TOWN OF HILLSBOROUGH

San Mateo County

Planning Office (650) 375-7411 Fax (650) 375-7415



1600 Floribunda Avenue Hillsborough, CA 94010

Architecture and Design Review Board Agenda

Monday, December 03, 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

November 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.

Consent Items

Additions/Remodels

1. 1465 Black Mountain Road - Lopatiyuk (Chu Design Associates / Michael Callan Landscape)

Request for a second one year extension of the original ADRB approval of November 04, 2010 associated with the construction of a new multi-level contemporary style single family residence of approximately 5,774 square feet of floor area (24.92% Floor Area Ratio) on a vacant lot and landscape plan including new retaining walls, new plantings, tree removal and earthwork in the amount of 5,745 cubic yards of off-haul associated with the construction of a new driveway and the main residence. A mitigated negative declaration and mitigation monitoring plan was approved by the ADRB pursuant to the California Environmental Quality Act (CEQA).

2. 710 Darrell Road - Bernstein (Louis Dorcich, Architect)

Request for revisions to the color palette and roofing material (approved standing seam metal revised to GAF "Grand Slate" composition shingles) associated with the ADRB approval of April 02, 2012 for ground floor additions and facade improvements at 710 Darrell Road.

Regular Items:

Additions/Remodels

3. 463 Remillard Drive - Chiu (TRG Architects / Michael Callan Landscape)

Request for a ground floor addition of approximately 1,362 square feet of floor area (11.08% Floor Area Ratio) to an existing single story ranch style residence, facade improvements and an associated landscape plan including new plantings, driveway surfacing, resurfacing to the existing swimming pool, front yard fencing, new stone patios and walkways. The proposal includes continuation of an existing legal non-conforming street line setback at the garage addition area. (Received preliminary review at the October 01, 2012 ADRB Meeting)

New Houses

4. 620 Darrell Road - Gujral / Sayage (TRG Architects)

Request for demolition of an existing single story ranch style residence and construction of a new two story English Country style residence of approximately 5,723 square feet of floor area (24.45% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new retaining walls, new driveway location and materials, new fencing and new stone patio areas. (Received preliminary review at the November 5, 2012 ADRB Meeting)

5. **645 Hillsborough Blvd. - Erpen & Dwyer (Laraarchitecture / Michael Callan Landscape)**Request for demolition of an existing single story ranch style residence and construction of a new two story French Country Manor style residence of approximately 6,532 square feet of floor area (24.95% Floor Area Ratio) and associated 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. (*Proposal received preliminary review at the November 05, 2012 ADRB Meeting*)

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. 1190 Hayne Road (APN: 030-190-050) - Ho (Stewart Associates)

Request for preliminary review of the construction of a new multi-level Italian Renaissance residence of approximately 9,299 square feet of floor area (11.18% Floor Area Ratio) on a vacant property.

7. 500 Pepper Drive - O'Sullivan (Hunt Hale Jones / Michael Callan Landscape)

Request for preliminary review of the demolition of an existing single story ranch style home and construction of a new single story Craftsman style residence of approximately 5,025 square feet of floor area (22.9% Floor Area Ratio), which includes a basement area, and an associated conceptual landscape plan including tree removal, new driveway surfacing, new plantings, new

stone patios and new perimeter fencing.

8. **138 New Place Road (APN: 028-330-040) – 138NPH LLC (TRG Architects)**Request for preliminary review of the demolition of an existing two story residence and construction of a new multi-level Contemporary Tuscan style residence of approximately 12,020 square feet of floor area (10.45% Floor Area Ratio). The preliminary design includes a new driveway, new retaining walls, new swimming pool and tree removal.

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.