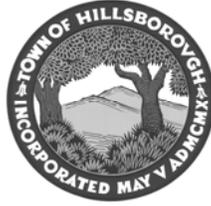


# TOWN OF HILLSBOROUGH

San Mateo County

Planning Office  
(650) 375-7411  
Fax (650) 375-7415

1600 Floribunda Avenue  
Hillsborough, CA 94010



## Architecture and Design Review Board Agenda

Tuesday, October 08, 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

September 03, 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.

### Regular Items:

Additions/Remodels

1. **1245 Tournament Drive - Wong (Stewart Associates)**

Request for design review of a first and second floor addition of approximately 1,475 square feet of floor area (20.9% Floor Area Ratio) to an existing two story Contemporary California Ranch style residence.

New Houses

2. **1952 Forest View Avenue - Chung (Suarez-Kuehne Architecture / Michael Callan Landscape)**

Request for design review of a new two story Colonial Revival style residence and detached second unit totaling approximately 13,417 square feet of floor area (21.8% Floor Area Ratio) and landscape plan including tree removal, new plantings, new swimming pool, new stone patios, new paver driveway and removal of an existing secondary driveway at the left side of the property. The proposal includes demolition of an existing two story colonial style residence.

*(The proposal received preliminary review at the September 03, 2013 ADRB Meeting)*

## **PRELIMINARY REVIEW**

**(Not public hearing items; Board comments only.)**

New Houses

3. **1530 Lakeview Drive - Tang (Stewart Associates)**  
Request for preliminary design review of a new two story Mediterranean style residence of approximately 6,723 square feet of floor area (24.99% Floor Area Ratio). The proposal includes demolition of an existing single story ranch style residence.
4. **15 Summerholme Place - Yeung & Wong (Winges Architects, Inc. / Michael Callan Landscape)**  
Request for preliminary design review of a new one story Spanish Mediterranean style residence of approximately 4,747 square feet of floor area (21.8% Floor Area Ratio), including a new detached second unit and associated conceptual landscape plan including tree removal, new plantings, new driveway surfacing, patios, walkways and side yard fencing at the left side property line. The proposal includes demolition of an existing one story ranch style residence.

## **DISCUSSION ITEM(S)**

5. **Callan Subdivision (Lots 5, 6, 7 & 8 of Hillsborough Highlands / APN: 038-271-090, 038-110-160 and 038-121-160)**  
Discussion of conceptual review for the subdivision of the existing 20.83 acre site known as the "Callan Property" or "Meadowood Estates" into eight individual lots. Proposed lots range in size from 0.85 to 3.62 acres with areas of undeveloped/common area space. The lots would be accessed via two new private cul-de-sacs, one from Crystal Springs Road and the other from Tartan Trail Road.
6. **Town's Consulting Landscape Architect Reports (Standardized form)**
7. **Firepits located in the setback areas**
8. **DRAFT 2014 ADRB Meeting Schedule**

## **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.