TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
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1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Monday, January 23, 2012 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

December 05, 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. **850 Hayne Road - Horn (O'Sullivan Architecture)**
   Request for review of demolition of an existing detached pool house and construction of a new single story detached pool house of approximately 985 square feet (14.6% Floor Area Ratio) to a property with an existing two story residence.

2. **136 Roblar - Mitchem (Thomas Pippin, Lifebox Studios)**
   Request for a first and second floor addition of approximately 1,071 square feet (22.94% Floor Area Ratio) to the rear of an existing multi-level, Bay Region style residence.

3. **25 Bridge Road - Lang (Nyhus Design Group)**
Request for revisions to the roofline and front entry of a previously approved 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 with associated facade improvements including new windows. *(Previously approved by the ADRB at the October 03, 2011 meeting)*

Regular Items:

Additions/Remodels

4. **330 West Santa Inez Avenue - Cho (MFA Design / Blasen Landscape Architecture)**
Request for a first and second floor addition of approximately 2,655 square feet (18.8% Floor Area Ratio) to an existing two story residence, a new detached second unit of approximately 1,200 square feet and a landscape plan including tree removal, new plantings, new half tennis court, new paving materials/hardscape, new fire pit and fountain. *(Received preliminary review by the ADRB at the November 07, 2011 ADRB meeting*)

5. **1315 Brandt Road - Lee (Buttrick Wong Architects)**
Continued review of the 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. *(Continued at the December 05, 2011 ADRB meeting)*

New Houses

6. **10 Farm Lane (APN: 031-370-360) - Whitman / Liu & Chang (Aidlin Darling Design / Lutsko Associates)**
Conitnued review of the request for the construction of a new Modern/Contemporary, single story residence of approximately 6,690 square feet (18.2% Floor Area Ratio) with a lower level garage and basement on a vacant lot and associated landscape plan including a new driveway cut location & driveway surface, new swimming pool, plantings and retaining walls. The proposal includes grading of 1,930 cubic yards of off-haul and consideration of a mitigated negative declaration and mitigation monitoring plan. *(Continued at the December 05, 2011 ADRB meeting)*

7. **39 Glenbrook Drive - Knuff (Toby Long Design / Magraine Associates Landscape Design)**
Request for demolition of an existing single story residence and construction of a new multi-level French Provincial style home and detached single story guest house totalling approximately 8,673 square feet (9.17% Floor Area Ratio) with an associated landscape plan including tree removal, new driveway, new patios, retaining walls, new plantings, lawn areas and landscape lighting. *(Received preliminary review at the October 03, 2011 ADRB Meeting)*

8. **130 New Place Road - Hao (Walker & Moody Architects / Thomas Klope Associates Landscape Architect)**
Request for demolition of an existing one story residence and construction of a new two story modern style residence of approximately 10,275 square feet (13.8% Floor Area Ratio) with a basement and landscape plan including tree removal, new plantings, new retaining walls and new swimming pool. *(Received preliminary review at the November 07, 2011 ADRB Meeting)*

9. **625 West Santa Inez Avenue - Ma (Stewart Associates / Michael Callan Landscape)**
Request for demolition of an existing one story residence and construction of a new two story French style residence of approximately 6,203 square feet (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new perimeter fencing, driveway gates and columns, outdoor fireplace, new plantings and retaining walls. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

10. **3465 Ralston Avenue - 3465 Ralston LLC (Habitat Architects / Michael Callan Landscape)**
Request for 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 landscape plan including tree removal, new plantings, new driveway surfacing, new swimming pool, spa, stone patios and front yard fencing and gates/columns. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

11. **25 Tevis Place - Fu / Den (Nyhus Design Group)**
Request for a major remodel/teardown, second floor addition of approximately 411 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. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

PRELIMINARY REVIEW
(Not public hearing items; Board comments only.)

New Houses

12. **LOT 11 Farm Lane (APN: 031-373-050) - Whitman / Wagonfield (Charlie Barnett Associates)**
Request for second preliminary review of the construction of a new two story Spanish Colonial style residence of approximately 7,750 square feet (18% Floor Area Ratio) on a vacant lot. *(First preliminary review received at the December 05, 2011 ADRB Meeting)*

13. **537 Craig Road - Spina (Bob Williams, AIA / Small Brown Landscape Architecture)**
Request for preliminary review of demolition of an existing two story residence and construction of a new two story English Tudor style residence of approximately 7,072 square feet (23% Floor Area Ratio) and a conceptual landscape plan including new front fence wall, new plantings, new driveway surfacing, and retaining walls.

DISCUSSION ITEM(S)

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.