

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, December 05, 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 – November 07, 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

Additions/Remodels

1. **2375 Skyfarm Drive - Wong (Steven Lesley, Architect)**
Request for a ground floor addition of approximately 713 square feet (19.95% Floor Area Ratio) at the rear of an existing two story Colonial style residence.

Regular Items:

Additions/Remodels

2. **1315 Brandt Road - Lee (Buttrick Wong Architects)**
Request for a first floor and second floor addition of approximately 1,608 square feet (20.74% Floor Area Ratio) to an existing one story ranch style residence, facade improvements including a new standing seam metal roof on the new addition areas, new windows and new driveway entrance at the west end of the property. The proposal includes an attached second unit in the second story portion of the addition.

3. **1761 Manor Drive - Howell (Winges Architects, Inc.)**
Request for a main level addition of approximately 807 square feet (15.9% Floor Area Ratio) to the left/northeast side of an existing multi-level beaux arts classical residence and associated facade improvements including a new garage door. The main floor addition is proposed above the existing garage/basement area.

New Houses

4. **165 Woodridge Road - Chu (Richard Tapp & Associates / Bruce MacDonald Landscape)**
Continued review of the 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. *(Continued at the November 07, 2011 ADRB meeting)*
5. **1600 Kingswood Drive - Kong (Chu Design Associates / Michael Callan Landscape)**
Request for a for teardown and construction of a new one story Craftsman style residence of approximately 4,616 square feet (20.06% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new perimeter fencing and driveway surfacing. *(Project received ADRB approval on August 02, 2010, which has since then expired. Design remains the same from previous approval)*
6. **10 Farm Lane (APN: 031-370-360) - Whitman / Liu & Chang (Aidlin Darling Design / Lutsko Associates)**
Request for the construction of a new Modern/Contemporary, single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) on a vacant lot and associated landscape plan including a new driveway cut location & driveway surface, new swimming pool, plantings and retaining walls. *(Received preliminary review by the ADRB at the September 06, 2011 ADRB meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

7. **3465 Ralston Avenue - 3465 Ralston LLC (Habitat Architects)**
Request for preliminary review of demolition of an existing single level residence and construction of a new two story modern style residence of approximately 6,213 square feet (23.17% Floor Area Ratio) and conceptual landscape plan including tree removal, new plantings, new driveway surfacing, new swimming pool, spa and stone patios.
8. **1285 La Cumbre Road - Su (Lun Chan Associates)**
Request for preliminary review of demolition of an existing single story residence and construction of a new two story Italian Mediterranean style residence of approximately 5,865 square feet (16.27% Floor Area Ratio).
9. **625 West Santa Inez Avenue - Li / Ma (Stewart Associates / Michael Callan Landscape)**
Request for preliminary review of demolition of an existing single story residence and construction of a new two story French style residence of approximately 6,203 square feet (24.9% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new plantings, new retaining walls, new driveway surfacing, new entry gates and fencing.

10. **11 Farm Lane (APN: 031-373-050) - Whitman / Wagonfield (Stewart Associates / Michael Callan Landscape)**
Request for preliminary review of the construction of a new multi-level California Mediterranean style residence of approximately 9,173 square feet (21.2% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new plantings, new swimming pool and spa and new driveway cut and surfacing.

Additions/Remodels

11. **540 Darrell Road - Yeo (MAK Studio)**
Request for preliminary review of a major remodel and ground floor addition of approximately 1,353 square feet (19.0% Floor Area Ratio) and a change in architectural style from traditional ranch to a modern design.
12. **25 Tevis Place - Fu / Den (Nyhus Design Group)**
Request for preliminary review of a major remodel and addition of approximately 298 square feet, construction of a detached guest house of approximately 441 square feet (24.90% Floor Area Ratio) and change in architectural style to Tuscan.

DISCUSSION ITEM(S)

13. DRAFT Design Guidelines Amendment: Chapter 8, Roofing Materials

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.