

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Agenda

Monday, October 04, 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

September 16, 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:

Landscape Plans

1. **1545 Bellevue Avenue - Thorenfeldt (Michael Callan Landscape)**

Request for installation of a new landscape bridge to span Ralston Creek in the rear yard to connect the residential area with an expanse of the rear yard located across the creek channel. The bridge is proposed to consist of an engineered steel bridge 36 feet long to span the channel and 30 feet wide. A Mitigated Negative Declaration has been prepared for this project due to the potential impacts on the riparian corridor. *(Revised plans for a 25-foot wide bridge received on September 27, 2010)*

Additions/Remodels

2. **2077 Forest View Avenue - Miller (Michael Kaindl + Partners)**
Request for a first and second floor addition of approximately 1,243 square feet (11.98% Floor Area Ratio) to an existing two story residence.
3. **65 Country Club Drive - Smith (Talon Design Group)**
Request for a first floor addition of approximately 1,072 square feet (20.5% Floor Area Ratio) and associated façade improvements including a new roof, new siding and new windows to an existing one story residence.
4. **711 Bromfield Road - Gladden (Flury Bryant Design Group / Michael Callan Landscape)**
Request for a ground floor addition of approximately 564 square feet (18.4% Floor Area Ratio) at the rear of an existing two story residence and associated landscape plan including new plantings, outdoor fireplace, flagstone patio, stucco fencing and relocation of the existing propane tank.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

5. **1475 Crystal Drive - Der Abrahamian (Michael Carilli - Design Group)**
Request for preliminary review of a proposed teardown and construction of a new two story French Eclectic style residence of approximately 5,449 square feet (24.9% Floor Area Ratio) and conceptual landscape plan.

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.