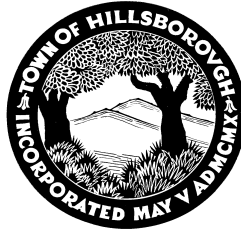


TOWN OF HILLSBOROUGH

SAN MATEO COUNTY

Planning Office
(650) 375-7411
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1600 Floribunda Avenue
Hillsborough
California 94010

Architecture and Design Review Board Agenda

June 02, 2008 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 05, 2008

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:

1. 543 El Arroyo Road – Izmirian & Smith (Kastrop Group, Inc. Architects)

Second floor addition of 176 square feet, demolition of an attached carport and second level deck associated with interior improvements to an existing two story residence (19.6% Floor Area Ratio).

Recommendation: Approve the second story addition subject to the Standard Conditions of Approval.

2. 356 Darrell Road – Ponterio (Pacca's Drafting Service)

Ground floor addition of 804 square feet to the rear of existing single story residence (18.1% Floor Area Ratio).

Recommendation: Approve the first floor addition subject to the Standard Conditions of Approval.

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.

Regular Items:

New Houses

3. 125 Fallen Leaf – Beilin (Essalat Architects)

Teardown and new two story residence of approximately 8,830 square feet including basement and 736 square foot second unit and associated preliminary landscape screening plan including tree removal, stone terracing, new driveway pavers, plantings and parterres (10.2% Floor Area Ratio).

Addition/Remodels

4. 280 Robin Road – Homan (EASA Architecture/Michael Callan Landscape Architect)

Continued review of a remodel / ground floor addition of 590 square feet and a second-story addition of 1,202 square feet and associated landscape plan including tree removal, new driveway pavers and fencing/gates along the street (11.74% Floor Area Ratio). *Continued from May 05, 2008.*

5. 5 Drayton Road – Vernon (MAK Studio Design)

Remodel, façade changes, ground floor addition of 246 square feet and a lower level addition of 1,526 square feet (22.1% Floor Area Ratio) with associated front yard landscaping.

6. 20 Santa Maria Lane – Campana (Gumbinger Avram Architects)

Remodel / ground floor addition of 222 square feet and a second floor addition of 1,785 square feet (24.7% Floor Area Ratio).

7. 350 West Santa Inez Avenue – Rey-Vaden (Walker | Warner Architects)

Proposed installation of one 30-foot tall vertical access wind turbine for energy production and associated landscape trellis on the northeast (right) side of the property. Floor area ratio (FAR) will not be affected.

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

8. 165 Woodridge Road – New Residence on vacant lot

9. 605 Brewer – Teardown/New Residence

10. 68 Mountainwood – New Residence on Vacant Lot

11. 725 Jacaranda Circle – Major remodel / addition

DISCUSSION ITEM

Discussion of thresholds for determining comprehensive updates on residential additions and remodels.

ADJOURNMENT