TOWN OF HILLSBOROUGH

San Mateo County

Planning Office
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1600 Floribunda Avenue
Hillsborough, CA 94010

Architecture and Design Review Board
DRAFT Agenda

Monday, March 03, 2014 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

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. **15 Bridle Way– Cai (Gumbinger Avram Architects)**

   Request for design review of a 572 square foot second floor addition to an existing 5,324 square foot Colonial Revival style residence on a 39,129 square foot lot. The property also contains a 1,814 square foot second unit and a 568 square foot pool house for a total proposed floor area of 8,278 square feet (21.16% Floor Area Ratio).

2. **20 Mirasol Court – Popli/Hemrajani (TRG Architects)**

   Request for design review of a total of 312 square feet of additions to an existing 3,797 square foot Tudor style residence on a 24,228 square foot lot (21.2% Floor Area Ratio). The proposal consists of a first floor addition of 68 square feet for laundry room and family room expansion and a second floor addition for 244 square feet for bedroom expansion and bathroom addition. A new front entry porch is also proposed.

Regular Items:

Additions/Remodels

3. **960 Parrott Drive – Grover (Allegro Décor Design Group)**

   Request for design review of a main and lower level addition and improvement of approximately 1,965 square feet of floor area to an existing split level Ranch style residence. The proposal includes construction of a 977 square foot first level garage and a 988 square foot lower level gym with new driveway, entry columns and gate. The applicant is also requesting approval of improvements in the public right-of-way and a number of code enforcement correction issues.

4. **2975 Summit Drive - Tran (Nyhus Design Group)**

   Continued request for design review of a 2,593 square foot second and third floor addition to an existing 10,079 square foot Modern style residence on a 56,439 square foot lot (22.45% Floor Area Ratio).

5. **2440 Skyfarm Drive – Labuda (Knorr Architecture)**

   Request for design review of a total of 3,426 square feet of additions to an existing 4,025 square foot Spanish Ranch style residence on a 31,750 square feet lot (23.5% Floor Area Ratio). The proposal consists of remodeling the existing first floor and lower level, adding a second unit at the lower level and adding a new second story master bedroom, bath and den.

6. **930 Parrott Drive – Young (The Design Group/Michael Callan Landscape)**

   Request for design review of a main and lower level addition and improvement of approximately 1,853 square feet of floor area to an existing single level French Provincial style residence. The proposal includes creation of 931 square foot of new lower level space including a bedroom and a three car garage, plus 919 square foot of main level space including an office/library and enlarged family room. The proposal would result in 5,058 square foot of floor area on a 31,970 square foot lot (18.7% Floor Area Ratio).

New Houses

7. **125 Fallenleaf Drive – Beilin (Essalat Architects/Michael Callan Landscape)**

   Request for design review of the construction of a new two story Contemporary style residence of approximately 7,804 square feet of floor area on a 36,613 square foot lot (21.3% Floor Area Ratio). The proposal includes demolition of an existing single story residence.

8. **888 Irwin Drive – Wollesen (BAR Architects)**

   Request for design review of the construction of a new two story Modern style residence of approximately 12,440 square feet with a proposed 993 square feet Second Unit and 617 square feet pool house on a 2 acre lot (16.5% FAR). In addition the plan includes 957 square feet of basement area. A landscape plan is also to be reviewed. The proposal includes demolition of an existing two story residence.

ADJOURNMENT

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.

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