

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
Hillsborough, CA 94010



Architecture and Design Review Board Agenda

Monday, April 02, 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 and March 05, 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.

Regular Items:

Additions/Remodels

1. **535 Pullman Road - Haussler (Pamela Haussler Residential Design)**
Request for ground floor additions of approximately 1,285 square feet of floor area (21.3% Floor Area Ratio) to an existing single story residence and change in architectural style to an English Shingle style cottage.
2. **1120 Southdown - Cusing (Stewart Associates / Bruce MacDonald Landscape)**
Request for a second floor addition of approximately 1,018 square feet of floor area (24.3% Floor Area Ratio) to an existing one story home with a basement, change in architectural style to

Mediterranean and an associated landscape plan including tree removal, new fencing, gates and columns along the street, new plantings and new brick walkways and patios.

3. **710 Darrell Road - Bernstein (Louis Dorcich Architect)**

Request for ground floor additions of approximately 925 square feet of floor area (14% Floor Area Ratio) to an existing single story residence and associated facade improvements including a new standing seam metal roof, new integral color stucco, new clad wood windows and change in overall architectural style to a contemporary ranch.

New Houses

4. **1520 Kingswood Drive - Sun (Stewart Associates / Michael Callan Landscape)**

Request for demolition of an existing single story Ranch style residence and construction of a new two story English Arts & Crafts residence of approximately 5,312 square feet of floor area (24.4% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing and columns, new plantings, driveway paving, perimeter fencing and stone terraces. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

5. **501 Remillard Drive - Li / Ma (Stewart Associates / Michael Callan Landscape)**

Request for demolition of an existing single story Ranch style residence and construction of a new two story English Country style residence of approximately 5,363 square feet of floor area (24.5% Floor Area Ratio) and associated landscape plan including tree removal, new fencing, gates and columns along the street, new arbor, new plantings, new stone patio, perimeter fencing, landscape retaining walls and new driveway surfacing. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

6. **537 Craig Road - Williamson (Robert Williams Architect / Small Brown Landscape Architects)**

Request for demolition of an existing two story residence and construction of a new two story Normandy style residence of approximately 7,073 square feet of floor area (22.9% Floor Area Ratio) and associated landscape plan including tree removal, new front yard fencing, gates and columns, new plantings, new driveway surfacing, new patios, spa and retaining walls. *(Received 2nd preliminary review at the March 05, 2012 ADRB meeting)*

7. **3935 Ralston Avenue - Petrushka (TDG – The Design Group, De Nguyen / Michael Callan Landscape)**

Request for demolition of an existing single story residence and construction of a new two story Colonial Revival style residence of approximately 5,769 square feet of floor area (24.36% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway surfacing, landscape dry stack stone walls, new brick walkways and terrace, stone patio and renovation of the existing swimming pool and retention of existing mature trees. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

8. **10 Highgate Lane - Farid / Esmelli (Moyer Architecture / Mara Young Landscape Architect)**

Request for 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 (17.4% Floor Area Ratio) and an associated landscape plan including tree removal, new plantings, new driveway location and surfacing, fencing and walkways. *(Received preliminary review at the March 05, 2012 ADRB meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

9. **101 Bella Vista Drive - Yang (David Wong Design / Michael Callan Landscape)**
Request for preliminary review of a teardown and construction of a new multi-level French Country style residence of approximately 6,831 square feet of floor area (23.21% Floor Area Ratio) and a conceptual landscape plan including tree removal, new sports court, new plantings, retaining walls, new driveway surfacing, pathways and terracing.

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.