TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
(650) 375-7411
Fax (650) 375-7415

1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Monday, November 01, 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

October 04, 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)**
   Conitnued review of the 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 22 feet long and approximately 30 feet wide to span the channel. A Mitigated Negative Declaration has been prepared for this project due to the potential impacts on the riparian corridor. *Continued at the October 04, 2010 ADRB Meeting.*

2. **2125 Ralston Avenue - Sieger Development (Lisa Keyston Landscape Architect)**
Request for a revision to the previously approved landscape plan associated with the construction of a new two story residence to remove nine Eucalyptus trees located at the front of the property and an associated tree replacement plan.

New Houses

3. **555 Barbara Way - Lu (Chu Design / Michael Callan Landscape)**
Request for review of proposed demolition of an existing one story residence and construction of a new single story spanish style residence of approximately 4,486 square feet (20.53% Floor Area Ratio) and associated landscape plan including tree removal, new plantings and driveway resurfacing. *(Design previously approved by ADRB at the May 21, 2007 ADRB Meeting and expired by time limitation)*

4. **1465 Black Mountain Road - Libov (James Chu Architect / Michael Callan Landscaping)**
Request for construction of a new multi-level modern style residence of approximately 5,774 square feet (24.9% Floor Area Ratio), associated landscape plan including new retaining walls, new plantings, new driveway and earthwork in the amount of approximately 5,745 cubic yards of off-haul associated with the construction of the new driveway and main residence. The proposal includes review of an Initial Study, Draft Mitigative Negative Declaration and Draft Mitigation Monitoring Plan due to the amount of grading proposed and tree removal.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

5. **35 Willard - Wong (John Chan, Architect / Wendy Mok, Landscape Architect)**
Request for second preliminary review of a new two story modern ranch style single family residence of approximately 5,453 square feet (24.0% Floor Area Ratio) and associated coneptual landscape plan. *(1st Preliminary review held at the September 16, 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.