TOWN OF HILLSBOROUGH

San Mateo County

Thomas M. Kasten, Mayor
Catherine U. Mullooly, Vice Mayor
D. Paul Regan
John J. Fannon
Christine M. Krolik

1600 Floribunda Avenue
Hillsborough, CA 94010

A G E N D A

MONDAY, March 13, 2006
5:15 p.m. STUDY SESSION
6:00 p.m. CITY COUNCIL MEETING
Hillsborough Town Hall

STUDY SESSION (5:15 p.m.)

Disaster Management Training with City Council

REGULAR CITY COUNCIL MEETING (6:00 p.m.)

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. MINUTES: February 13, 2006

IV. PRESENTATION:

- Doran Memorial Bridge Sign Unveiling Ceremony
- Architecture and Design Review Board, Certificate of Appreciation – Kathleen Benoit

V. CONSENT CALENDAR:

The Consent Calendar includes routine items, which do not require discussion. A Councilmember may remove an item for discussion, and any member of the audience may request a Councilmember to remove an item for discussion. The items are approved in one motion.

1. MONTHLY CLAIMS: FEBRUARY 1 THROUGH FEBRUARY 28, 2006

2. RESOLUTION DESIGNATING THE CITY MANAGER OR THE FINANCE DIRECTOR TO ACT AS THE TOWN'S AGENT FOR THE PURPOSE OF OBTAINING FEDERAL FINANCIAL ASSISTANCE UNDER THE NATURAL DISASTER ASSISTANCE ACT

3. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF HILLSBOROUGH AND THE TEAMSTERS UNION LOCAL #856 (POLICE UNIT)

4. RESOLUTION AUTHORIZING THE DESTRUCTION OF OBSOLETE POLICE RECORDS

5. RESOLUTION CONFIRMING THE REVISED ANNEXATION POLICY

6. RESOLUTION ACCEPTING AS COMPLETE THE EMERGENCY REPAIR OF THE SPENCER/MACADAMIA SLIDE

7. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC LINERS FOR THE 2005 SANITARY SEWER CLEANING AND INSPECTION PROJECT PHASE III

8. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC LINERS FOR THE 2005 SANITARY SEWER CLEANING AND INSPECTION PROJECT PHASE IV, CHERRY CREEK

9. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH GELCO SERVICES FOR THE 2005 SANITARY SEWER SMOKE TESTING PROJECT

10. RESOLUTION APPROVING THE CONTRACT WITH SEWER RAT PLUMBING FOR THE SANITARY SEWER REPAIR AT 60 LOOKOUT ROAD

11. RESOLUTION APPROVING THE CONTRACT WITH PACIFIC TRENCHLESS, INC. FOR THE STORM DRAIN REPAIR AT 710 BOWHILL ROAD

12. RESOLUTION ACCEPTING AS COMPLETE THE EL CERRITO HEADWALL REPLACEMENT PROJECT

VI. NEW BUSINESS:

13. RESOLUTION ADOPTING POLICY 205B ETHICS TRAINING AND 303B CITY COUNCIL COMPENSATION; CITY COUNCIL EXPENSE REIMBURSEMENT, AS REQUIRED BY AB 1234 (CALIFORNIA 2005-06 REGULAR SESSION) AND RENUMBERING EXISTING POLICY NO. 205 AND RENUMBERING AND REVISING EXISTING POLICY 303

14. RESOLUTION AUTHORIZING THE INSTALLMENT PURCHASE FINANCING OF WATER AND SEWER SYSTEM IMPROVEMENTS AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND OTHER ACTIONS IN CONNECTION THEREWITH

Recess the regular meeting and convene a meeting of the Hillsborough Public Improvement Corporation (HPIC)

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS:

1. RESOLUTION OF THE BOARD OF DIRECTORS OF THE HILLSBOROUGH PUBLIC IMPROVEMENT CORPORATION AUTHORIZING THE INSTALLMENT PURCHASE FINANCING OF THE TOWN OF HILLSBOROUGH WATER AND SEWER SYSTEM IMPROVEMENTS AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND OTHER ACTIONS IN CONNECTION THEREWITH

IV. ADJOURN - Meeting of the Hillsborough Public Improvement Corporation and reconvene to the regular City Council meeting

