

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, June 03, 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

May 06, 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. **1225 San Raymundo Road - Wang Lu (T. Peter Lam, AIA, Architects, Ltd.)**
Request for a ground floor addition of approximately 746 square feet of floor area (12.6% Floor Area Ratio) to the garages of an existing multilevel Tudor style residence.

Regular Items:

Additions/Remodels

2. **707 Irwin Court - Lo (Chu Design Associates)**

Request for a first and second floor addition of approximately 1,450 square feet of floor area (24.86% Floor Area Ratio) to the east (left) and south (rear) elevations of an existing two story Mediterranean style residence.

New Houses

3. **590 Pullman Road - Sohn (TDG - The Design Group)**

Request for the demolition of an existing single level ranch style residence and construction of a new two story Transitional Mediterranean style residence of approximately 5,795 square feet of floor area (24.92% Floor Area Ratio) and associated landscape plan including tree removal, new plantings, new patios, driveway pavers, pathways, new perimeter and front yard fencing and driveway gates. *(Received preliminary review at the March 25, 2013 ADRB meeting)*

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

4. **1441 Carlton Road - Lim (Nyhus Design Group)**

Request for preliminary review of the demolition of an existing single level ranch style home and the construction of a new Transitional style residence with Hawaiian influences and a lower level of approximately 4,650 square feet of floor area (24.98% Floor Area Ratio) and conceptual landscape plan including tree removal, new plantings, new driveway design, new patios, retaining walls and perimeter fencing.

5. **1101 San Raymundo Road - Tikhman (TRG Architects)**

Request for preliminary review of the demolition of an existing split level residence and construction of a new multi-level Craftsman/Shingle style residence of approximately 8,739 square feet of floor area (22.54% Floor Area Ratio).

DISCUSSION ITEM(S)

6. **Housing Element**

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.