TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
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1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
Agenda

Tuesday*, January 22, 2013 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

December 03, 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. **1335 Buckingham Way - Chavez (J Deal Associates)**
   Request for a first and second floor addition of approximately 992 square feet of floor area (24.2% Floor Area Ratio) to an existing two story Spanish style residence. *(The project was continued at the October 01, 2012 ADRB Meeting)*

2. **2875 Summit Drive - Shih (Baek Yong Ahn Architect / Michael Callan Landscape Architect)**
   Request for a first and second floor addition of approximately 1,264 square feet of floor area (23.22% Floor Area Ratio) to the rear of an existing two story residence and associated landscape plan including a new swimming pool, tree removal, new plantings and new patio

areas.

New Houses

3. **Lot #5 Buckeye Court (APN: 031-250-180) - Kong (Louie Leu Architect, Inc./ Peter E. Callander Landscape Architect)**
Request for the construction of a new multi-level Spanish Mediterranean style residence of approximately 7,388 square feet (7.9% Floor Area Ratio) and a landscape plan including tree removal, new driveway, retaining walls, patios, new driveway entry gates, perimeter fencing and new plantings. *(The project received preliminary review at the October 01, 2012 ADRB Meeting)*

4. **500 Pepper Drive - O'Sullivan (Hunt, Hale & Jones / Michael Callan Landscape)**
Request for the demolition of an existing single story ranch style home and construction of a new single story Craftsman style residence of approximately 5,019 square feet of floor area (22.9% Floor Area Ratio), which includes a basement area, and an associated landscape plan including tree removal, new driveway surfacing, new plantings, new stone patios, new driveway gates, renovation of existing swimming pool and new perimeter fencing. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

5. **138 New Place Road - 138 NPH LLC (TRG Architects/Michael Callan Landscape)**
Request for demolition of an existing two story residence and construction of a new multi-level Contemporary Tuscan style residence of approximately 12,950 square feet of floor area (11.26% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new driveway, front yard fencing & driveway gates, retaining walls, auto court, swimming pool, lawn and wood perimeter fencing along the right property line. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

6. **1190 Hayne Road (APN: 030-190-050) - Ho (Stewart Associates / Michael Callan Landscape)**
Request for the construction of a new multi-level Italian Renaissance style residence of approximately 8,531 square feet of floor area (10.3% Floor Area Ratio) on a vacant property and an associated landscape plan including tree removal, new plantings, retaining walls, new patios, new driveway and new driveway gates. *(The project received preliminary review at the December 03, 2012 ADRB Meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

7. **2140 Forest View – Tan (Dan Phipps Architect / Loretta Gargan Landscape Design)**
Request for preliminary review of the demolition of an existing single story ranch style residence and construction of a new two story Contemporary style residence of approximately 5,563 square feet of floor area (24.93% Floor Area Ratio) and a conceptual landscape plan including tree removal, new plantings throughout, new swimming pool, spa, patios, retaining walls, new driveway entrance and maintenance of the existing stone wall which runs along the frontage of the property

8. **5 Willow Court – Epstein (Taylor Lombardo Architects / Strata Landscape Architecture)**
Request for preliminary review of the construction of a new two story Contemporary Wine

Country style residence of approximately 7,373 square feet of floor area (25% Floor Area Ratio) and a conceptual landscape plan illustrating new plantings, tree removal, new auto court, secondary driveway, retaining walls, swimming pool, lawn and patio areas.

Additions/Remodels

9. **780 Pullman Road – Friedman (Nyhus Design Group / Michael Callan Landscape)**
Request for preliminary review of a major remodel of an existing single story ranch style residence through an architectural change and addition resulting in the construction of a two story Contemporary Mediterranean style residence of approximately 4,372 square feet of floor area (18.24% Floor Area Ratio) and conceptual landscape plan inclusive of tree removal, new plantings, tree retention, new lawn area, new concrete unit pavers, entry courtyard and pathways.

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.

TOWN HALL WILL BE CLOSED ON MONDAY, JANUARY 21, 2013, IN OBSERVANCE OF THE MARTIN LUTHER KING HOLIDAY