

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Agenda

Monday, March 05, 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

January 23, 2012

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. **965 Hillsborough Blvd. - Mitra (Thornton Weiler, AIA)**
Request for a ground floor addition of approximately 603 square feet of floor area (16.8% Floor Area Ratio) to the left side of an existing Ranch style residence.
2. **10 Conifer Lane - Kovacevich (Essalat Architects)**
Request for a first and second floor addition of approximately 1,228 square feet of floor area (24.99% Floor Area Ratio) to an existing Mediterranean style residence. The proposal includes alterations to an existing, legal non-conforming portion of the front of the residence, which is non-conforming due to the existing setback.

3. **540 Darrell Road - Yeo (MAK Studio)**

Request for review of a remodel and ground floor addition of approximately 1,310 square feet of floor area (19.0% Floor Area Ratio) and a change in architectural style from traditional ranch to a modern design and improvements to the existing landscaping including refacing of existing stucco walls, new pedestrian entry steps, new gravel pathway, new plantings and new rear yard deck. *(Received preliminary review at the December 05, 2011 ADRB meeting)*

Regular Items:

New Houses / Additions & Remodels

4. **LOT 11 Farm Lane (APN: 031-373-050) - Whitman / Wagonfield (Charlie Barnett Associates / Michael Callan Landscape Architect)**

Request for review of the construction of a new two story Spanish Colonial style residence of approximately 7,761 square feet (18% Floor Area Ratio) and associated landscape plan including tree removal, new perimeter fencing, gates and columns, new driveway, new swimming pool, new plantings and patio areas on a vacant lot. *(2nd preliminary review received at the January 23, 2012 ADRB Meeting)*

5. **546 El Cerrito Avenue - Brush (Mark English Architects / Scott Lewis Landscape Architecture)**

Request for a first and second floor addition of approximately 805 square feet (24.9% Floor Area Ratio) to an existing two story residence, facade improvements including new wood shingle roofing, new wood windows & doors, new integral color plaster exterior and associated landscape plan including tree removal, new plantings, new terracing, new entry stairs, driveway gate and front yard fencing.

6. **556 West Santa Inez Avenue - Burton (TRG Architects / Michael Callan Landscape)**

Request for a first and second floor addition of approximately 959 square feet of floor area to an existing multi-level English cottage style residence and associated landscape improvements including new front yard fencing & gates, new plantings, new stone retaining walls, new stone patios, new driveway surfacing, outdoor BBQ and firepit. The proposal also includes exterior alterations and an expansion of an existing detached legal non-conforming garage by 64 square feet of floor area.

7. **39 Glenbrook Drive - Knuff (Toby Long Design / Magraine Associates Landscape Design)**

Continued review of the 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. The proposal also includes consideration of a Mitigated Negative Declaration and Mitigation Monitoring Plan. The project includes grading of 5,870 cubic yards with 1,290 cubic yards of off-haul, and the removal of 47 trees in varying health and size. Approximately 129 truck trips to and from the site (based on approximately 10 cubic yards of earth material per truck) are anticipated. *(Continued at the January 23, 2012 ADRB Meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **537 Craig Road - Williamson (Robert Williams Architect / Small Brown Landscape Architects)**

Request for second preliminary review of demolition of an existing two story residence and construction of a new two story Normandy style residence of approximately 7,032 square feet (22.8% Floor Area Ratio) and a conceptual landscape plan including new front fence wall, new plantings, new driveway surfacing, and retaining walls. *(Received preliminary review at the January 23, 2012 ADRB meeting)*

9. **385 Pinehill Road - Avedon / Kelly (Jon Lum Architecture, Inc.)**
Request for preliminary review of demolition of an existing single story residence and construction of a new two story Craftsman style residence of approximately 7,580 square feet of floor area (8.1% Floor Area Ratio).
10. **3935 Ralston Avenue - Petrushka (TDG – The Design Group, De Nguyen / Michael Callan Landscape)**
Request for preliminary review of demolition of an existing single story residence and construction of a new two story Colonial Revival style residence of approximately 5,613 square feet of floor area (23.70% Floor Area Ratio) and an associated conceptual landscape plan including tree removal, new plantings, new driveway and surfacing, landscape dry stack stone walls and retention of existing mature trees.
11. **501 Remillard - Li (Stewart Associates / Michael Callan Landscape)**
This is the request for preliminary review of demolition of an existing single story residence and construction of a new two story English Country style residence of approximately 5,363 square feet in floor area (24.6% Floor Area Ratio) and an associated conceptual landscape plan including minor tree removal, new driveway surfacing, new plantings and patios.
12. **1520 Kingswood - Sun (Stewart Associates / Michael Callan Landscape)**
This is the request for preliminary review of demolition of an existing single story ranch style residence and construction of a new two story French Country style residence of approximately 5,363 square feet in floor area (24.6% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new plantings, new walkways, patios and new driveway surfacing.
13. **10 Highgate Lane - Farid / Esmelli (Moyer Architecture)**
Request for preliminary review of demolition of an existing single story residence and construction of a new two story French Country style residence of approximately 3,972 square feet of floor area (17.2% Floor Area Ratio).

DISCUSSION ITEM(S)

14. **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.