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, May 06, 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

March 25, 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

Additions/Remodels

1. **1050 Black Mountain Road – Irvin (Bergman Design)**
   Request for a second floor addition of approximately 194 square feet of floor area (21.5% Floor Area Ratio) to an existing two story residence. The proposal includes an enlargement of an existing, legal nonconforming corner of the main residence at the front left side.

Regular Items:

New Houses

2. **2785 Summit Drive - Kameda (Ana Williamson Architect / Keith Willig Landscape Architecture)**

Request for the demolition of an existing single story residence and construction of a new single level modern style residence of approximately 4,783 square feet of floor area (20.8% Floor Area Ratio), single level detached second unit and associated landscape plan including tree removal, new plantings, new patios, driveway surfacing, entry walkway, water feature, spa, retaining walls, outdoor play structure and fencing. *(Received preliminary review at the March 04, 2013 ADRB meeting)*

3. **2010 Geri Lane - Geri Lane Development LP (Hunt Hale Jones Architect / Michael Callan Landscape)**
   Request for demolition of an existing ranch style residence and construction of a new two story Colonial style residence of approximately 6,189 square feet of floor area (15.2% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new driveway surfacing, new fencing, patios & walkways. *(Received second preliminary review at the March 25, 2013 ADRB Meeting)*

Additions/Remodels

4. **1050 Vista Drive - Harris (Winges Architects Inc. / Michael Callan Landscape Architect)**
   Request for a remodel, first and second floor addition of approximately 3,885 square feet of net new floor area (23.8% Floor Area Ratio) to an existing two story Spanish Colonial Revival style residence and associated 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 addition of a new detached second unit above the proposed garage and continuation of an existing legal non-conforming setback along Chiltern Road. *(Received preliminary review at the March 04, 2013 ADRB Meeting)*

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

New Houses

5. **225 Robin Road - Selmoni (MAK Studio)**
   Request for preliminary review of the demolition of an existing split level ranch style home and construction of a new two story Modern style residence of approximately 11,647 square feet of floor area (13% Floor Area Ratio).

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.