

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Agenda

Monday, November 07, 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

October 03, 2011

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. **20 Ralston Court - Stamos (Charlie Barnett Associates)**
Request for the installation of a new 97 lineal foot metal roof structure over the existing lower level pool and the installation of a new metal roof structure between the two existing garage buildings at the garage/auto court area.

Additions/Remodels

2. **531 W. Santa Inez Avenue - Tynan (Nyhus Design Group)**

Request for a first and second floor addition of approximately 340 square feet (23.04% Floor Area Ratio) to an existing two story Southern Colonial style residence. Improvements include a new second floor balcony at the rear of the residence, alterations to an existing legal non-conforming portion of a covered porch at the rear elevation, alterations to an existing legal non-conforming carport at the right side of the property, façade improvements and a new secondary driveway entrance.

New Houses

3. **935 Chiltern Road - Miller (TRG Architects / Michael Callan Landscape)**

Request for revisions to a previously approved new two story English Arts & Crafts style residence of approximately 6,358 square feet (24.9% Floor Area Ratio). Revisions include a new gable dormer on the second floor at the front elevation, revised dormer design at the right side of the front elevation and floor area adjustments made to accommodate the new second floor gable dormer including a reduction on the first floor and the addition of approximately 81 square feet on the second level. The landscape plan revisions include enhanced screening at the left side property line and adjustments as a result of the floor area revisions. *(Previously approved at the September 06, 2011 ADRB meeting)*

Regular Items:

Additions/Remodels

4. **550 Pullman Road - Mock (Ronald A. Perner)**

Request for main floor addition of approximately 675 square feet (21.7% Floor Area Ratio) and basement level addition of approximately 480 square feet to an existing one story ranch style residence. The residence has an existing basement area of approximately 297 square feet.

5. **249 Bridge Road - Green (Charlie Barnett Associates)**

Request for revisions to previous ADRB approval 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. Revisions include a revised front elevation and incorporation of modern elements including a new flat roof and adjustments to windows. *(Previously approved at the October 03, 2011 ADRB meeting)*

New Houses

6. **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 October 03, 2011 ADRB meeting)*

7. **165 Woodridge Road - Chu (Richard Tapp & Associates / Bruce MacDonald Landscape)**

Request for review of the construction of a new multi-level residence of approximately 14,400 square feet and associated landscape plan including new plantings, retaining walls and driveway surfacing on a vacant lot, and grading of approximately 4,655 cubic yards of soil to be balanced

on-site with no off-haul.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **130 New Place Road - Hao (Walker & Moody Architects / Thomas Klope Associates Landscape Architect)**
Request for preliminary review of demolition of an existing one story residence and construction of a new two story residence of approximately 9,350 square feet (12.6% Floor Area Ratio) with a basement and conceptual landscape plan including tree removal, new plantings and new swimming pool.

Additions/Remodels

9. **527 Craig Road - Beames (John Malick & Associates)**
Request for preliminary review of a first and second floor addition of approximately 738 square feet (24% Floor Area Ratio) and change in architectural style from a single story traditional ranch style home to a two story English Arts & Crafts style.
10. **330 W. Santa Inez Avenue - Cho (Maura Fernandez Abernethy Design / Blasen Landscape Architecture)**
Request for preliminary review of a first and second floor addition of approximately 2,768 square feet (16.34% Floor Area Ratio), which includes a detached second unit of approximately 1,200 square feet and a conceptual landscape plan with tree removal, new plantings, new half tennis court, new paving materials/hardscape and relocation of the existing front entry gate.

DISCUSSION ITEM(S)

11. **2012 DRAFT ADRB Meeting Schedule**

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 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.