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, April 05, 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 & March 01, 2010 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.

Regular Items:

Additions/Remodels

1. **1445 Lakeview Drive - Montenegro (Aris Ruiz & Associates)**
   Continued review of the 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. *(Continued at the March 01, 2010 ADRB Meeting)*

2. **729 Eucalyptus Avenue - Brubaker (Charlie Barnett Associates)**
   Request for first floor additions of approximately 698 square feet (17.3% Floor Area Ratio) inclusive of a new attached garage, driveway reconfiguration and associated facade improvements to an existing one story residence. The proposal includes the enlargement/continuation of an existing legal non-conforming right side setback.

3. **40 Eugenia Way - Charnes (Seshat Design)**
Request for a first and second floor addition of approximately 1,286 square feet (20.0% Floor Area Ratio) to an existing two story residence.

New Houses

4. **520 Barbara Way - Ting (TRG Architects / Michael Callan Landscape)**
Request for demolition of an existing one story residence and construction of a new single level contemporary style residence of approximately 4,331 square feet (18.4% Floor Area Ratio) and associated landscape plan including new driveway pavers, new plantings and new patios. *(Preliminary Review: January 19, 2010)*

5. **585 Pullman - Miller (TRG Architects / Michael Callan Landscape)**
Request for demolition of an existing one story residence and construction of a new two-story Spanish Revival residence of approximately 5,743 square feet (24.7% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway configuration and patio areas. *(Design previously approved by ADRB on September 15, 2008 and expired by time limitation)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **851 Sharon Drive - Kong (Chu Design & Engineering)**
Construction of new two story colonial style residence of approximately 6,398 square feet (24.48% Floor Area Ratio) on a vacant lot.

7. **1465 Black Mountain Road - Arcon Construction (Chu Design & Engineering)**
Construction of a new multi-level modern style residence of approximately 5,745 square feet (24.79% Floor Area Ratio) on a vacant lot.

8. **2125 Ralston Avenue - Sieger (Essalat Architects)**
Demolition of an existing two story residence and construction of a new two story Mission Revival style residence of approximately 9,905 square feet (21.39% Floor Area Ratio).

9. **150 Bridge Road - Langmack (Stewart Associates & Michael Callan Landscape)**
Demolition of an existing one story residence and construction of a new two story French style residence of approximately 8,168 square feet (19.7% Floor Area Ratio).

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.