TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
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1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Thursday, September 16, 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

August 02, 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. **10 Annescourt Place - Bobba (Kaindl + Partners)**
   Request for a second floor addition of approximatley 467 square feet (24.9% Floor Area Ratio) to an existing two story residence.

2. **940 West Santa Inez Avenue - Davis (Ronald A. Perner, Architect)**
   Request for a ground floor addition of approximately 968 square feet (9.35% Floor Area Ratio), new roof and revised front entry to an existing two story residence.

3. **35 Buckingham Court - Tian (Stewart Associates)**
Request for a second story addition of approximately 1,420 square feet (18.6% Floor Area Ratio) to an existing one story residence.

4. **1480 Oak Rim Drive - Choi (Eiki Tanaka)**
Request for a ground floor addition of approximately 701 square feet (16.6% Floor Area Ratio) and associated front yard fence and gate.

New Houses

5. **2135 Parkside Avenue - Pang (Chu Design & Engineering / Michael Callan Landscape)**
Request for 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 associated landscape plan including tree removal, new front yard fencing & gates, new driveway cut, new plantings, hardscape and restoration of existing swimming pool.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **35 Willard Lane - Wong/Lin (John Chan, Architect / Wendy Mok, Landscape Architect)**
Preliminary review of demolition of existing one story residence and construction of new two story contemporary style residence of approximately 5,453 square feet (24.0% Floor Area Ratio).

7. **2225 Oakdale Road (APN: 027-351-050) - Hoffman Trust (Kaindl + Partners)**
Request for preliminary review for construction of a new two story Spanish Mediterranean style residence of approximately 4,000 square feet (24.4% Floor Area Ratio) on a vacant lot.

Additions/Remodels

8. **1545 Bellevue Avenue - Thorenfeldt (Michael Callan Landscape)**
Request for preliminary review of a new landscape bridge proposed to span Ralston Creek in the rear yard at the above address. The bridge would connect the residential area with an expanse of the rear yard located across the creek channel and is proposed to consist of an engineered steel bridge 36 feet long to span the channel and 30 feet wide.

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.