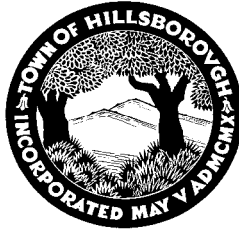


TOWN OF HILLSBOROUGH

SAN MATEO COUNTY

Planning Office
(650) 375-7411
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Agenda

March 21, 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 — March 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.

1. **15 Bridle Court** – Snow (Gumbinger Avram Architects, Inc.)
Revisions to plans previously approved by the ADRB to reduce the carport at the detached second unit by approximately 169 sf and add a one-story detached pool house of approximately 568 sf (20% FAR)
Recommendation: Approve subject to Standard Conditions
2. **630 Pullman Road** – Jee (Dale Meyer Associates)
Teardown and new house of approximately 5,600 sf including a second unit and associated landscape plan including tree removal, walls along the street, and a new driveway (25% FAR)
Recommendation: Continue off calendar
3. **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
Recommendation: Continue to April 18, 2005, as requested by the applicant

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. **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)
Continued from March 7, 2005
Recommendation: Approve subject to Standard Conditions
5. **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
Continued from March 7, 2005
Recommendation: Continue off calendar

Discussion Items:

Revisions to Previously Approved Plans

6. **19 Mountainwood Court** – Curti/Donald (Alan Olin Architect)
Minor modifications to materials and finishes for plans previously approved by the ADRB for a new 6,390 sf house (22% FAR)

New Houses

7. **725 Jacaranda Circle** – Thorenfeldt (Stewart Associates/Michael Callan Landscape Architect)
Teardown and new house of approximately 9,177 sf including a second unit and associated landscape plan including tree removal and new fencing, gates, and columns and along the street (20% FAR)
Preliminary Review: January 3, 2005
8. **2105 Ralston Avenue** – Liang (Stewart Associates/Michael Callan Landscape Architect)
Teardown and new house of approximately 6,261 sf and associated landscape plan including tree removal, columns along the street, and a new driveway (25% FAR)
Preliminary Review: February 7, 2005
9. **2961 Churchill Drive** – Chien (LTC Design Group/Dillingham Associates Landscape Architects)
Teardown and new house of approximately 6,323 sf and associated landscape plan including walls, posts, and gates along the street (25% FAR)
Preliminary Review: December 6, 2004

Continued Items:

Landscape Plans

10. **2768 Ralston Avenue** – Dwyer (Michael Callan, Landscape Architect)
Landscape plan including new fencing and columns along the street
Continued from February 7, 2005 and March 7, 2005

Addition/Remodel

11. **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)
Continued from February 7, 2005

OTHER ITEMS

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

New Houses: 1190 Hayne Road

ADJOURNMENT