TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board
Agenda

December 3, 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 — October 15, 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:

Remodel/Addition
1. **200 W. Santa Inez Avenue –** Collier (TRG Architects)
   Ground-floor and basement additions of approximately 826 sq. ft. (16.8% FAR)
   Recommendation: Approve subject to Standard Conditions

Discussion Items:

Revisions to Approved Plans
2. **179 Tobin Clark Drive –** Wang (John L. Wong Landscape Architect)
   Revisions to landscape plan associated with an approved new house to including new walls and revised plantings and gates

3. **15 Downey Way –** Sarver (inSite Design)
   Revisions to previously-approved plans for substantial teardown and new house of approximately 5,552 sq. ft. including modifications to exterior materials including new roofing (24.9% FAR)

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.

Remodels/Additions

4. **1383 Southdown Road –** Kotseroglou (SSS Designs, LLC/Michael Callan Landscape Architect)
   Remodel and additions of approximately 1,029 sq. ft. and associated landscape plan including tree removal, new driveway location and new fencing, walls and gate along the street (12.9% FAR)

5. **881 Vista Road –** Sasaki (Shimamoto Architects)
   New second-story addition of approximately 972 sq. ft. and associated front yard landscape plan (13.5% FAR)

New Houses

6. **1545 Bellevue Avenue –** Crisp (JD & Associates/Jennifer Bloch, Landscape Architect)
   Consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) regarding the proposed teardown/new house of approximately 5,610 sq. ft. (Phase I) and new detached Second Unit of approximately 950 sq. ft. (Phase II) and design review of the new house and associated landscape plan including tree removal, new driveway location and fencing/gates along the street (24.9% FAR)
   Preliminary Review: August 20, 2007

7. **108 Essex Lane –** Diercks (SUJO Design, Inc./Small Brown Landscape Architects)
   Teardown and new house of approximately 5,421 sq. ft. and associated landscape plan including tree removal, new driveway location and fencing/gates along the street (24.8% FAR)
   Preliminary Review: July 16, 2007

8. **110 Redwood Drive –** Matar (Stewart Associates/Michael Callan Landscape Architect)
   Teardown and New House of approximately 4,919 sq. ft. including attached Second Unit and associated landscape plan with tree removal and new fencing/gates along the street (24.9% FAR)
   Preliminary Review: September 17, 2007

9. **5 Downey Way –** Laugesen (TRG Architects/Michael Callan Landscape Architect)
   Teardown and new house of approximately 5,013 sq. ft. and associated landscape plan including tree removal, new driveway location and new columns along the street (24.8% FAR)
   Preliminary Review: October 15, 2007

10. **425 Barbara Way –** Johnston (Noel Cross Architects/Michael Callan Landscape Architect)
    Teardown and new one-story house of approximately 4,850 sq. ft. and associated landscape plan including tree removal, new driveway location and columns along the street (20.4% FAR)
    Preliminary Review: October 15, 2007

OTHER ITEMS

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

New Houses: 1365 Hayne Road (Teardown)
190 Eucalyptus Avenue (Teardown)
11 Mountain Wood Lane
575 Laurent (Teardown)

ADJOURNMENT