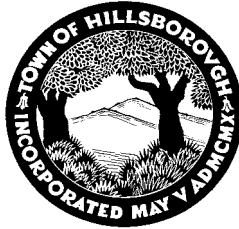


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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



1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Agenda

June 20, 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 — June 6, 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.

Consent Items:

1. **611 Fairway Circle** – Cabrera (EASA Architects)
Request for one-year extension of ADRB approval of additions, remodel and a second unit
Recommendation: Extend ADRB approval to June 7, 2006, by applicant's request
2. **220 Tobin Clark** – Lee (Bruce MacDonald Landscape Architect)
Revisions to an approved landscape plan associated with a new house
Recommendation: Approval subject to Standard Conditions
3. **975 Vista Road** – Weil (Dale Meyer Associates)
Additions at three levels (basement, main level, and small addition at second story) in the rear of the house totaling 2,566 square feet, new spa and flatwork (17.8% 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.

4. **1 Camaho Place** – Panos (Michael Callan Landscape Architect)
Landscape plan including tree removals
Recommendation: Approval subject to Standard Conditions

Discussion Items:

Additions/Remodels

5. **90 Cornelia Drive** – Schulz (Stewart Associates/Michael Callan Landscape Architect)
Partial teardown, exterior remodel and additions of approximately 2,142 sq. ft. including increased roof height and associated landscape plan (25% FAR)

New Houses

6. **225 Roblar Avenue** – Ludlum (Essalat Architects/Suzman & Cole Design Associates)
Teardown and new house of approximately 5,780 sq. ft. and associated landscape plan including gates along the street and a new driveway (24.7% FAR)
Preliminary Review: May 2, 2005
7. **630 Pullman Road** – Jee (Dale Meyer Associates/Bruce MacDonald Landscape Architect)
Teardown and new house of approximately 5,376 sq. ft. including a second unit and associated landscape plan including tree removal, walls along the street, and a new driveway (24.8% FAR)
Preliminary Review: January 3, 2005
8. **45 Glenbrook Drive** – Heine (Aretê, Inc./Michael Callan Landscape Architect)
Teardown and new house of approximately 5,300 sq. ft. and associated landscape plan including a new driveway (11% FAR)
Preliminary Review: May 2, 2005
9. **2778 Ralston Avenue** – White Land Co. (James Chu/ Michael Callan Landscape Architect)
New house of approximately 5,677 sq. ft. and associated landscape plan including tree removal and fencing and gates along the street (9.6% FAR)
Joint City Council/ADRB meeting April 11, 2005

OTHER ITEMS

Conceptual Plan: Review and provide comments to the City Council on the Conceptual Plan for the Meadowood Estates Subdivision

Draft Zoning Code Ordinance: Review and provide comments to staff on a draft ordinance prohibiting metallic colored spear tip fencing elements

ADJOURNMENT