TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

October 16, 2006 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 — August 21, 2006

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 Calendar:

Revisions to Approved Plans

1. **890 Longview Road –** Fakhouri (Stewart Associates)
   Revision in scope of work (resulting in no design changes) to previously-approved plans (24% FAR)
   Recommendation: Approval

2. **70 Tobin Clark Drive –** Batliwalla (Young & Borlik Architects)
   Revision in scope of work (resulting in no design changes) to previously-approved plans (24.6% FAR)
   Recommendation: Approval

Landscape Plan

3. **1220 Black Mountain Road –** Zamloot (Ransohoff, Blanchfield, Jones, Inc.)
   Front yard landscape plan including guardrail along the street
   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.

Additions/Remodels

4. **10 Stacey Court –** Sebanc (Walker & Moody Architects/Suzman & Cole Design Associates)
   Demolition of existing garage, new garage of approximately 906 sq. ft. with second floor addition of approximately 607 sq. ft. and landscape plan including pool replacement, new driveway cut, fencing and gates along the street and tree removal (20% FAR)
   Recommendation: Recommend Approval to City Council subject to Standard Conditions

5. **2865 Summit Road –** Baalbaki/Dami (Modern Design Collaborative)
   New detached pool house of approximately 700 sq. ft. and associated rear yard landscape plan including new pool (21.4% FAR)
   Recommendation: Continue to November 6, 2006, as requested by applicant

Discussion Items:

Additions/Remodels

6. **15 Pear Court –** Power (TRG Architects/Michael Callan, Landscape Architect)
   Exterior remodel, ground-floor and second-floor additions of approximately 1,566 sq. ft., detached Second Unit of approximately 1,196 sq. ft. and associated landscape plan including fencing and columns along the street and tree removal (14% FAR)

7. **55 Roberts Way –** Pak (Zhitong Zhang)
   Remodel and ground floor additions of approximately 1,236 sq. ft. (16.3% FAR)

New Houses

8. **10 Madrone Place –** Kaprealian (Chu Design & Engineering /Michael Callan, Landscape Architect)
   Revisions to previously-approved plans for a teardown and new house of approximately 5,537 sq. ft. and associated landscape plan to address City Council comments (24.9% FAR)
   Approved by ADRB on June 5, 2006; Remanded by City Council on August 14, 2006

9. **1125 Lakeview Drive –** Yao (Chu Design & Engineering/Michael Callan, Landscape Architect)
   Teardown and new house of approximately 4,836 sq. ft. and associated landscape plan including new gates and fencing along the street and tree removal (5.7% FAR)
   Preliminary Review: August 21, 2006

10. **65 Bridge Road –** Dwyer (Chu Design & Engineering /Michael Callan, Landscape Architect)
    Teardown and new house of approximately 7,276 sq. ft. and associated landscape plan including tree removal (24.3% FAR)
    Preliminary Review: August 21, 2006

11. **300 Pinehill Road –** Hsu (Stewart Associates/Michael Callan, Landscape Architect)
    Teardown and new house of approximately 9,710 sq. ft. including an attached Second Unit and associated landscape plan including fencing and gates along the street, tree removal (11.3% FAR)
    Preliminary Review: August 21, 2006

12. **600 W. Santa Inez Avenue –** Ornani (Stewart Associates/Michael Callan, Landscape Architect)
    Teardown and new house of approximately 5,715 sq. ft. and associated landscape plan including new pool cabana, fencing and gates along the street and tree removal (24.2% FAR)
    Preliminary Review: August 21, 2006

13. 1190 Hayne Road – Rubashevsky (Sergey Parievsky & Stewart Associates/Marina Serbinina)
New house of approximately 7,869 sq. ft. including a Second Unit and associated landscape plan including tree removal (9.2% FAR)
Continued from September 19, 2005

OTHER

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

New Houses: 555 Barbara Way (Teardown - 2nd Prelim.; 1st was on July 17, 2006)
600 Pullman Road (Teardown)

ADJOURNMENT