

TOWN OF HILLSBOROUGH

San Mateo County

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



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APPROVED MEETING MINUTES ***MONDAY MAY 2, 2022 - 4:00 PM*** ***ARCHITECTURE AND DESIGN REVIEW BOARD***

On March 17, 2020, the Governor 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. On June 11, 2021, the Governor subsequently issued Executive Order N-08-21 essentially maintaining the suspension of certain provisions of the Brown Act to continue to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means through September 30, 2021. As such, the Council Chambers was not open to the public for the August 30, 2021 Town of Hillsborough Architecture and Design Review Board (ADRB) meeting. The Town conducted the ADRB meeting remotely, via Zoom.

AGENDA

I. CALL TO ORDER

Chair Foster called the meeting to order at 4:02 p.m.

II. ROLL CALL

Board Members Present: Kathleen Egan; April Filer; Yuvi Gill; Kaarin Hardy; and Chair Lionel Foster
Alternate Delaveau: Excused

Staff Present: Sarah Fleming, Director of Building and Planning; Liz Ruess, Long-range and Special Projects Planner; Linda Roberson, Associate Planner and Martin de los Angeles, City Attorney's Office

III. APPROVAL OF MINUTES: April 4, 2022

There were no requested amendments to the draft meeting minutes.

On motion of Board member EGAN, seconded by Board member FILER and unanimous on roll call vote with one abstention by Hardy, the minutes of the April 4, 2022, ADRB meeting were approved.

IV. WRITTEN/ORAL PUBLIC COMMENT:

There were no public comments for items not on the agenda.

V. ANNOUNCEMENT OF CONFLICT OF INTEREST:

None.

VI. CONSENT CALENDAR:

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

Resolution passed on unanimous roll call vote.

VII. FORMAL REVIEW ITEMS:

**2. 933 Jackling Drive (APN: 027-323-010)
Cantwell (Nyhus Design Group)**

Request for formal design review of second floor addition of 551 square feet to an existing two-story Spanish style home. Under separate application and review, the existing garage is proposed to be converted to a Jr. ADU with the addition of 29 square feet. The existing net lot size is 14,079 square feet with an existing floor area ratio of 2,288 square feet. The current square footage represents 16.3% floor area ratio where 25% is the maximum allowable or 3,519.75 square feet. The proposed new structure is 2,839 square feet or 20.1% floor area ratio. The proposed request is for a second-floor addition greater than 500 square feet which is visible from the right of way and therefore subject to ADRB review and approval.

On motion of Board member Hardy, seconded by Board member Filer and on unanimous roll call vote, the proposed project was continued.

VIII. PRELIMINARY REVIEW ITEMS:

**3. 2110 Forest View Ave. (APN: 028-061-120)
Tyler-Lee (BCV Architecture / Frederika Moller Landscape Architecture)**

Request for preliminary design review of a new two-story Modern style home on a newly created parcel and includes complete landscape design. The proposed new structure is 11,970 square feet on a 51,512 square foot lot (23.2% floor area ratio). The proposed request is for a new residential structure in excess of 8,000 square feet and therefore subject to ADRB review and approval.

**4. 1665 Wedgewood Road (APN: 038-062-030)
Beale (Brownhouse Design)**

Request for preliminary design review of a proposed major renovation and addition to an existing two-story Ranch style home to a two-story Craftsman style. The proposed new structure is 4,882 square feet (24.4% floor area ratio) and will replace an existing 3,879.9 square foot structure (19.4% floor area ratio) on a 20,013 square foot lot. The proposed request is for a major addition greater than 500 square feet with an architectural style change and therefore subject to ADRB review and approval.

**5. 738 Jacaranda Circle (APN: 028-422-120)
Chiang (MAK Studio)**

Request for preliminary design review of a new two-story Modern style home to replace a single-story Ranch style home. The proposed new structure is 5,948 square feet on a 26,417 square foot lot (24.9% floor area ratio). The proposed request is for a new residence including complete landscape design and therefore subject to ADRB review and approval.

IX. DISCUSSION ITEMS:

Board member updates: None

Staff updates: City Manager provided updates on current projects throughout the Town.
Staff reminded ADRB members the May 23 meeting is cancelled.

X. PUBLIC COMMENT II:

There were no public comments.

XI. ADJOURNMENT

Chair Foster adjourned the meeting at 5:36 p.m.