

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

Tuesday, September 08, 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

August 03, 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. **725 Jacaranda Circle - Aish (Stewart Associates / Michael Callan Landscape)**
Request for a one year extension of an ADRB approval for a teardown / major remodel and first floor addition of approximately 1,949 square feet, second floor addition of approximately 1,440 square feet, 218 square foot basement (16.96% Floor Area Ratio) and associated landscape plan new front gates, new plantings and patio areas. *Effective date of approval: September 02, 2008*

Recommendation: Extend ADRB Approval to September 02, 2010 as requested by the applicant

2. **200 W. Santa Inez Avenue - Collier (TRG Architects)**

Request for a one year extension of an ADRB approval for a ground floor and basement addition of approximately 826 square feet (16.8% Floor Area Ratio). *Effective date of approval: December 03, 2009.*

Recommendation: Extend ADRB approval to December 03, 2010 as requested by the applicant.

Regular Items:

Additions/Remodels

3. **15 Glenbrook Drive - United Genstar (Winges Architects / Louis Marano Landscape Architect)**

Request for a first floor addition of approximately 260 square feet and a second floor addition of approximately 380 square feet to an existing two story residence (24.9% Floor Area Ratio) and associated front yard landscape plan including terrace expansion, new plantings, new lawn area and new retaining wall. *Continued by ADRB on August 03, 2009*

4. **540 El Cerrito Avenue - Chang (The Midglen Studio)**

Request for a ground floor addition of approximately 360 square feet and the construction of a new three car garage and basement area of approximately 879 square feet (23.3% Floor Area Ratio) to an existing two story residence and associated landscape improvements include new plantings, new walkways, new swimming pool and new retaining walls.

5. **1325 Marlborough Road - Kerwood - Gribben (Building Solutions)**

Request for the reconstruction of an existing two level detached garage of approximately 1,023 square feet (21% Floor Area Ratio) and associated new entry gate. Reconstruction of the garage includes the addition of 15 square feet to the garage area.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

Additions/Remodels

6. **265 Uplands Drive** - First and second floor additions to an existing one story residence.

DISCUSSION ITEM(S)

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.