Adjourn to Regular City Council Meeting

VII. OLD BUSINESS:

15. PRESENTATION REGARDING PROPERTIES WITH PARCELS IN BOTH THE TOWN OF HILLSBOROUGH AND CITY OF SAN MATEO

VIII. PUBLIC HEARING:

16. CONSIDERATION OF THE FINAL ARCHITECTURE AND DESIGN REVIEW OF PLANS FOR ADDITIONS AND REMODEL OF AN EXISTING HOME OVER 8,000 SQUARE FEET IN SIZE AT 880 HILLSBOROUGH BOULEVARD; Mr. and Mrs. John Marren, Applicants

IX. PUBLIC COMMENT:

Under Government Code 54954.3, members of the public have the right to address the City Council on any matter within the Council's jurisdiction. However, the Council may not take action on any non-agenda item (except in emergency circumstances). Before addressing the Council, speakers are requested to complete a yellow speaker's card and submit it to the City Clerk. Please come to the podium, state your name and address, limit remarks to 3 minutes, and do not repeat comments by other speakers.

X. CITY COUNCIL ITEMS:

This section of the agenda provides the City Council an opportunity to ask questions on any project of interest. No action can be taken on any item not on the agenda.

XI. ADJOURN – In memory of Patrick W. Kelly, Hillsborough Mayor from 1984-1986

SPECIAL ACCOMMODATIONS:

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

MINUTES:

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

AGENDA – REPORTS

HILLSBOROUGH CITY COUNCIL
Monday, March 13, 2006
6:00 p.m.
Hillsborough Town Hall
1600 Floribunda Avenue, Hillsborough

CONSENT CALENDAR:

1. MONTHLY CLAIMS: FEBRUARY 1 THROUGH FEBRUARY 28, 2006 (Finance Director)

Summary: The monthly claims for the month of February 2006 in the amount of $2,065,027.00 are submitted for approval.

Recommendation: Approve the monthly claims for February 2006 as submitted.

2. RESOLUTION DESIGNATING THE CITY MANAGER OR THE FINANCE DIRECTOR TO ACT AS TOWN'S AGENT FOR THE PURPOSE OF OBTAINING FEDERAL FINANCIAL ASSISTANCE UNDER THE NATURAL DISASTER ASSISTANCE ACT (Finance Director)

Summary: From time to time, the Town has the need and the opportunity to file for federal financial assistance under the Natural Disaster Assistance Act. This resolution designates the agent to execute for and in behalf of the Town for the purpose of obtaining federal financial assistance.

Recommendation: Adopt the resolution designating the City Manager or Finance Director to act as the Town's agent for the purpose of obtaining federal financial assistance under the Natural Disaster Assistance Act.

3. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF HILLSBOROUGH AND THE TEAMSTERS UNION LOCAL #856 (POLICE UNIT) (Assistant City Manager)

Summary: The Town has completed negotiations with the Police Unit as represented by the Teamsters Union Local #856. The Memorandum of Understanding provides wage and benefit increases for the next five years. Notable changes include a revision of the specialty pay, life insurance, court time and medical benefits.

Recommendation: Adopt the resolution authorizing the City Manager to execute the Memorandum of Understanding between the Teamsters Union Local #856 (Police Unit) and the Town of Hillsborough.

4. RESOLUTION AUTHORIZING THE DESTRUCTION OF OBSOLETE POLICE RECORDS (Police Captain)

Summary: The Police Department is in the process of purging all obsolete records for the years 1996, 1997 and 1998 in accordance with Resolution #01-40 dated August 13, 2001.

The records described in Exhibit A have been retained for at least the minimum legal retention period as set forth by the State of California. A letter of consent has been authorized by City Attorney Norm Book, Jr. and the records will be destroyed by Recall Corporation (formally known as Instashred Security Services).

Recommendation: Adopt the resolution authorizing the destruction of obsolete police records according to the Town of Hillsborough Resolution #01-40 dated August 13, 2001, per Exhibit A.

5. RESOLUTION CONFIRMING THE REVISED ANNEXATION POLICY (City Planner)

Summary: At its meeting of February 13, 2006, the City Council voted to affirm, with a minor change, Resolution 94-22 regarding the City Council's annexation policy. The change was to add the word "generally" to Section 1 of the resolution so that it reads "It is the policy of the Hillsborough City Council *generally* to oppose the processing of an application to annex any property which is currently within another city". The proposed new resolution, which is included in the City Council's agenda packets, incorporates the wording change.

Recommendation: Adopt the resolution confirming the revised annexation policy.

