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

January 22, 2007 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 — December 4, 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 Items:

Additions/Remodels

1. **2401 Oakdale Road –** Smith (Coast to Coast Development, Inc.)
   Remodel including second story addition of approximately 512 sq. ft. (12.6% FAR)
   Recommendation: Approve subject to Standard Conditions

2. **55 Roberts Way –** Pak (John C. Lee Architects)
   Remodel and ground floor additions of approximately 1,236 sq. ft. (16.3% FAR)
   Recommendation: Continue to March 5, 2007, as requested by 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.

Discussion Items:

Additions/Remodels

3. **10 Woodgate Court –** Abuyaghi (Matt Hollis Architect/Cleaver Design Associates)
   Ground-floor additions of approximately 344 sq. ft. and associated landscape plan including new fencing and gates (13.2% FAR)
   Continued from December 4, 2006

4. **323 Barbara Way –** Weitzman (TRG Associates)
   Exterior remodel and ground-floor additions of approximately 500 sq. ft. (20.5% FAR)

New Houses

5. **16 Oak Tree Place –** Cheng (DNM Architect/Small Brown Landscape Architects)
   New house of approximately 4,266 sq. ft. and landscape plan including tree removal (25% FAR)
   Continued from December 4, 2006

6. **1766 Forest View Avenue –** Miller (TRG Associates/Michael Callan Landscape Architect)
   Teardown and new house of approximately 4,742 sq. ft. and associated landscape plan (24.9% FAR)
   Preliminary Review: December 4, 2006

7. **171 Tobin Clark Drive –** Hook (Stewart Associates /Michael Callan Landscape Architect)
   New house of approximately 7,515 sq. ft. and detached Second Unit of approximately 1,200 sq. ft. with associated landscape plan including fencing and gates along the street (13.4% FAR)
   Preliminary Review: November 6, 2006

8. **15 Jewell Place –** Liang (Stewart Associates /Michael Callan Landscape Architect)
   Teardown and new house of approximately 6,513 sq. ft. and associated landscape plan including tree removal and fencing and gates along the street (20.2% FAR)
   Preliminary Review: November 6, 2006

9. **1840 Black Mountain Road –** Alfaro (Stewart Associates /Michael Callan Landscape Architect)
   Teardown and new house of approximately 5,243 sq. ft. including a Second Unit and associated landscape plan including tree removal and fencing and gates along the street (23.4% FAR)
   Preliminary Review: December 4, 2006

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

New Houses: 1700 Floribunda Avenue (Teardown)
555 Barbara Way (Teardown)
3645 Ralston Avenue (Teardown)
632 Fairway Circle (Teardown)

ADRB Discussion:

Design Guidelines Revisions – Review and provide direction to staff regarding draft revisions to page 8 of the Residential Design Guidelines as recommended by the Zoning Study Committee

<u>ADJOURNMENT</u>