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

February 5, 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 — January 22, 2007

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:

Landscape Plan
1. **10 Fawn Court –** Lazarow (Ransohoff, Blanchfield, Jones, Inc.)
   Rear yard landscape plan including renovation of an existing accessory structure and tree removal
   Recommendation: Approve subject to Standard Conditions

Discussion Items:

Landscape Plan
2. **1190 Hayne Road –** Rubashevsky (Marina Sherbinina)
   ADRB-required modifications to a landscape plan associated with an approved new house

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

3. **415 El Arroyo Road –** Beyer (Winges Architects Inc.)
   Partial demolition, new garage and living area of approximately 1,462 sq. ft., and new fencing and gates along the street (24% FAR)

New Houses

4. **560 Pullman Road –** Taheri/Naderi (Thompson Studio Architects/Ransohoff Blanchfield Jones, Inc.)
   Teardown and new house of approximately 6,788 sq. ft. and landscape plan including tree removal, new driveway location, retaining walls and new fencing/gates along the street (20.8% FAR)
   Preliminary Review: November 6, 2006

5. **600 Pullman Road –** Kazarian (JC Engineering/ Ransohoff Blanchfield Jones, Inc.)
   Teardown and new house of approximately 6,111 sq. ft. and landscape plan including tree removal and fencing/walls along the street (24.5% FAR)
   Preliminary Review: November 6, 2006

OTHER ITEMS

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

Additions: 2465 Butternut Drive

New House: 1300 Lakeview Drive

ADRB Discussion:

Design Guidelines Checklist – Review and provide direction to staff regarding the draft Design Guidelines Checklist as part of recommendations by the Zoning Study Committee

ADJOURNMENT