6. RESOLUTION ACCEPTING AS COMPLETE THE EMERGENCY REPAIR OF THE SPENCER/MACADAMIA SLIDE (City Engineer)

Summary: This project was an emergency repair due to the sudden failure of the slope adjacent to Macadamia Road across from Spencer Lake on January 1, 2006. Town maintenance staff discovered this slope failure after a severe rainstorm. The slope failure was undermining the roadway and repairs were needed to ensure both public safety and proper storm water management. The City Council authorized repairs in an amount not to exceed $50,000.

After consultation and coordination with the California Department of Water Resources, Division of Safety of Dams, the scope of work was increased and a contract was awarded to Templeton Engineering Contractors for $43,000.

This project was completed under budget for $35,795 because field conditions proved to be less severe than originally anticipated. Staff is requesting the City Council's acceptance of this project in order to file the Notice of Completion with the County Recorder. This request is exempt from CEQA.

The source of funding for this project is the 2003 Water and Sewer bond.

Recommendation: Adopt the resolution accepting as complete the Emergency Repair of the Spencer/Macadamia Slide, and authorizing staff to file a Notice of Completion for the project.

7. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC LINERS FOR THE 2005 SANITARY SEWER CLEANING AND INSPECTION PROJECT PHASE III (City Engineer)

Summary: This project cleaned and inspected approximately 20,000 linear feet of 6-inch sanitary sewer mains. The lines inspected, as part of this project, are among the most difficult areas to access in the Town of Hillsborough. As part of the project, the contractor completed 77 separate point repairs. These completed point repairs replaced approximately 450 linear feet of severely damaged pipe. The contractor also replaced approximately 700 linear feet of pipe by pipe bursting. The pipe bursting method was used in areas where point repairs were numerous and not cost effective. Traditional repair methods would have cost three to four times the cost of pipe bursting.

This project was awarded to Pacific Liners in May of 2005 with a budget of $615,348 including contingencies and additional authorization. The work has been completed for a final amount of $485,460.

Recommendation: Adopt the resolution accepting as complete the contract with Pacific Liners for the 2005 Sanitary Sewer Cleaning and Inspection Project Phase III in the amount of $485,460.

8. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC LINERS FOR THE 2005 SANITARY SEWER CLEANING AND INSPECTION PROJECT PHASE IV, CHERRY CREEK (City Engineer)

Summary: This project cleaned and inspected approximately 6,200 linear feet of 6, 8, 10 and 12-inch sanitary sewer mains. The lines inspected as part of this project are in the difficult to access Cherry Creek easement. As part of the project the contractor completed 37 separate point repairs. These completed point repairs replaced approximately 260 linear feet of severely damaged pipe.

This project was awarded to Pacific Liners in June of 2005 with a budget of $519,151 including contingencies and additional authorization. The work was completed for a final amount of $395,404.

Recommendation: Adopt the resolution accepting as complete the contract with Pacific Liners for the 2005 Sanitary Sewer Cleaning and Inspection Project Phase IV, Cherry Creek in the amount of $395,404.

9. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH GELCO SERVICES FOR THE 2005 SANITARY SEWER SMOKE TESTING PROJECT (City Engineer)

Summary: This project tested approximately 262,000 linear feet of the Town's sanitary sewer system mains. The smoke testing project provided the Town with information about the sources of water inflows from sewer cleanouts, laterals, area drains, storm-sewer cross connections, roof downspouts, and other illegal connections to the Town's sanitary sewer collection system. This project covered more than one-half of the Town's sanitary sewer collection system.

The contractor found 41 locations where cleanouts or private laterals were damaged allowing surface water to enter the Town's sanitary sewer mains. The contractor also identified six locations where residents have illegal connections to the sewer mains. All residents were notified of their connection to the sewer system and are requested to proceed with repairs. These illegal connections are a result of the resident connecting their downspouts or area drains to the sanitary sewer system.

This project was awarded to Gelco Services in July of 2005 with a budget of $123,786 including contingencies. Including authorized change orders, the work has been completed under budget for the final amount of $102,155.

Recommendation: Adopt the resolution accepting as complete the contract with Gelco Services for the 2005 Sanitary Sewer Smoke Testing Project in the amount of $102,155.

