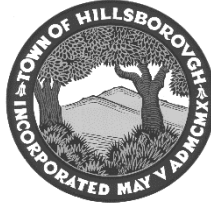


# TOWN OF HILLSBOROUGH

San Mateo County

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



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## **A G E N D A**

### **AUGUST 29, 2022**

### **CLOSED SESSION**

### **3:30 PM**

### **REGULAR MEETING**

### **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/88137599969?pwd=ZHZuZ21zbHNZVC96VjlxGNLOG1HZz09>

#### ***Via Zoom App***

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

Meeting ID: 881 3759 9969

Passcode: 949205

#### ***Via Phone***

Dial 1 (669) 900-9128

When prompted, type in the following credentials

Meeting ID: 881 3759 9969 #

Passcode: 949205 #

#### ***Via Email***

Members of the public may provide written comments by email to

Linda Roberson, Associate Planner at [lroberson@hillsborough.net](mailto: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.*

*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.*

### **CLOSED SESSION (3:30 PM)**

#### **I. CALL TO ORDER**

#### **II. ROLL CALL**

#### **III. 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.*

#### **IV. 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.*

#### **V. PUBLIC ANNOUNCEMENT OF CLOSED SESSION ITEMS**

##### **A. CONFERENCE WITH LEGAL COUNSEL**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) and (e)(1):  
Appeal of 1225 La Cumbre Road.

#### **VI. ADJOURN CLOSED SESSION**

### **ADRB REGULAR MEETING (4:00 PM)**

#### **I. CALL TO ORDER**

#### **II. ROLL CALL**

#### **III. PLEDGE OF ALLEGIANCE**

**IV. REPORT FROM CLOSED SESSION**

**V. APPROVAL OF MINUTES:** Consideration of Meeting Minutes of Monday, August 1, 2022.

**VI. PUBLIC COMMENT I**

**VII. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**VIII. 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 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 to better achieve the levels of transparency that the Brown Act demands.

**2. 755 Clydesdale Drive (APN: 034-434-010) *ITEM CONTINUED to NOVEMBER 7, 2022*  
Liu (SW Design)**

*Received Pre-application staff review on June 16, 2022*

Request for formal design review and approval of a minor architectural addition and remodel to an existing one-story residence. The proposed addition of approximately 1,354 square feet to an existing Ranch style home will allow for two new bedrooms, a great room, and an enlarged primary suite. The proposed work includes a remodeled kitchen, laundry and bathrooms. The lot is 22,050 square feet and, with the addition, will provide approximately 21.55% floor area where 25% is allowed. The proposed request is for an addition which is greater than 500 square feet and therefore subject to ADRB review and approval.

**IX. FORMAL REVIEW ITEMS:**

**3. 1225 La Cumbre Road (APN: 031-120-070)  
Reznikof (Appellant)**

Appeal of the April 27, 2022, Administrative Design Review approval of a new landscaping project including 2 new patios and an outdoor kitchen in the rear of the home.

**4. 20 Miranda Court (APN: 038-382-020)  
Goutam (TRG Architecture & Interior Design)**

*Received Pre-application staff review on May 10, 2022*

Request for formal design review and approval for minor architectural renovations and second floor addition to an existing two-story Mediterranean style residence. The proposed addition of approximately 996 square feet to an existing two-story home will provide additional bedroom, game room, half-bath and balcony above the existing living space. The resulting 4,800.6 square foot structure provides approximately 19.48 % floor area where 25% is allowed. The proposed request is for a second-floor addition greater than 500 square feet to an upper level which is visible from the right of way and therefore subject to ADRB review and approval.

5. **2110 Forest View Dr. (APN: 028-061-120)**  
**Tyler Lee (BCV Architecture)**  
*Received Preliminary ADRB review on May 2, 2022*

Request for formal design review and approval of a new two-story Modern style home on a newly created parcel and includes complete landscape design. The proposed new structure is 11,910 square feet on a 51,512 square foot lot (20.2% floor area ratio). The proposed request is for a new residential structure more than 8,000 square feet and therefore subject to ADRB review and approval.

The proposed floor area exceeds 8,000 square feet, therefore, unless waived, the project must be submitted to the City Council for review and final disposition. A project may be considered for a waiver of City Council review if both of the following conditions are met (i) there is no unresolved opposition to or concern about the project raised in the public hearing before the architecture and design review board and (ii) the project was unanimously approved by the Architecture and Design Review Board.

**X. PRELIMINARY REVIEW ITEMS:**

6. **3205 Ralston Ave. (APN: 030-075-010)**  
**Lacob (Form + One Architecture)**  
*Received Pre-application staff review on August 9, 2022*

Request for preliminary design review and approval of a new two-story Contemporary English Inspired home to replace an existing Modern structure including complete landscape design. The proposed new structure is approximately 11,910 square feet on an 85,929 square foot lot (13.86% floor area ratio). The proposed request is for a new residential structure more than 8,000 square feet and therefore subject to ADRB review and approval.

**XI. DISCUSSION ITEMS**

1. Board Member Updates
2. Staff Updates

**XII. PUBLIC COMMENT II:**

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*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.*

### **XIII. 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 Building and Planning Department.*

*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 [lroberson@hillsborough.net](mailto:lroberson@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 an 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](http://www.hillsborough.net).*