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, December 07, 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

November 02, 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. **50 Baywood - Wilbur (Walker & Moody Architects)**
   Request for continuation of first floor additions of approximately 1,543 square feet (12.6% Floor Area Ratio) to an existing one story residence and associated landscaping including new tree and sod plantings to the January 19, 2010 ADRB Meeting in order make appropriate structural coverage calculations to meet code requirements.

Regular Items:

Additions/Remodels

2. **307 Ranelagh - Donald / Curti (TRG Architects / Michael Callan Landscape)**
   Continued review of proposed improvements to an existing legal non-conforming two story residence (existing 45.9% Floor Area Ratio) including removal of an existing basement area of approximately 274

square feet & first floor area of approximately 41 square feet, relocation of approximately 31 square feet to the first floor and 217 square feet to the second floor. The proposal includes a full landscape plan, continuation of an existing legal non-conforming setback and roof ridge height and a total floor area reduction of approximately 67 square feet. *(Continued at the November 02, 2009 ADRB Meeting)*

3. **1395 Buckingham Way - Marshall (J Deal Associates)**
Request for a first floor addition of approximately 71 square feet and second floor addition of approximately 574 square feet (22.8% Floor Area Ratio) to an existing two story residence.

4. **265 Uplands Drive - Lanzaveccia (Design Practice / Michael Callan Landscape)**
Request for a basement addition of approximately 195 square feet, first floor addition of approximately 313 square feet and second floor addition of approximately 978 square feet (24.7% Floor Area Ratio) to an existing one story residence and associated landscape plan including new plantings, swimming pool and front yard fencing and gates. *(Preliminary Review: September 08, 2009 ADRB)*

New Houses

5. **125 El Cerrito Avenue - Milligan (Taylor Lombardo Architects / Michael Yandle Landscape)**
Demolition of an existing one story residence and construction of a new two story French Country style residence of approximately 12,655 square feet, new detached pool house of approximately 220 square feet, maintenance of an existing detached guest house of approximately 576 square feet (16% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new swimming pool, new patio areas and new front yard fencing and gates. *(Preliminary review: November 02, 2009 ADRB Meeting)*

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

6. 425 Pinehill Road - Wang (Essalat Architects)
Preliminary review of demolition of an existing one story residence and construction of a new two- level modern style residence of approximately 16,286 square feet with a full basement (23.36% Floor Area Ratio).

7. 310 W. Santa Inez Avenue - Aristides (TRG Architects)
Preliminary review of demolition of an existing two story residence and construction of a new two story shingle style residence of approximately 7,367 square feet and maintenance of an existing guest house and pool house (18.9% Floor Area Ratio). The proposal includes a preliminary landscape plan including new plantings, swimming pool, front yard fencing & gates and driveway configuration.

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.