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, May 03, 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

April 05, 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.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

1. **889 Sharon Drive – Kong/Florence (Otto Miller / Michael Kaindl)**
   Request for preliminary review of a new two story French style residence of approximately 6,480 square feet (24.79% Floor Area Ratio) on a vacant lot. *(Received preliminary review as 851 Sharon Drive at the April 05, 2010 ADRB Meeting as a Colonial style residence)*

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:

Landscape Plans

2. **2186 Parkside Avenue - 2186 Parkside, LLC (Michael Callan Landscape)**
   Request for installation of new tennis court and associated landscaping including new plantings, new screening trees, new turf and granite fines pathways at the rear of the property.

Additions/Remodels

3. **250 Darrell Road - Collins (CONima Constructed Image)**
   Request for a first floor addition of approximately 405 square feet (15.5% Floor Area Ratio), roof change from flat to pitched and associated facade improvements including a new entry.

4. **262 West Santa Inez Avenue - Magnuson (Essalat Architects)**
   Request for addition of new detached garage of approximately 604 square feet and addition of new detached loggia of approximately 163 square feet (15.7% Floor Area Ratio) and landscape improvements limited to a new driveway at the east end of the property, swimming pool and new tennis court at rear of property.

5. **307 Ranelagh - Donald / Curti (TRG Architects / Michael Callan Landscape)**
   Request for revisions to a previously approved plan for proposed improvements to an existing legal non-conforming two story residence (existing 46.2% Floor Area Ratio) including removal of existing basement and first floor area of approximately 315 square feet and relocation of approximately 248 square feet to the first and second floor. The proposal continues to include 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. Revisions include changes to the left side ground level windows, changes to the design of the right side second floor dormer and a revised demolition plan.

New Houses

6. **150 Bridge Road - Langmack (Stewart Associates / Michael Callan Landscape)**
   Request for demolition of an existing one story residence and construction of a new two story French style residence of approximately 7,923 square feet (19.13% Floor Area Ratio) and associated landscape plan including new front yard fencing, gates, plantings, swimming pool and tree removal. *(Preliminary Review: April 05, 2010)*

7. **3115 Ralston - Brewer Development LLC (Habitat Architecture / Michael Callan Landscape)**
   Demolition of an existing residence and construction of a new two story Mediterranean style residence of approximately 12,717 square feet in floor area (16.82% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. The project also includes on site grading of approximately 3595 cubic yards of cut and 2660 cubic yard of fill earth material with approximately 935 cubic yards of exported earth materials. The application also includes consideration of Adoption of Mitigated Negative Declaration and Mitigation Monitoring Plan and Design Review. *(Preliminary Review: March 01, 2010)*

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.