

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Agenda

Monday, May 07, 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 & April 02, 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. **25 Bridge Road - Lang (Nyhus Design Group)**
Request for replacement of existing roofing material from wood shake to "CertainTeed Presidential Shake" composition shingle. This is a revision to a previously approved ground floor addition, which was approved by the ADRB at the January 23, 2012 meeting.

Regular Items:

New Houses

2. **537 Craig Road - Williamson (Robert Williams Architect / Small Brown Landscape Architects)**
Continued review of the 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. *(Continued at the April 02, 2012 ADRB meeting)*
3. **501 Remillard Drive - Li / Ma (Stewart Associates / Michael Callan Landscape)**
Continued review of the request for demolition of an existing single story Ranch style residence and construction of a new two story English Country style residence of approximately 5,454 square feet of floor area (24.9% 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. *(Continued at the April 02, 2012 ADRB meeting)*
4. **385 Pinehill Road - Avedon / Kelly (Jon Lum Architecture, Inc. / Michael Callan Landscape Architect)**
Request for demolition of an existing single story residence and construction of a new two story Craftsman style residence (with Japanese influences) with a basement area of approximately 7,957 square feet of floor area (9.7% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, retaining walls, new secondary driveway, new patios, walkways and swimming pool. *(Received preliminary review at the March 05, 2012 ADRB meeting)*
5. **1285 La Cumbre Road - Su (Lun Chan Associates / Land Planning Concepts)**
Request for demolition of an existing single story residence and construction of a new two story Italian Mediterranean style residence of approximately 5,432 square feet (18.3% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new perimeter fencing, new driveway gates, retaining walls, new swimming pool, driveway surfacing and patios. *(Received preliminary review at the December 05, 2011 ADRB Meeting)*

DISCUSSION ITEM(S)

6. DRAFT Design Guidelines Amendment: Chapter 8, Roofing Materials
7. Project Updates

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.