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, November 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

October 01, 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. **1570 Kingswood Drive - D'Ull (Donna Warrington Architect)**
   Request for a ground floor addition of approximately 873 square feet of floor area (17.90% Floor Area Ratio) to the rear/right portion of an existing one story ranch style residence and the addition of a new bay window at the front of the residence.

Regular Items:

New Houses

2. **101 Bella Vista Drive - Yang (David Wong Design / Michael Callan Landscape)**
Request for review of demolition of an existing split level residence and construction of a new multi-level French Country style residence of approximately 6,905 square feet of floor area (23.5% Floor Area Ratio) and associated landscape plan including new retaining walls, tree removal, new plantings, new sports court, new front yard fencing and driveway gates, water features, outdoor BBQ and fire pit. *(Received 2nd preliminary review at the August 06, 2012 ADRB Meeting)*

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

New Houses

3. **5 Santa Maria Lane - Zhang-Jian (TRG Architects / Michael Callan Landscape)**
Request for preliminary review of the demolition of an existing split level residence and construction of a new two story French style residence of approximately 6,923 square feet of floor area (23.7% Floor Area Ratio) and associated conceptual landscape plan including a new driveway cut along West Santa Inez, new plantings, tree removal, new paving, patios and new swimming pool.

4. **620 Darrell Road - Gujral / Sayage (TRG Architects)**
Request for preliminary review of demolition of an existing single story ranch style residence and construction of a new two story English Country style residence of approximately 5,579 square feet of floor area (23.8% Floor Area Ratio).

5. **645 Hillsborough Blvd. - Dwyer (Lara Architecture / Michael Callan Landscape)**
Request for preliminary review of the demolition of an existing single story ranch style residence and construction of a new two story French Manor style residence of approximately 6,511 square feet of floor area (24.86% Floor Area Ratio) and associated conceptual landscape plan including tree removal, new plantings, new drystack stone retaining walls, new fencing and gates and patios. The proposal also includes a new driveway entrance along Seabury Road.

DISCUSSION ITEM(S)

6. **Distribution of final 2013 ADRB Calendar**

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.