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, August 02, 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

June 07, 2010 ADRB Meeting & June 17, 2010 Special ADRB Meeting

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

New Houses

1. **414 Pinehill Road - Duffy (Dale Meyer Associates / Bruce MacDonald Landscape)**
   Second request for a one-year extension of ADRB approval for a teardown and new two story residence of approximately 8,350 square feet (10.2% Floor Area Ratio), second unit and associated landscape plan, including tree removal, fencing, new driveway location, pool, spa and unlighted tennis court. Previous extension granted on July 06, 2009 (Effective date of approval: July 21, 2009)
   Recommendation: Extend ADRB Approval to July 21, 2011, as requested by the applicant.

Regular Items:

Landscape Plans

2. **2125 Ralston Avenue - Mezhvinsky (Lisa B. Keyston Landscape / Essalat Architects)**
Request for landscaping including new plantings, gravel motorcourt, gravel pathways, entry gates and columns, and screening trees, associated with the approval of a new two story residence. *(Residence and swimming pool approved on June 07, 2010)*

Additions/Remodels

3. **234 West Santa Inez - Bligh (TRG Architects / Terra Ferma Landscapes)**
Request for a major remodel, first and second floor additions of approximately 5,186 square feet (24.85% Floor Area Ratio) and associated landscape plan including new driveway surfacing and configuration, new plantings, tree removal, walkways and new fencing and entry gates. *(Preliminary Review: June 07, 2010)*

New Houses

4. **1600 Kingswood Drive - Kong (Chu Design & Engineering / Michael Callan Landscape)**
Request for teardown and construction of a new one story Craftsman style residence of approximately 4,615 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway surfacing. *(Design previously approved by ADRB on April 06, 2009 and expired by time limitation)*

5. **15 Redwood Drive - Selna (Stewart Associates / Michael Callan Landscape)**
Request for demolition of existing one story residence and construction of a new two story Country French style residence of approximately 5,493 square feet (24.6% Floor Area Ratio) and associated landscape plan including new plantings, patios and driveway pavers. *(Preliminary Review: June 07, 2010)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **2135 Parkside Avenue - Pang (Chu Design & Engineering / Michael Callan Landscape)**
Preliminary review of demolition of an existing single story residence and construction of a new two story mediterranean style residence of approximately 6,543 square feet (24.99% Floor Area Ratio) and preliminary landscape plan including new plantings, driveway pavers, stone patios and resurfacing of existing swimming pool.

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.