10. RESOLUTION APPROVING THE CONTRACT WITH SEWER RAT PLUMBING FOR THE SANITARY SEWER REPAIR AT 60 LOOKOUT ROAD (City Engineer)

Summary: Staff was notified of a blocked sanitary sewer main on February 13, 2006. Maintenance crews attempted to free the clogged main but were unsuccessful. Upon further investigation it was apparent that the entire hillside was moving from a landslide on private property. The main was sheared in at least two locations within the slide area. Temporary measures are in place to prevent contamination of the nearby creek. Staff brought three contractors to the site to solicit bids for a temporary repair that will consist of approximately 260 linear feet of heat-fused high-density polyethylene pipe (HDPE) installed above ground and the reconnection of two private sanitary sewer laterals. A permanent repair is not practical until the hillside becomes stable. The Town is evaluating the issues of liability and responsibility for this work and has notified ABAG.

The Town received three bids and Sewer Rat Plumbing was the low bidder with a proposal of $11,000. The results are presented in the table below.

#	CONTRACTOR	BASE
1	Sewer Rat Plumbing	$11,000
2	Pacific Trenchless Inc.	$12,657
EE	**Engineer's Estimate**	**$15,000**
3	Fermin Sierra Construction, Inc.	$27,960

Staff conducted an analysis of the proposals and verified that their qualifications and experience levels are satisfactory. A 25% contingency is recommended for this project.

This project is not included in the CIP budget and will be funded by the 2003 Water and Sewer bond.

This project is exempt from the California Environmental Quality Act (CEQA) per section 15301 (d) of the State Public Resources Code.

Recommendation: Adopt the resolution approving the contract with Sewer Rat Plumbing for the Sanitary Sewer Repair at 60 Lookout Road in the amount of $13,750.

11. RESOLUTION APPROVING THE CONTRACT WITH PACIFIC TRENCHLESS, INC. FOR THE STORM DRAIN REPAIR AT 710 BOWHILL ROAD (City Engineer)

Summary: Staff was notified of a problem with the existing drainage system, where storm waters are conveyed from Reservoir Road through an outfall line, across private property above ground, and into a catch basin at Bowhill Road. The storm waters were causing severe erosion to the property where the outfall line is located. The City Engineer determined that the installation of a 12-inch pipe from the existing outfall near Reservoir Road to the existing catch basin on Bowhill Road would be the best solution to prevent future erosion in the steeply sloped area. The project consists of installing approximately 180 linear feet of seamless high density polyethylene (HDPE) pipe. The project will also reduce the need for regular maintenance of the Bowhill catch basin, which requires maintenance with each storm as the water collects soil and debris as a result of the erosion.

The Town received three bids and Pacific Trenchless, Inc. was the low bidder with a proposal of $22,549. The results are presented in the table below.

#	CONTRACTOR	BASE
1	Pacific Trenchless, Inc.	$22,549
EE	**Engineer's Estimate**	**$25,000**
2	D'Arcy and Harty Construction, Inc.	$26,150
3	Fermin Sierra Construction, Inc.	$28,800

Staff conducted an analysis of the proposal and verified that their qualifications and experience levels are satisfactory. Staff is recommending a 15% contingency budget for this project.

This project is not included in the CIP budget and will be funded by the 2003 Water and Sewer bond.

Recommendation: Adopt the resolution awarding the contract for the 710 Bowhill Road Storm Drain Repair to Pacific Trenchless, Inc. in the amount of $22,549, with a 15% contingency in the amount of $5,637 for a total construction budget of $28,186 to be funded by the 2003 Water and Sewer Bond.

12. RESOLUTION ACCEPTING AS COMPLETE THE EL CERRITO HEADWALL REPLACEMENT PROJECT (City Engineer)

Summary: This project replaced an existing storm drain headwall that had failed at 610 El Cerrito Avenue. This headwall failure created a public hazard due to its proximity to El Cerrito Avenue. During construction, the headwall across the street was found to be failing as well after several heavy rains, and to preclude failure and danger to residents, this headwall was also repaired.

The original project was awarded to Farallon Company with an original budget of $20,296 which included a 15% contingency. This portion of the project was completed for the original contract price of $17,649 without any change orders. At the November 2005 City Council meeting an additional $10,000 was authorized for the emergency repair of the second headwall across the street. This work has also been completed for its originally proposed price of $8,620.

The work for both headwalls is complete and staff is requesting City Council acceptance of this project in order to file the Notice of Completion with the County Recorder. This request is exempt from CEQA.

The source of funding for this project is the 2003 Water and Sewer bond.

Recommendation: Adopt the resolution accepting as complete the El Cerrito Headwall Replacement Project and the emergency repair of the second headwall, and authorizing staff to file a Notice of Completion for the project.

