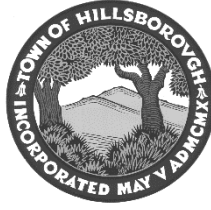


TOWN OF HILLSBOROUGH

San Mateo County

Lionel Foster, Chair
Kathleen Egan
April Filer
Yuvi Gill
Kaarin Hardy
Alternate: Benoit Delaveau



1600 Floribunda Avenue
Hillsborough, CA 94010
www.hillsborough.net
Phone 650-375-7400

A G E N D A

JANUARY 24, 2022

4:00 PM

ARCHITECTURE AND DESIGN REVIEW BOARD

The meeting will be conducted virtually pursuant to the provisions of Assembly Bill 361 and Government Code Section 54953(e) (and without compliance with section 54953(b)(3)) related to conducting public meetings during the COVID-19 pandemic and the Center for Disease Control's social distancing guidelines which discourage large public gatherings. The Council Chambers will not be open to the public for this Town of Hillsborough <name of board/committee> meeting.

The Town of Hillsborough will be conducting the Architecture and Design Review Board meeting via Zoom which is an independent platform not owned or controlled by the Town. Any member of the public joining the Architecture and Design Review Board meeting by Zoom should familiarize themselves with Zoom's various data and privacy policies which can be found at [Zoom.us](https://zoom.us).

Members of the public may view and participate in the meeting by logging on to the Zoom meeting listed below.

Via Internet Browser

Follow this link:

<https://us06web.zoom.us/j/82522620315?pwd=NjZKU3I5cGRrQXR5R2hpaThUVlc1UT09>

Via Zoom App

Click "Join Meeting" and type in these credentials when prompted:

Meeting ID: 825 2262 0315

Passcode: 71966

Via Phone

Dial 1 (669) 900-9128

When prompted, type in the following credentials

Meeting ID: 825 2262 0315#

Passcode: 271966#

Via Email

Members of the public may provide written comments by email to

Linda Roberson, Associate Planner at lroberson@hillsborough.net.

Emailed comments should note the agenda item on which you are commenting or that your concern is not on the agenda. Written comment length should be approximately 250-300 words, commensurate with the three minutes allowed for verbal comments.

To ensure your comment is read to the ADRB please submit your email no later than 2:00 p.m. on Monday December 6, 2021. The Town will make every effort to read emails received after that time. Emails received after the 2:00 p.m. deadline will be provided to the ADRB after the meeting.

*Members of the public may provide public comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. If a member of the public wants to provide public comment on an item or a non-agenda item during the general public comment portion of the meeting, they shall request to speak by using the “raise hand” feature on Zoom or, if calling in by phone, by pressing *9 on the telephone keypad prior to the close of the public comment period. In response, the Town will unmute the speaker and allow them to speak up to three minutes. All members of the public will be limited to one comment per agenda item. The Town encourages all members of the public to limit any comments that might be repetitive of comments provided by other speakers on the same item.*

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: Consideration of Meeting Minutes of Monday, December 6, 2021.

IV. WRITTEN/ORAL PUBLIC COMMENT I:

*This portion of the meeting is reserved for persons wishing to address the Architecture and Design Review Board on any matter not on the agenda. Members of the public may provide comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. In response, the Town will unmute the speaker and allow them to speak on any topic for up to three minutes. If there appears to be a large number of speakers, speaking time may be reduced to no less than 2 minutes, at the discretion of the Chair. Members of the public are limited to one comment at this time. State law prohibits the Architecture and Design Review Board from discussing or acting on non-agenda items, and generally limits the ability of the Architecture and Design Review Board to respond to any public comments made regarding non-agenda items.*

Members of the public may provide comments related to items not on the agenda via email to lroberson@hillsborough.net. Written comment length should be approximately 250-300 words, commensurate with the three minutes allowed for verbal comments. To ensure your comment is read to the ADRB, please submit no later than 2:00 p.m. on Monday December 6, 2021.

V. ANNOUNCEMENT OF CONFLICT OF INTEREST:

This portion of the agenda is for board members to disclose any conflict of interest related to any item on the agenda. Any board member who has confirmed a conflict of interest or has reason to believe they have a conflict of interest should disclose the conflict for the record and abide by the disqualification requirements contained in FPPC regulations.

VI. CONSENT CALENDAR:

The Consent Calendar includes routine items, which do not require discussion. A board member or staff may remove an item for discussion, and any member of the public may request a board member to remove an item for discussion. If there is no request to remove any item from the consent calendar, then the item can be approved in one motion with a roll call vote.

1. **Resolution Making Findings and Determinations Under Assembly Bill 361 for the Continuation of Virtual Meetings (Staff)**

On March 17, 2020, in the face of the COVID-19 pandemic, Governor Gavin Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. AB 361 preserves many of the provisions of the earlier executive orders while also adding new requirements to the management of remote and teleconference public meetings in order to better achieve the levels of transparency that the Brown Act demands.

