TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

April 18, 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 21, 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.

1a. **725 Jacaranda Circle** – Thorenfeldt (Stewart Associates)
Review of revised color and materials board associated with a teardown and new house
Recommendation: Approval

1b. **845 Vista Road –** Snyder (Jack McCarthy Architect)
Minor addition of an 86 sf pool house in rear yard and associated landscape plan (19% FAR)
Recommendation: Approval

2. **338 El Portal Road –** Pease (James Dixon Architect)
Second floor addition of approximately 858 sf and demolition of existing accessory structures in the rear yard (32% FAR)
Recommendation: Approval subject to Standard Conditions

3. **15 Annescourt Place –** Karp (Costello Kennedy Landscape Architecture)
Revisions to an approved landscape plan associated with a new house including new front stairs, changes to materials of fencing along the street, and new swimming pool
Recommendation: Continue to May 2, 2005

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.

4a. 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 off calendar

4b. 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 off calendar

Discussion Items:

Landscape Plans

5a. 1040 Crystal Springs Road – Rosenbaum (Green Design Studio)
Revisions to an approved landscape plan associated with a new house and including new gates and posts along the street

5b. 570 Pullman Road – Wu (Michael Callan, Landscape Architect)
Revisions to an approved landscape plan to include gold spear tips at fencing installed along the street

Additions/Remodels

6. 35 Bel Aire Court – Rubenstein (Cornelia Griffin Architect)
Second floor addition of approximately 850 sf and ground-floor additions of approximately 345 sf (25% FAR)

New Houses

7. 70 Joyce Road – Miller (TRG Architects/Michael Callan, Landscape Architect)
New house of approximately 5,936 sf on a vacant lot and associated landscape plan including new fencing and gates along the street, new driveway cut and tree removals (24% FAR)
Preliminary Review: January 3, 2005

<u>OTHER ITEMS</u>

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

New Houses: 1 Mountainwood Lane
1190 Hayne Road (2nd Preliminary Review; 1st was on 3/21/05)
45 Glenbrook Drive (Teardown)
225 Roblar Avenue (Teardown)

<u>ADJOURNMENT</u>