NEW BUSINESS:

13. RESOLUTION ADOPTING POLICY 205B ETHICS TRAINING AND 303B CITY COUNCIL COMPENSATION; CITY COUNCIL EXPENSE REIMBURSEMENT, AS REQUIRED BY AB 1234 (CALIFORNIA 2005-06 REGULAR SESSION) AND RENUMBERING EXISTING POLICY NO. 205 AND RENUMBERING AND REVISING EXISTING POLICY 303 (Assistant City Manager)

Summary: This resolution updates the Town policies in accordance with the requirements of Assembly Bill 1234 (AB 1234). AB 1234 was passed by the legislature during the California 2005-06 Regular Session, approved by the Governor on October 7, 2005 and became law January 1, 2006. AB 1234 requires that if a local agency provides reimbursement for expenses to members of its legislative body to adopt a written policy regarding such reimbursement including what occurrences qualify a member to receive reimbursement of expenses for travel, meals, lodging and other actual and necessary expenses. The bill also mandates ethics training for all local agency officials that receive reimbursement for actual and necessary expenses incurred during the performance of official duties.

A copy of the required policies is included in the agenda packet. Staff is currently exploring options for the mandatory ethics training for all officials that receive reimbursement for expenses.

Recommendation: Adopt the resolution adopting Policy 205B ethics training and 303B City Council compensation; City Council expense reimbursement, as required AB 1234 (California 2005-06 Regular Session) and renumbering existing Policy 205 and renumbering and revising existing Policy 303.

14. RESOLUTION AUTHORIZING THE INSTALLMENT PURCHASE FINANCING OF WATER AND SEWER SYSTEM IMPROVEMENTS AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND OTHER ACTIONS IN CONNECTION THEREWITH (Finance Director)

Summary: This resolution provides for the formal approval of the City Council to issue the $12,000,000 Town of Hillsborough, California Variable Rate Certificates of Participation (Water and Sewer Systems Projects) 2006 Series A, to continue the financing of the water, sewer and storm drainage capital improvement program. The resolution provides for the City Attorney, City Manager and Finance Director to sign documents to complete the bond issue expected to close on April 4, 2006.

The Financial Advisory Committee (FAC) and the City Council had previously approved the funding of the capital improvement program with bond financing. On November 30, 2005, the FAC approved for recommendation to the City Council, the issuance of $12 million bonds and entering into a forward interest rate swap (68% of LIBOR) to a synthetic fixed rate contract with JP Morgan Chase Bank, N.A., which the City Council subsequently approved at the December 12, 2005 meeting. The swap transaction was executed on December 27, 2005 at the synthetic fixed rate of 3.507%.

The Town has been assigned high ratings of AA+ from Fitch IBCA and AA from Standard & Poor's for the new issue and affirmed the same ratings for the Town's outstanding debt. A copy of Standard & Poor's Credit Profile Publication is included in the City Council's agenda packet.

The Town has gone out to bids and obtained more favorable rates for related consultant services. The City Council at the December 27, 2005 meeting authorized the Finance Director to sign the covering contracts for the following:

- Holland & Knight LLP - Bond Counsel
- JP Morgan Securities Inc. – Underwriter and Remarketing Agent
- JP Morgan Chase Bank – Liquidity Facility Provider
- Sidley Austin Brown & Wood LLP – Liquidity Facility Provider Counsel
- Hawkins Delafield & Wood – Underwriter's Counsel
- JP Morgan Trust Company, N.A. – Trustee
- Bond Logistix, LLC – Swap Advisor
- Fitch IBCA, Inc. and Standard & Poor's – Rating Agencies

Carr, McClellan, Ingersoll, Thompson & Horn served as Town Counsel and Josh Cooperman volunteered his services as financial advisor at no cost to the Town.

Recommendation: Adopt the resolution authorizing the installment purchase financing of water and sewer system improvements and the execution and delivery of certain documents and other actions in connection therewith. The resolution will require adoption by both the City Council and the Board of Directors of the Hillsborough Public Improvement Corporation (HPIC).

Recess the regular meeting and convene a meeting of the Hillsborough Public Improvement Corporation (HPIC)

NEW BUSINESS:

1. RESOLUTION OF THE BOARD OF DIRECTORS OF THE HILLSBOROUGH PUBLIC IMPROVEMENT CORPORATION AUTHORIZING THE INSTALLMENT PURCHASE FINANCING OF THE TOWN OF HILLSBOROUGH WATER AND SEWER SYSTEM IMPROVEMENTS AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND OTHER ACTIONS IN CONNECTION THEREWITH

Summary: See summary of previous item on the Town of Hillsborough City Council Agenda.

