TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

July 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 — June 20, 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. **1325 Lakeview Drive –** Kao (Thomas Liu & Associates)
   Basement and first floor additions of approximately 1,346 sq. ft. (21% FAR)
   Recommendation: Approval subject to Standard Conditions

2. **1239 Southdown Road –** Leong (LYC Building Design)
   Exterior remodel and addition of approximately 1,108 sq. ft. (21% FAR)
   Continued from June 6, 2005
   R*ecommendation: Approval subject to Standard Conditions*

Discussion Items:
Landscape Plans

3. **2768 Ralston Avenue –** Dwyer (Michael Callan Landscape Architect)
   Revised landscape plan associated with a new house including driveway location and frontage improvements as approved, per the Municipal Code, by the City Engineer

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.

Additions/Remodels

4. **1033 San Raymundo Road –** Marcus (Nancy Scheinholtz)
   Minor addition of approximately 430 sq. ft. (24.8% FAR)

5. **2510 Skyfarm Road –** Dayan (Peter Lam Architect/Ransohoff Blanchfield Jones, Inc.)
   Partial teardown and substantial remodel with additions of approximately 1,395 sq. ft. including a second unit and landscape plan including gates and fencing along the street (11% FAR)
   Continued from June 6, 2005

6. **35 Bel Aire Court –** Rubenstein (Quality Design Concepts)
   Second floor addition of approximately 847 sq. ft. and ground-floor additions of approximately 380 sq. ft. (24.9% FAR)
   Continued from June 6, 2005

New Houses

7. **2961 Churchill Drive –** Chien (LTC Design Group/Dillingham Associates Landscape Architects)
   Teardown and new house of approximately 6,369 sq. ft. and associated landscape plan including walls, posts, and gates along the street (25% FAR)
   Preliminary Review: December 6, 2004
   Continued from June 6, 2005

8. **1190 Hayne Road –** Rubashevsky (Sergey Parievsky/Marya Pekurovsky)
   New house and second unit of approximately 7,438 sq. ft. and associated landscape plan including tree removals (8.9% FAR)
   Preliminary Reviews: March 21, 2005 and April 18, 2005

9. **839 Seabury Road –** Rubenstein (TRG Architects/Michael Callan Landscape Architect)
   Teardown and new house of approximately 7,432 sq. ft. including a second unit, solar panels, and associated landscape plan including tree removals, gates and columns along the street and a new driveway (13.7% FAR)
   Preliminary Review: May 2, 2005

10. **921 Baileyana Road –** Benzian (Hunt Hale Jones/Michael Callan Landscape Architect)
    New house and second unit of approximately 6,080 sq. ft. and associated landscape plan including tree removals (25% FAR)
    Preliminary Review: May 2, 2005

11. **7 Mountain Wood Lane –** Morsello (Hunt Hale Jones/Michael Callan Landscape Architect)
    New house of approximately 6,416 sq. ft. and associated landscape plan including gates and posts along the street (14% FAR)
    Preliminary Review: June 6, 2005

OTHER ITEMS

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

New Houses: 25 Lupine Way
837 Chiltern Road (Teardown)
1510 Wedgewood Drive (Teardown)

ADJOURNMENT