

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Agenda

Monday, August 06, 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

July 16, 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:

Landscape Plans

1. 940 West Santa Inez Avenue - Davis (Ronald A. Perner, Architect)

Request for the installation of a new tennis court (109-feet by 49-feet) at the rear of the property, located approximately 10.5 feet from the northeast side property line, 80-feet from the rear property line and 47-feet from the southwest side property line. The proposal also includes new retaining walls and plantings associated with installation of the tennis court and tree stump removal.

The applicants have requested a continuation of this proposal to the September 04, 2012 ADRB meeting.

Additions/Remodels

2. **115 Ericson Road - Herrmann (TRG Architects)**

Request for a transfer of square footage to the upper level in the amount of 500 square feet of floor area, which will be removed from the ground level, basement and detached garage on the property. The property is legal non-conforming as it retains a floor area ratio of 28.7%. Although there is no net addition of floor area to the property, the existing upper level of the residence will expand by approximately 500-square feet.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

3. **2010 Geri Lane - Geri Lane Development, LP (Richard Letzinger / Michael Callan Landscape)**

Request for preliminary review of demolition of an existing ranch style residence and construction of a new two story Classical Revival style residence of approximately 8,697 square feet of floor area (21.7% Floor Area Ratio) and conceptual landscape plan including tree removal, new plantings, new patios & walkways, new lawn areas and new driveway surfacing.

4. **11 Mountain Wood Lane (APN: 034-311-230) - Keyhani (Essalat Architects)**

Request for preliminary review of the construction of a new two story, with a lower level basement and garage area, Neoclassical French style residence of approximately 7,355 square feet of floor area (20.63% Floor Area Ratio) on a vacant lot.

5. **101 Bella Vista Drive - Yang (David Wong Design / Michael Callan Landscape Architect)**

Request for a second preliminary review of demolition of an existing residence and construction of a new two story, with a basement garage area, French Country style residence of approximately 6,903 square feet (23.46% Floor Area Ratio) and conceptual landscape plan including tree removal, new retaining walls, sports court, new plantings, new patios and driveway surfacing. *(Received first preliminary review at the April 02, 2012 ADRB Meeting)*

DISCUSSION ITEM(S)

6. **Project Updates**

7. **Story Pole Policy Update** - Draft of revised story pole policy handout

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.