

TOWN OF HILLSBOROUGH

San Mateo County

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A G E N D A

MONDAY, JUNE 7, 2021

4:00 PM

ARCHITECTURE AND DESIGN REVIEW BOARD

Pursuant to the Shelter-in-Place order issued by the San Mateo County Health Officer, the statewide Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines, Council Chambers are not currently open to the public.

Per the Governors Executive Order N-29-20 issued on March 17, 2020, local legislative bodies may opt to conduct their meetings telephonically or by other electronic means. As such, the Town will be conducting this meeting via the Zoom platform 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 any of the means outlined below:

Via Internet Browser

Follow this link:

<https://zoom.us/j/91031926920?pwd=ZEZUMERpeXloMFpEc3ZLcVVtdGZvZz09>

Via Zoom App

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

Meeting ID: 910 3192 6920

Passcode: 811191

Via Phone

Dial 1 (669) 900-9128

When prompted, type in the following credentials

Meeting ID: 910 3192 6920#

Passcode: 811191#

Via Email

Members of the public may provide written comments by email to **Liz Ruess, Planning Manager** at

LRuess@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, May 3, 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.*

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: Consideration of Meeting Minutes of Monday May 3, 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 are 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 LRuess@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, June 7, 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. **18 Farm Lane (APN: 031-370-270) – Vasquez (Diego Pacheco)**
Request for design review of a basement and main level addition to an existing residence. The proposed total addition is approximately 1,041 square feet to an existing Neoclassical style residence, for a total proposed floor area of 7,640 square feet (10.8% Floor Area Ratio) on a 70,355 square foot lot. The proposed project includes a new terrace.
(The ADRB previously approved this project on November 7, 2016, however the approval expired)

VII. FORMAL REVIEW ITEMS:

2. **2970 Privet Drive (APN:028-464-010) – Dong (Butler Armsden Architects)**
Request for design review of an addition and remodel to an existing residence. Due to the scope of the demolition, the project is considered a “teardown” and will be reviewed as a New House. The total proposed floor area of the new home is approximately 6,981 square feet (22% Floor Area Ratio) on a 31,484 square foot lot. The proposed architectural style is Contemporary.
(Project received Preliminary Design Review by the ADRB at the March 15, 2021 ADRB Meeting)

VIII. PRELIMINARY REVIEW ITEMS:

3. **2120 Ralston Avenue (APN: 028-240-230) – Cheung (TRG Architects)**
Request for preliminary design review of a new two-story Contemporary style residence with a total proposed floor area of approximately 12,000 square feet (11.9% Floor Area Ratio) on a 100,998 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.
4. **635 Pullman Road (APN: 030-023-050) – Hu/Hsu (Elaine Lee Design)**
Request for preliminary design review of a new two-story Spanish style residence with a total proposed floor area of approximately 5,648 square feet (24.8% Floor Area Ratio) on a 22,735 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.
5. **1260 Kenilworth Road (APN: 030-231-140) – Baik (MAK Studio)**
Request for preliminary design review of a new two-story Modern style residence with a total proposed floor area of approximately 6,575 square feet (5.3% Floor Area Ratio) on a 125,160 square foot lot. The proposal includes demolition of the existing residence and a full landscape plan.
6. **1061 San Raymundo (APN: 031-160-020) – Mazul/Viswanathan (Charlie Barnett Associates)**
Request for preliminary design review of a significant remodel to an existing multi-level Spanish Colonial Revival style residence with an addition of approximately 1,573 square feet for a total proposed floor area of approximately 16,201 square feet (9.7% Floor Area Ratio) on a 167,270 square foot lot. This property is on the Town’s Historic Building Survey and the proposed project is being reviewed by the Town’s Historical Consultant.

IX. DISCUSSION ITEMS:

- Board Member Updates
- Staff Updates

X. PUBLIC COMMENT II:

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the speaker and allow them to speak on any topic for up to three minutes. If there appears to be many 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 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.

XI. 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 (650) 375-7412 at least 24 hours before the scheduled 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.