

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Agenda

Monday, October 03, 2011 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

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

Landscape Plans

1. **2200 Ralston Avenue - Podell (The Wiseman Group)**
Request for design review of new 8-ft tall iron driveway gates to replace existing gates at the main entrance of the property along Ralston Avenue.

Additions/Remodels

2. **2105 Geri Lane - Morrison / Minton (Stewart Associates)**
Request for a second floor addition (enclosure of an existing second level balcony) of approximately 96 square feet (24.5% Floor Area Ratio) at the rear of an existing two story residence.

3. **10 Wickham Place - Sheehan (TRG Architects)**
Request to re-roof an existing one story traditional ranch style residence with a new standing seam metal roof (MS Metal Sales Manufacturing Corporation) in a dark gray-brown color. The roof material change is also a request for a revision to the administrative approval for a ground floor addition and remodel issued on March 11, 2011.
4. **820 Lombardi Lane - Goldstein (TRG Architects)**
Request for a first and second floor addition of approximately 798 square feet (17.9% Floor Area Ratio) to an existing two story residence.
5. **25 Bridge Road - Lang (Nyhus Design Group)**
Request for a ground floor addition of approximately 1,180 square feet (18.2% Floor Area Ratio) to the left side and rear of an existing one story ranch style residence. Facade improvements include new windows and a new entry.

Regular Items:

Additions/Remodels

6. **249 Bridge Road - Green (Charlie Barnett Associates)**
Request for a ground floor addition of approximately 762 square feet (17.8% Floor Area Ratio) to the rear of an existing one story ranch style residence and associated facade improvements including new wood windows and doors.
7. **950 Baileyana Road - Veit (Suarez-Kuehne Architecture)**
Request for additions of approximately 863 square feet (24.7% Floor Area Ratio) to an existing three level residence and associated facade improvements including entry refinements, new deck at the rear elevation and new windows.
8. **85 Southdown Court - Rashid/Panjwani (Leitzinger & Company)**
Request for an upper and lower level addition of approximately 1,627 square feet (20.5% Floor Area Ratio) to an existing two level Mediterranean style residence and associated rear yard deck expansion.

New Houses

9. **515 Craig Road - Thorenfeldt (TRG Architects / Michael Callan Landscape)**
Continued review of the request for demolition of an existing split level residence and construction of a new two story French Country style residence of approximately 5,349 square feet (23.6% Floor Area Ratio) and associated landscape plan including a new driveway entrance and surfacing, new plantings, tree removal, new retaining walls and pathways. *(Continued at the September 06, 2011 ADRB meeting)*
10. **366 Hillsborough Blvd. - Laugesen (TDG - The Design Group / Michael Callan Landscape)**
Request for demolition of an existing split level residence and construction of a new two story modern craftsman residence of approximately 4,083 square feet (24.8% Floor Area Ratio) and associated landscape plan including tree removal, new driveway paving, new plantings, new retaining walls and new patio areas. *(Received preliminary review at the September 06, 2011 ADRB meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

11. **39 Glenbrook Drive - Knuff (Toby Long Design)**

Request for preliminary review of the demolition of an existing residence and construction of a new two level French Provincial style home of approximately 10,049 square feet (14% Floor Area Ratio) with an associated basement area.

DISCUSSION ITEM(S)

12. ADRB discussion of review process for minor second floor additions

ADJOURNMENT

APPEALS: The Architecture and Design Review Board's decision may be appealed to the City Council within fifteen (15) days of the ADRB meeting date. Instructions for filing appeals are available in the Planning Office. Please be advised that if you challenge in court the ADRB action, you may be limited to raising only those issues raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Office at, or prior to, the public hearing.

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids or 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 24 hours before the scheduled ADRB meeting.