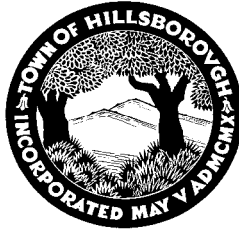


TOWN OF HILLSBOROUGH  
SAN MATEO COUNTY

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



1600 Floribunda Avenue  
Hillsborough  
California 94010

**Architecture and Design Review Board  
Agenda**

June 6, 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** — April 18, 2005 and May 2, 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.

**PRESENTATIONS**

Tom Ford of Design Community and Environment will present the Northern Section American Planning Association Honorable Mention Award for the Residential Design Guidelines

**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.

**Consent Items:**

*Additions/Remodels*

1. **1239 Southdown Road** – Leong (LYC Building Design)  
Exterior remodel and addition of approximately 1,108 sq. ft. (21% FAR)  
*Recommendation: Continue to July 18, 2005, as requested by the applicant*
- 2a. **35 Bel Aire Court** – Rubenstein (Cornelia Griffin Architect)  
Second floor addition of approximately 850 sq. ft. and ground-floor additions of approximately 345 sq. ft. (25% FAR)  
*Recommendation: Continue to July 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.

- 3b. 20 Edessa Court** – Pratt (Coast to Coast Development)  
Exterior alterations and second floor addition of approximately 912 sq. ft. (18% FAR)  
*Recommendation: Approval subject to Standard Conditions*

## Discussion Items:

### *Landscape Plans*

- 3. 15 Annescourt Place** – Karp (Costello Kennedy Landscape Architecture)  
Revisions to an approved landscape plan associated with a new house including new front stairs, materials change at fencing along the street, and new swimming pool  
*Continued from April 18, 2005*

### *Additions/Remodels*

- 4. 374 Alberta Way** – Friedeberg (Gumbinger Avram Architects)  
Exterior alterations, second floor addition of approximately 1,577 sq. ft. and ground floor additions of approximately 494 sq. ft. (23% FAR)
- 5. 1410 Avondale Road** – LaGuardia (Adolfo Alano/Golden Associates Landscape Architecture)  
Additions of approximately 527 sq. ft. and associated landscape plan including new driveway location, tree removals, and retaining walls and posts along the street (20% FAR)
- 6. 2510 Skyfarm Road** – Dayan (Peter Lam Architect/Ransohoff, Blanchfield, Jones, Inc.)  
Partial teardown and substantial remodel and additions of approximately 1,395 sq. ft. including a second unit and landscape plan including gates and fencing along the street (11% FAR)

### *New Houses*

- 7. 2961 Churchill Drive** – Chien (LTC Design Group/Dillingham Associates Landscape Architects)  
Teardown and new house of approximately 6,323 sq. ft. and associated landscape plan including walls, posts, and gates along the street (25% FAR)  
*Preliminary Review: December 6, 2004*  
*Continued from May 2, 2005*

## **OTHER ITEMS**

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

*New Houses:*                7 Mountain Wood Lane

## **ADJOURNMENT**