TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
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1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Monday, March 02, 2009 at 4:00 pm
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 – January 20, 2009

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

Additions/Remodels

1. **1545 Bellevue Avenue - Crisp (Michael Kaindl Architect / Jennifer Bloch Landscape Architect)**
   Request for a one-year extension of ADRB approval for a teardown / new residence of approximately 5,610 square feet, new detached Second Unit of approximately 950 square feet (24.9% Floor Area Ratio) and associated landscape plan including tree removal, new driveway location and fencing/gates along the street. *Previously approved by ADRB on January 22, 2008 (Effective approval date: 02-06-08).*
   Recommendation: Extend ADRB Approval to February 06, 2010, as requested by the applicant

2. **2755 Ralston Avenue - Bennett (Stewart Associates / Michael Callan Landscape)**
   Request for a one-year extension of ADRB approval for a teardown / new residence of approximately 11,013 square feet (14.9% Floor Area Ratio) and associated landscape plan including tree removal and fencing/gates along the street. *Previously approved by ADRB on January 22, 2008 (Effective approval date: 02-06-08).*
   Recommendation: Extend ADRB Approval to February 06, 2010, as requested by the applicant

3. **1365 Hayne Road** - **Candila (MArch Design / Michael Callan Landscape)**
Review of a teardown / new two story Mediterranean style residence of approximately 4,931 square feet (23.56% Floor Area Ratio) and associated landscape plan including new entrance gates, fencing, new plantings and tree removal. *Preliminary Review: May 05, 2008*
Recommendation: Continue the item to a date off-calendar due to lack of story pole installation

Regular Items:

Landscape Plans

4. **400 Uplands Drive - Crystal Springs Uplands School (Verde Design Landscape Architecture)**
Review of the replacement of an existing 180' by 300 ' sod athletic field with a new synthetic turf field, grading to level the playfield, upgrading of the drainage system, tree removal and replacement. The application also includes consideration of environmental review in the form of an Initial Study and Mitigated Negative Declaration.

New Houses

5. **105 Bella Vista** - **Carey (Chris Spaulding Architect)**
Review of a teardown / new two story Wurster style residence of approximately 7,184 square feet (7.8% Floor Area Ratio), which includes a new detached three car garage of approximately 704 square feet and an associated landscape plan including new plantings and new driveway surfacing. *Preliminary Review: December 01, 2008*

6. **600 Pullman Road - Leong (Chu Design / Michael Callan Landscape)**
Continued review of revisions to the window color and material of a previously approved new two story residence of approximately 6,111 square feet (24.5% Floor Area Ratio).
Continued from the January 20, 2009 ADRB Meeting.

7. **610 El Cerrito Avenue - Cheung (Lawrence Cheung, Designer)**
Review of a proposed demolition and construction of new two story Spanish Colonial residence of approximately 5,695 square feet (20.85% Floor Area Ratio) and associated landscape plan including new plantings, front entry gates, retaining walls and driveway surface.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **1600 Kingswood Drive** - Preliminary review of a teardown and new one story craftsman style residence

9. **220 Roblar Avenue** - Preliminary Review of a teardown and construction of a new two story Mediterranean style residence.

Additions/Remodels

10. **585 Pepper Drive -** Preliminary review of a teardown / substantial remodel and one story residence

Agenda prepared by Serena Ponzo, Assistant Planner

DISCUSSION ITEM(S)

Preliminary discussion of the use of artificial turf in residential projects

ADJOURNMENT

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids of 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 24hours before the scheduled ADRB meeting.

Agenda prepared by Serena Ponzo, Assistant Planner