

TOWN OF HILLSBOROUGH

San Mateo County

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Architecture and Design Review Board Agenda

Monday, March 04, 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

January 22, 2013

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

Landscape Plans

1. **11 Mountain Wood Lane - Keyhani (Michael Callan Landscape)**

Request for a revision to a previously approved landscape plan limited to the installation of a new sports court, patio, arbor, storage shed, associated retaining walls and new plantings at the western/upper side of the property. The landscape plan is associated with the approval for a new single family residence which received ADRB approval on September 04, 2012.

Additions/Remodels

- 2. 20 Geneva Road - Schoustra / Rogers (TRG Architects / Michael Callan Landscape Architect)**
Request for a ground floor addition of approximately 1,087 square feet of floor area (20.5% Floor Area Ratio), facade improvements including a new roof, new windows and new cedar shingle siding and associated landscape plan including tree removal, new patios, new arbor, new fencing, new driveway surface and new plantings.

Regular Items:

Landscape Plans

- 3. 625 West Santa Inez Avenue - Li (Michael Callan Landscape Architect)**
Request for a revision to a previously approved landscape plan limited to the removal of one 46.2 inch DBH (Diameter at breast height) Redwood (*Sequoia sempervirens*) tree located at the front of the property adjacent to W. Santa Inez Avenue. The landscape plan is associated with a new single family residence which received ADRB approval on January 23, 2012.

Additions/Remodels

- 4. 780 Pullman Road – Friedman (Nyhus Design Group / Michael Callan Landscape)**
Request for review of a major remodel / first and second story addition of approximately 2,292 square feet of floor area (18.34% Floor Area Ratio), change in architectural style from a ranch to a Transitional Mediterranean and associated landscape plan inclusive of tree removal, new plantings, new privacy wall, new lawn area, new concrete unit pavers, entry courtyard and pathways. *(Received preliminary review at the January 22, 2013 ADRB Meeting)*

New Houses

- 5. 5 Willow Court – Epstein (Taylor Lombardo Architects / Strata Landscape Architecture)**
Request for review of the construction of a new two story Contemporary Wine Country style residence of approximately 7,336 square feet of floor area (24.68% Floor Area Ratio) on a vacant lot and associated landscape plan including new plantings, tree removal, new auto court, secondary driveway, retaining walls, swimming pool, lawn and patio areas. *(Received preliminary review at the January 22, 2013 ADRB Meeting)*
- 6. 2140 Forest View – Tan (Dan Phipps Architect / Loretta Gargan Landscape Design)**
Request for review of the demolition of an existing ranch style residence and construction of a new two story Contemporary style residence of approximately 5,458 square feet of floor area (24.5% Floor Area Ratio) and associated 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. *(Received preliminary review at the January 22, 2013 ADRB meeting)*
- 7. 777 Chateau Drive – Chammas (Debbas Architecture / Surface Design, Inc.)**
Request for review of the demolition of an existing single story Ranch style residence and construction of a new two story Contemporary style residence of approximately 5,715 square feet of floor area (24.9% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway surfacing, fencing, driveway gates and front yard fencing and patio areas. *(Received preliminary review at the July 16, 2012 ADRB Meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

8. **2875 Summit Drive - Kameda (Ana Williamson Architect / Keith Willig Landscape Architecture)**

Request for preliminary review of the demolition of an existing single story residence and construction of a new single level modern style residence of approximately 4,324 square feet of floor area (19% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new patios, driveway surfacing, spa, retaining walls and perimeter fencing.

Additions/Remodels

9. **1050 Vista Drive - Harris (Winges Architects Inc. / Michael Callan Landscape Architect)**

Request for preliminary review of a remodel, first and second floor addition of approximately 3,062 square feet of floor area (22.5% Floor Area Ratio) to an existing two story Spanish Colonial Revival style residence and associated conceptual landscape plan including a new concrete paver auto court, tree removal, new plantings, new patios, new swimming pool and new pathways. The proposal includes the continuation of an existing legal non-conforming setback along Chiltern Road.

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.