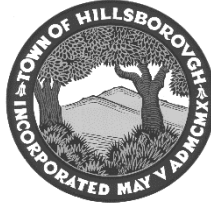


TOWN OF HILLSBOROUGH

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 **OCTOBER 3, 2022** **REGULAR MEETING** **4:00 PM**

ARCHITECTURE AND DESIGN REVIEW BOARD

The meeting will be conducted in person and 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 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/85958023528?pwd=dGs3cmRld3JCSUYyOStScnlsSmtMz09>

Via Zoom App

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

Meeting ID: 859 5802 3528

Passcode: 980931

Via Phone

Dial 1 (669) 900-9128

When prompted, type in the following credentials

Meeting ID: 859 5802 3528 #

Passcode: 980931 #

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.

*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. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: Consideration of Meeting Minutes of Monday, August 1, 2022, and Monday, August 29, 2022.

V. PUBLIC COMMENT

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. 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. 440 Roehampton Rd. (APN: 032-251-010)
Neidig (Robert Medan Architect)**

Received Pre-application staff review on August 9, 2022

Request for formal design review and approval of a 693 square foot detached garage. The proposed work includes storage for three vehicles and one surface parking space, re-establishing a previously vacated driveway/curb cut along Roblar Ave., new site retaining walls not to exceed 4'-6" height and a trash enclosure area. The lot is 38,642 square feet and, with the addition, will provide approximately 22.46% floor area where 25% is allowed. An attached ADU is proposed above the new garage and exempt from ADRB review, the proposed ADU will be reviewed under a separate application. The

proposed request is for an addition which is greater than 500 square feet and therefore subject to ADRB review and approval.

3. **45 Calaveras Court (APN: 038-301-160)**
Movassate (John Garagozzo)
Received Pre-application staff review on June 7, 2022

Request for formal design review and approval for minor architectural revisions to a project previously approved by the ADRB. The proposed addition of approximately 634 square feet to an existing two car garage will provide one additional enclosed parking space, storage and a new exterior finish that is changed from wood to white stucco. The 1,098 square foot garage will result in a total floor area of approximately 8,230.5 square feet or 4.5 % floor area where 25% is allowed. The proposed request is for an addition greater than 500 square feet and a significant exterior material change therefore subject to ADRB review and approval.

VIII. FORMAL REVIEW ITEMS:

4. **2795 Churchill Drive (APN: 028-491-030)**
Antonini (Spiegel Aihara Workshop)
Received Pre-application staff review on June 14, 2022

Request for formal design review and approval of architectural revisions and addition to an existing single-family residence. The proposed addition of approximately 1,542 square feet to an existing two-story Ranch style home represents 18.7% floor area where 25% is allowed. The proposed request is for an addition greater than 500 square feet and an architectural style change, therefore, subject to ADRB review and approval.

5. **747 Jacaranda (APN: 028-421-030)**
Domeniconi (James Neubert Architects)
Received Pre-application staff review on May 24, 2022

Request for formal design review and approval of an architectural addition and renovation to an existing Contemporary Ranch style residence. The proposed addition of approximately 940 square feet will provide an expanded bedroom on the second floor and shed dormer over the garage. The resulting 5,446 square foot structure represents approximately 22% floor area where 25% is allowed. The proposed request is for a second-floor addition greater than 500 square feet and therefore subject to ADRB review and approval.

IX. PRELIMINARY REVIEW ITEMS:

6. **2135 Geri Lane (APN: 028-090-170)**
Davis (Charlie Barnett Associates)
Received Pre-application staff review on May 17, 2022

Request for preliminary design review of a new two-story single-family residence with partial basement and detached garage. The proposed new structure will be approximately 6,337.9 square feet on an existing 21,343 square foot lot. The proposed new structure will replace an existing 3,996 square foot, Cottage built in 1950. The resulting new Georgian style residence will include a full landscape design. The proposed request is for a new residential structure and therefore subject to ADRB review and approval.

7. **20 Cinnamon Court (APN: 028-441-090)**
Kong (ODS Architecture)
Received Pre-application staff review on June 17, 2022

Request for preliminary design review of a major remodel to an existing two-story single-family residence. The proposed new structure will be approximately 8,408 square feet on an existing 38,736 square foot lot. The proposed new structure will replace an existing 7,796 square foot, Cape Cod style home built in 1950. The resulting new Transitional style structure will include a full landscape design. The proposed request is for an addition greater than 500 square feet and therefore subject to ADRB review and approval.

X. DISCUSSION ITEMS

1. Review Draft of ADRB Bylaws
2. Review Draft 2023 ADRB Meeting Calendar
3. Board Member Updates
4. Staff Updates
Due to election activities the November ADRB meeting will be held on November 1, 2022, at 4:00 PM in Council Chambers.

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 Building and Planning Department at 375-7411 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 Building and Planning Department 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.

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.