TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

June 4, 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 — May 21, 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. **720 Brewer Drive –** Donald/Curti (James Neubert Architect/Michael Callan Landscape Architect)
   Partial demolition and remodel of existing detached garage and associated landscape plan including new driveway location and new fencing/gates along the street
   Recommendation: Continue to July 16, 2007, as requested by staff

Discussion Items:

Landscape Plan
2. **560 Pullman Road –** Taheri (Schuette & Associates)
   ADRB-required revisions to 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. **2120 Parkside Avenue –** Johnson (Robert Frear Architects/Suzman & Cole Design Associates)
   Ground-floor addition of approximately 283 sq. ft., detached two-story garage with Second Unit of approximately 928 sq. ft., detached pool house of approximately 986 sq. ft. and associated landscape plan including tree removal and fencing/gates along the street (16.2% FAR)

New Houses

4. **3645 Ralston Avenue –** Sirhed (Chu Design & Engineering/Michael Callan Landscape Architect)
   Teardown and new one-story house of approximately 5,739 sq. ft. and associated landscape plan including tree removal, circular driveway and fencing/gates along the street (23.1% FAR)
   Preliminary Review: April 16, 2007

5. **1050 Merner Road –** Cabanero (JC Engineering /Ransohoff, Blanchfield, Jones, Inc.)
   Teardown and new house of approximately 4,385 sq. ft. and associated landscape plan (24.6% FAR)
   Preliminary Review: December 4, 2006

6. **1300 Lakeview Drive –** Ma (SDG Architects /Scholl Environmental Design)
   New house of approximately 5,161 sq. ft. and associated landscape plan including tree removal and new fencing/gates along the street (23.7% FAR)
   Preliminary Review: February 5, 2007

OTHER ITEMS

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

New Houses: 910 Link Road (Teardown)
108 Essex Lane (Teardown)
2975 Churchill Drive
3480 Ralston Avenue (Teardown)

ADRB Discussion:

Proposed Changes to Parking Strip Requirements – Review and provide direction to staff regarding proposed changes to the Town's requirements for parking strip materials to reduce water quality impacts

ADJOURNMENT