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, June 07, 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

May 03, 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. **234 West Santa Inez Avenue - Bligh (TRG Architects / Terra Ferma Landscapes)**
   Preliminary review of major remodel, facade changes to a shingle style, first and second floor addition of approximately 4,745 square feet (24.5% Floor Area Ratio) to an existing two story residence and associated preliminary landscape plan inclusive of new plantings, driveway, gravel pathways and entry gate.

2. **1465 Black Mountain Road - ARCON Construction Inc (Chu Design & Engineering)**
   Request for second preliminary review of a new two level contemporary style residence of approximately 5,700 square feet (24.9% Floor Area Ratio) on a vacant lot. *(1st preliminary review held on April 05, 2010)*

3. **15 Redwood Drive - Selna (Stewart Associates)**
Request for preliminary review of demolition of an existing one story ranch style residence and construction of a new two story French style residence of approximately 5,494 square feet (24.6% Floor Area Ratio).

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

4. **540 Darrell Road - Yeo / (Mac Studio Design / Michael Callan Landscape)**
Request for a second one year extension of ADRB approval for a remodel / ground floor addition of approximately 1,382 square feet (19% Floor Area Ratio) and landscape improvements. Previous extension approved by ADRB on April 06, 2009 (Effective date of approval: April 21, 2009). *Recommendation: Extend ADRB Approval to April 21, 2011 as requested by the applicant.*

5. **1470 Crystal Drive - Javaherian (Ben Behravesh & Associates)**
Request for a one year extension of a substantial remodel and ground floor addition of approximately 1,480 square feet (19.2% Floor Area Ratio) to an existing one story residence. Previously approved by ADRB on May 04, 2009 (Effective date of approval: May 19, 2009). *Recommendation: Extend ADRB Approval to May 19, 2011 as requested by the applicant.*

Regular Items:

Landscape Plans

6. **20 Ralston Court - Stamos (Michael Callan Landscape Architect)**
Request for installation of a new tennis court and associated landscaping including new plantings, retaining walls, pathways, turf area and tree removal.

7. **105 Bella Vista - Carey (Terra Ferma Landscapes)**
Request for installation of new landscaping including new plantings, driveway surface (replacement of existing), new tree screening, new swimming pool and pathways associated with previous approval of a new residence and new detached garage. *(Residence and detached garage approved by ADRB on March 02, 2009)*

Additions/Remodels

8. **250 Darrell Road - Collins (CONima Constructed Image)**
Continued review of a 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. (*Continued at the May 03, 2010 ADRB meeting)*

9. **1225 San Raymundo Road - Wang-Lu (Architects LTD)**
Request for a first floor addition of approximately 746 square feet (12.6% Floor Area Ratio) to an existing two story residence.

10. **1395 Buckingham Way - Marshall (J.Deal Associates)**
Request for revisions to a previously approved first and second floor addition of approximately 782 square feet (23.31% Floor Area Ratio) to an existing two story residence. *(Previously approved at the December 07, 2009 ADRB Meeting)*

New Houses

11. **2125 Ralston Avenue - Sieger (Essalat Architects)**
Request for demolition of an existing two story residence and construction of a new two story mission revival style residence of approximately 10,109 square feet (21.84% Floor Area Ratio). (*Preliminary review: April 05, 2010)*

12. **889 Sharon Drive – Jurash/Khan (Michael Kaindl / Michael Callan Landscape)**
Request for construction of a new two story French style residence of approximately 6,311 square feet (24.1% Floor Area Ratio) on a vacant lot and associated landscape plan including new plantings, tree removal, new driveway, entry gates and terraces. *(Preliminary review: May 03, 2010)*

13. **3115 Ralston - Brewer Development LLC (Habitat Architecture / Michael Callan Landscape)**
Continued review of 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. *(Continued at the May 03, 2010 ADRB Meeting)*

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.