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, March 01, 2010 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 19, 2010

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. **425 Pinehill Road - Wang (Essalat Architects / Suzman & Cole Landscape)**
   Request for demolition of an existing one story residence and construction of a new two story modern style residence of approximately 16,112 square feet (19.12% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new paver driveway, new pool and terracing. *(Preliminary Review: December 07, 2009)*
   Applicant is requesting continuation to a date off calendar in order to allow for design revisions.
   Recommendation: Continue the application to a date off calendar as requested by the applicant.

Regular Items:

Additions/Remodels

2. **100 Crystal Springs Road - Yip / Chan (TRG Architects / Michael Callan Landscaping)**
Continued review of a request for a second floor addition of approximately 70 square feet (17.1% Floor Area Ratio) to an existing two story residence and associated landscape plan including new plantings, paver driveway, fencing and front entry gate. *(Continued at the January 19, 2010 ADRB meeting)*

3. **1145 Barroilhet Avenue - Puterman (TRG Architects / Michael Callan Landscaping)**
Continued review of a request for a first floor addition of approximately 117 square feet, second floor addition of approximately 618 square feet (24.9% Floor Area Ratio) and associated front and rear yard landscape plan including tree removal, new plantings, new patio, retaining walls and walkways. *(Continued at the January 19, 2010 ADRB Meeting)*

4. **1445 Lakeview Drive - Montenegro (Aris Ruiz & Associates)**
Request for a first floor addition of approximately 72 square feet and second floor addition of approximately 426 square feet (21.94% Floor Area Ratio) to an existing one story residence.

5. **611 Fairway Circle - Salma (TRG Architects / Michael Callan Landscape)**
Request for revisions to previously approved ADRB plans including a new detached garage and guest room of 882 square feet, revisions to main residence including revised front entry and first floor addition of approximately 93 square feet (24.9% Floor Area Ratio) and and associated landscape revisions including removal of secondary drive, new plantings, tree removal and installation of new driveway.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **3115 Ralston Avenue - Brewer Development LLC (Habitat Architecture/Michael Callan Landscape**)
Preliminary review of demolition of an existing residence and construction of a new two story Mediterranean style residence of approximately 11,309 square feet (14.96% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces.

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.