VII. FORMAL REVIEW ITEMS:

2. **355 Hillsborough Blvd. (APN: 031-160-200)
Gallagher / Krivkovich (Eric Nyhus)**

At the request of the applicant, this item has been withdrawn from this agenda and is tentatively scheduled for the March 7, 2022, ADRB regular meeting.

VIII. PRELIMINARY REVIEW ITEMS:

3. **1024 La Cuesta Road (APN: 031-263-110)
Gorin Belle (Eric Nyhus / Terra Ferma Landscape Architecture)**

Request for design review of a new, 4,397 square foot (24.98% Floor Area Ratio) two-story French Eclectic style residence. The proposed structure and new landscape will replace an existing 1950's Ranch style home approximately 2,775 square feet on a 17,599 square foot lot (15.76% Floor Area Ratio). Hillsborough's Municipal Code defines new dwellings as "type A" or a major project, this project is a new residence and therefore subject to ADRB review and approval.

4. **1950 Ralston Ave. (APN: 028-234-130)
1950 Ralston Ave., LLC (Form One Design / Mike Callan Landscape)**

Request for design review of a new, 5,621 square foot (24.99% Floor Area Ratio) two-story Craftsman style residence. The proposed structure will replace an existing Ranch style home approximately 3,165 square feet on a 22,486 square foot lot (15.76% Floor Area Ratio). Hillsborough's Municipal Code defines new dwellings as "type A" or a major project, this project is a new residence and therefore subject to ADRB review and approval.

5. **830 Black Mountain Road (APN: 031-152-080)
Stark and Francis (Saikley Architects)**

Request for preliminary design review of a new residence. The proposed new Craftsman style structure is 5,110 square feet on a 22,265 square foot lot (22.9% Floor Area ratio) which will replace an existing Ranch style 4,441 square foot structure with an FAR of 19.9%. As required for new residences, the application includes associated landscape improvements. The proposed scope of work is considered a type A or major project and is therefore subject to ADRB review and approval.

6. **1520 Wedgewood Drive (APN: 038-082-100)**
Chavez Emiko (Vista Design / Bergez & Associates Design Studio)

Request for preliminary design review of a proposed new two-story French Chateau style home to replace an existing single-story 2,140 square foot Ranch style home (9.82% Floor Area Ratio). The planned new structure is 4,406 square feet on a net lot size of 21,780 square feet (20.22% Floor Area Ratio) and includes a complete landscape architectural renovation. The proposed scope of work is considered a major project and is therefore subject to ADRB review and approval.

XI. DISCUSSION ITEMS:

1. Board Member Updates
Reappointment of Chair Lionel Foster and Board member Kathleen Egan.
2. Staff Updates
San Mateo County Registrar of Voters has requested to use Town Hall as a Vote Center for the June 2022 and November 2022 elections. Unfortunately, this will impact the planned Monday, November 7, 2022, ADRB meeting. The County will use the Town Hall chambers as a vote Center from November 4-9.

XIII. PUBLIC COMMENT II:

*This portion of the meeting is reserved for persons wishing to address the Architecture and Design Review Board on any matter not on the agenda. Members of the public may provide comments via the Zoom platform by using the “raise hand” feature or, if calling in by phone, by pressing *9 on the telephone keypad. In response, the Town will unmute the speaker and allow them to speak on any topic for up to three minutes. If there appears to be a large number of speakers, speaking time may be reduced to no less than 2 minutes, at the discretion of the Chair. Members of the public are limited to one comment at this time. State law prohibits the Architecture and Design Review Board from discussing or acting on non-agenda items, and generally limits the ability of the Architecture and Design Review Board to respond to any public comments made regarding non-agenda items.*

XIV. ADJOURNMENT

SPECIAL ACCOMMODATIONS:

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the Architecture and Design Review Board meeting, or if you need an agenda in an alternate form, please contact the City Clerk at 375-7412 at least 24 hours before the scheduled Architecture and Design Review Board meeting.

ATTACHMENTS:

Any items listed as “Attachments” to the agenda are available on the Town’s website or at the City Clerk’s office.

Any writings or documents provided to a majority of the Architecture and Design Review Board regarding any item on this agenda, except as exempt from public disclosure under applicable law, will be made available for public inspection in the City Clerk’s Office located at 1600 Floribunda Avenue, Hillsborough, CA 94010, during normal business hours.

AUDIO / VISUAL ADVISORY:

Those persons who wish to use PowerPoint or other mediums when presenting to the Architecture and Design Review Board will be required to submit media items to Building & Planning Department staff by 12:00 p.m. on the day of the meeting. Media items can be emailed to lnatusch@hillsborough.net.

AUDIO OR VIDEO RECORDINGS:

Please be advised that under the Brown Act, any person has the right to record the Architecture and Design Review Board meeting, including the audience in attendance, using an audio or video recording device subject to certain exceptions. Please be aware that by attending a Architecture and Design Review Board meeting, you may be audio or video recorded.

MEETING MINUTES:

A copy of the unapproved minutes will be made available the Friday before the next regularly scheduled ADRB meeting. Once minutes are approved by the ADRB they will be made available the following day. ADRB agendas and approved minutes are available at the Town's website, www.hillsborough.net.