Landscape plan including new fencing and columns along the street
   Continued from February 7, 2005
   Recommendation: Continue off calendar

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.

Revisions to Previously Approved Plans

3. **2536 Butternut Drive –** Bramhe (James Neubert Architect)
   Revisions to front yard landscape plan previously approved by the ADRB to legalize columns and stairs installed along the street and to include new fencing
   Recommendation: Continue off calendar

Discussion Items:

Additions/Remodel

4. **30 Pear Court –** Ho/Goldberg (Trademark Architecture & Interiors)
   Exterior remodel including a second floor rear addition of approximately 861 square feet, a first floor addition of approximately 69 square feet, entirely new roofing, and a new detached garage of approximately 462 square feet (21% FAR)

New House

5. **545 Remillard Drive –** Lee (Arete, Inc. Architecture/Richard William Wogisch Landscape Architect)
   Teardown and new house of approximately 7, 011 square feet and associated landscape plan including tree removal, columns along the street, new driveway and swimming pool (25% FAR)
   Preliminary Reviews: October 4, 2004 and November 1, 2004

OTHER ITEMS

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

New Houses: 150 Bella Vista Drive (Teardown - 3rd Review; 1st was on 11/01/04, 2nd was on 12/06/04)
890 Longview Road (Teardown)
1832 Black Mountain Road (Teardown)

Standard Conditions of Approval - Consider proposed revisions to the Standard Conditions of Approval imposed on all major projects (500 sf or larger); provide direction to staff

ADJOURNMENT