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

August 20, 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 — July 16, 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:

One-Year Extension
1. **2145 Geri Lane –** Lager (Suarez-Kuehne Architecture)
   Request for one-year extension of ADRB approval of remodel including increased roof height and ground floor additions of approximately 997 sq. ft. (24.9% FAR)
   Recommendation: Extend ADRB approval to August 20, 2008, as requested by applicant

Landscape Plan
2. **320 Sierra Drive –** Carnot (Beth Beach Landscape Design)
   Landscape plan including a new driveway cut and new fencing/gates along the street
   Recommendation: Approve 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.

Discussion Items:

Additions/Remodels

3. **20 Brooke Court –** Pau (Ko Architects, Inc.)
   Ground-floor additions of approximately 2,379 sq. ft. including an attached pool house of approximately 1,785 sq. ft. (18.3% FAR)

4. **700 Pullman Road –** Karn (Thornton Weiler, AIA/Ryan Meyers, Landscape Designer)
   Demolition of existing carport and ground-floor additions of approximately 851 sq. ft. including a new attached garage and associated landscape plan including a new driveway cut, tree removal and retaining walls along the street (16.6% FAR)

5. **1388 Hayne Road –** Chan (ER Design)
   Revisions to ADRB-approved plans for remodel to include modifications to exterior materials/finishes and increased size of new second floor to approximately 1,600 sq. ft. (21.2% FAR)
   Continued from July 16, 2007

New Houses

6. **3480 Ralston Avenue –** Goodman (Brayton Hughes Design Studios/Marta Fry Landscape Associates)
   Teardown and new house of approximately 5,677 sq. ft. and associated landscape plan including tree removal and fencing/gates along the street (24.9% FAR)
   Preliminary Review: June 4, 2007

7. **33 Farm Lane –** Whitman/Miller (TRG Architects/Michael Callan Landscape Architect)
   New house of approximately 9,592 sq. ft. and associated landscape plan including a new driveway cut, tree removal and fencing/gates along the street (19.9% FAR)
   Preliminary Review: July 16, 2007

8. **1960 Parkside Avenue –** Mezhvinksy (Essalat Architects/Lisa B. Keyston Landscape Architect)
   New house of approximately 8,308 sq. ft. including a Second Unit of approximately 473 sq. ft. and associated landscape plan including a new driveway cut, tree removal and fencing/gates along the street (19.4% FAR)
   Preliminary Review: July 16, 2007

OTHER ITEMS

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

New Houses: 68 Mountain Wood Lane
2755 Ralston Avenue (Teardown)
1545 Bellevue Avenue (Teardown)
1070 Parrot Drive (Teardown)

ADJOURNMENT