TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Monday, April 06, 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

March 02, 2009 ADRB Meeting Minutes

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. **540 Darrell Road - Yeo (MAK Studio Design)**
   Request for a one-year extension of ADRB approval for a remodel / ground floor addition of approximately 1,382 square feet (19% Floor Area Ratio) and landscape improvements. Previously approved by ADRB on April 07, 2008 (Effective date of approval: April 22, 2008)

   Recommendation: Extend ADRB Approval to April 22, 2010 as requested by the applicant.

2. **1840 Black Mountain Road - Alfaro (Stewart Associates / Michael Callan Landscape)**
   Request for a one-year extension of ADRB approval for a teardown and new two story residence of approximately 5,243 square feet (23.4% Floor Area Ratio). Previously approved by ADRB on February 04, 2008 (effective date of approval: February 19, 2008)

   Recommendation: Extend ADRB Approval to February 19, 2010 as requested by the applicant.

3. **45 Bel Aire Court - Back (Stewart Associates)**
Addition of a detached one car garage and storage area of approximately 545 square feet (15.2% Floor Area Ratio).

Recommendation: Approve the proposed addition of a detached one car garage and storage area.

4. **190 Bridge Road - Krikorian (Robert Frear Architects)**
Remodel / first and second floor addition of approximately 301 square feet (13.2% Floor Area Ratio) to an existing one story attached garage.

Recommendation: Approve the proposed first and second floor addition of approximately 301 square feet.

Regular Items:

Additions/Remodels

5. **585 Pepper Drive - Cella (TRG Architects)**
Substantial remodel / ground floor addition of approximately 707 square feet (18.99% Floor Area Ratio) to an existing one story residence. *Preliminary review: March 02, 2009.*

New Houses

6. **1600 Kingswood Drive - Kong (Chu Design / Michael Callan Landscape Architect)**
Teardown and new one story residence of approximately 4,615 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway surfacing. *Preliminary review: March 02, 2009.*

7. **220 Roblar Avenue - Ballard (Chu Design / Michael Callan Landscape Architect)**
Teardown and new two story Mediterranean style residence of approximately 8,282 square feet (23.89% Floor Area Ratio) and associated landscape plan including tree removal, new fencing, gates, columns and new plantings. *Preliminary review: March 02, 2009.*

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

New Houses

8. **101 Bella Vista Drive** - 2nd Preliminary Review of a new two story Mediterranean style residence.

DISCUSSION ITEM(S)

Preliminary discussion of current regulations for extensions of ADRB approvals.

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.