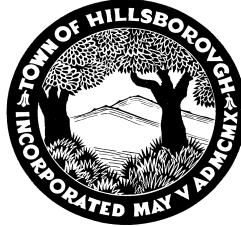


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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

**Architecture and Design Review Board
Agenda**

August 18, 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 — July 07, 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. **3250 Ralston Avenue** – Phillips (Stewart Associates)
Enclosure of an existing second floor terrace of approximately 285 square feet (14.23%) to an existing two story residence.
Recommendation: Approve the second story terrace enclosure subject to the Standard Conditions of Approval.
2. **2186 Parkside Drive** – Kordestani (Winges Architects, Inc.)
Minor revisions to a previously approved ADRB teardown to include additional square footage on the second level of approximately 490 square feet (21.8% Floor Area Ratio).
Recommendation: Approve the revision to the second story subject to the Standard Conditions of Approval.

Regular Items:

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.

Landscape Plans

3. 5 Drayton Road – Vernon (Outer Space Landscape Architecture)

Landscape plan associated with previously approved first and lower level addition (22.1% Floor Area Ratio) which includes tree removal, new plantings, retaining walls, hardscape and mailbox.

Addition/Remodels

4. 332 Darrell Road – Avedon / Kelly (Flury Bryant Design Group)

Continued review of a second floor addition of approximately 556 square feet, the reconstruction and enlargement of a two car garage of approximately 665 square feet and addition of a basement area of approximately 242 square feet (23.96% Floor Area Ratio) to an existing one story residence. *Continued from the July 07, 2008 ADRB meeting.*

5. 440 Roehampton Drive – Ericson (Five Design)

First floor expansion of approximately 834 square feet which involves the reconstruction and expansion of an existing two car garage, second floor addition of approximately 566 square feet and a basement expansion of approximately 164 square feet (22.8% Floor Area Ratio) to an existing two story residence.

6. 1470 Crystal Drive – Javaherian (Behraves & Associates Architecture)

Remodel and first floor addition of approximately 1,404 square feet around the perimeter of the existing one story residence and garage addition of approximately 216 square feet (19.2% Floor Area Ratio) to accommodate a three car garage.

New Houses

7. 725 Jacaranda – Colina / Aish (Stewart Associates / Callan Landscape Architect)

Teardown / major remodel with first floor addition of approximately 1,949 square feet, second level addition of approximately 1,440 square feet, new basement of approximately 218 square feet (16.96% Floor Area Ratio) and associated landscape plan including new front entrance gates, new plantings and patio areas. *Preliminary review: June 02, 2008.*

8. 68 Mountain Wood Lane – Miller (TRG Architects / Callan Landscape Architect)

New two story residence of approximately 7,966 square feet (19.1% Floor Area Ratio) on a vacant lot with associated landscape plan including retaining walls, tree removal, new plantings, patio areas and driveway. *Preliminary review: June 02, 2008*

PRELIMINARY REVIEW *(Not public hearing items; Board comments only)*

9. 585 Pullman Road – (2nd Preliminary Review) Teardown and new two-story residence

10. 3480 Ralston Avenue – Façade revisions to previously approved new two-story residence

11. 610 El Cerrito Road – Teardown and new multi-level residence

DISCUSSION ITEM

12. Project Updates

13. Discussion of City Council direction for thresholds

ADJOURNMENT