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, August 05, 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

July 01, 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

Teardowns/New Homes

1. **780 Pullman Road - Friedman (Nyhus Design Group / Michael Callan Landscape)**
   Request for design review of a teardown and new Transitional Mediterranean two story residence of approximately 4,396 square feet of floor area (18.34% Floor Area Ratio) associated landscape plan inclusive of tree removal, new plantings, new privacy wall, new lawn area, new concrete unit pavers, entry courtyard and pathways. The proposal was initially approved by the ADRB as a major remodel / 1&2 story addition and change in architectural style on ground floor addition and facade improvements on March 04, 2013; however, due to additional demolition to occur, the proposal is being reviewed by the ADRB as a teardown, per HMC Section 2.12.070(A)(1)(c)(iii).

Additions/Remodels

2. **35 Buckeye Court - Revilla (John Lum Architecture)**
   Request for design review of a main and lower level addition of approximately 827 square feet of floor area (9.8% Floor Area Ratio) to an existing two level post-modern Spanish style home and a change in architectural style to a Contemporary influenced style. The proposal also includes the continuation of an existing legal non-conforming right side yard setback of approximately 15-feet at the front right corner of the property.

Regular Items:

Landscape Plans

3. **790 Chateau Drive - Lal (Landsystems Landscapes)**
   Request for design review of a landscape improvement plan including tree removal, new driveway surfacing and location, new outdoor bbq/kitchen, resurfacing of an existing pool, new pergola, pathways and plantings. (This landscape plan is associated with an ADRB approval of September 04, 2012 for a teardown and new single story residence, as required by the ADRB)

Additions/Remodels

4. **1441 Carlton Road - Lim (Nyhus Design Group / Michael Callan Landscape)**
   Request for design review of a first level and basement level addition of approximately 1,793 square feet of floor area (24.42% Floor Area Ratio) to an existing single level ranch style home and a change in architectural style to a Transitional style in addition to design review of a landscape plan including tree removal, new plantings, new driveway design (secondary driveway), new patios, retaining walls and perimeter fencing. The proposal also includes the continuation of an existing legal non-conforming streetline setback of 25.5-feet at the front left corner of the property. *(Received preliminary review at the June 03, 2013 ADRB Meeting)*

5. **1848 Black Mountain Road - Meiswinkel (David Zink-Brody / d-Z-B design)**
   Request for design review of a first floor addition of approximately 1,275 square feet of floor area (22.5% Floor Area Ratio) to the rear of an existing single level Ranch style home and associated façade improvements.

6. **50 Tobin Clark Drive - Lim (SSSantos Design)**
   Request for design review of a first and second floor addition of approximately 2,266 square feet of floor area (22.8% Floor Area Ratio) to the left side of an existing two level Ranch style home.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

Additions/Remodels

7. **371 Barbara Way - Reyes (Nyhus Design Group / Michael Callan Landscape)**
   Request for preliminary review of ground floor additions of approximately 1,293 square feet of floor area (20.50% Floor Area Ratio) to an existing Ranch style residence and a change in overall architectural style to English Country, which includes a redesign of the roof pitch and shape.

New Houses

8. **APN: 038-121-270 - Montes (Antonio M. Brandi, Architect)**
Request for preliminary review of the design of a new multi-level Tuscan style residence of approximately 6,132 square feet of floor area (12% Floor Area Ratio) on a vacant parcel which includes new driveway entrances, a new tennis court, retaining walls, patios and walkways.

DISCUSSION ITEM(S)

9. **Multi-family Design Guidelines**

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.