Recommendation: Adopt the resolution authorizing the installment purchase financing of water and sewer system improvements and the execution and delivery of certain documents and other actions in connection therewith. The resolution will require adoption by both the Board of Directors of the Hillsborough Public Improvement Corporation (HPIC) and the City Council.

Adjourn to Regular City Council Meeting

OLD BUSINESS:

15. PRESENTATION REGARDING PROPERTIES WITH PARCELS IN BOTH THE TOWN OF HILLSBOROUGH AND CITY OF SAN MATEO (Public Works Director)

Summary: At the February 13, 2006, the City Council heard a brief presentation on properties with 25 addresses bisected within the jurisdictions of the Town of Hillsborough and City of San Mateo. The City Council requested additional information regarding the properties. Below is a summary of the properties:

- Nine of the properties currently have Hillsborough addresses and pay property taxes to the Town and contribute towards Hillsborough City School District Bonds.

- Of the nine Hillsborough lots, only four meet the Town's minimum lot size.

- Sixteen of the properties currently have San Mateo addresses and pay property taxes to the City of San Mateo and contribute towards the San Mateo/Foster City Elementary School District.

- 40 Baywood Avenue (Hillsborough) consists of two separate parcels with assessments paid to both San Mateo and Hillsborough.

The Local Agency Formation Commission's (LAFCO) request for the inclusion on entire parcels within a single jurisdiction is an academic exercise, as all of the properties currently have addresses and are assigned to jurisdictions by the County Recorder/Clerk/Assessor. Property owners are probably unaware the jurisdiction boundary issues as police departments and other agencies have long defined their service boundaries

If a property owner of one of the Hillsborough addresses should request an annexation of a portion of their parcel, it would be practical for the Town to allow such an annexation. To date the Town has not received any such request, nor has it initiated any action due to the staff time and LAFCO fees required to complete an annexation.

The 40 Baywood Avenue parcel in San Mateo is unique in that the residents are currently served by the Town of Hillsborough for police protection and alarm monitoring, water and sewer, but pay property taxes to San Mateo. The 1.9 acre parcel has an assessed value of $163,416. Unless this property is sold, it is unlikely the owner would want to initiate an annexation and subsequent tax assessment.

Recommendation: No action required; for information only.

PUBLIC HEARING:

16. CONSIDERATION OF THE FINAL ARCHITECTURE AND DESIGN REVIEW OF PLANS FOR ADDITIONS AND REMODEL OF AN EXISTING HOME OVER 8,000 SQUARE FEET IN SIZE AT 880 HILLSBOROUGH BLVD; Mr. and Mrs. John Marren, Applicants (Asst City Planner)

Summary: This application, which includes exterior remodel, ground-floor and second-floor additions, an additional garage bay for one vehicle, and associated landscaping, requires final design approval by the City Council because the total square footage of the resulting house exceeds 8,000 sq. ft. (HMC Section 17.34.010). The application conforms to all Town requirements and standards. The ADRB considered the project on January 23, 2006 and unanimously commented that the design and materials are excellent and that the project is appropriate for the site. With enthusiastic project support, they also complimented architect Charlie Barnett because the plans were particularly clear, well-detailed, and easy to read. The ADRB voted 5-0 to recommend approval, subject to the Standard Conditions and addressing the comments of the Town's Consulting Landscape Architect. The landscape plan has been revised to fully address the comments of the Town's Consulting Landscape Architect. There were no public comments on this project at the ADRB meeting. No appeal has been filed.

The proposal is to remodel the exterior of the house and to construct ground floor additions of approximately 2,258 sq. ft., second floor additions of approximately 1,527 sq. ft., and a landscape plan including a new pool and spa and tree removals along the street. The area of the existing 9,450 sq. ft. home would be increased to approximately 13,731 sq. ft. with the proposed additions. The resulting FAR (Floor Area Ratio) on this 1.38 acre (60,145 sq. ft.) lot would be 21.6%. There are eight bedrooms and four garage spaces with six additional unenclosed parking spaces on the lot.

The project complies with height, setback and FAR requirements as summarized below:

	Proposed Project	Code Standard
Front setback:	65 ft.	25 ft. minimum
Right side setback:	108 ft.	20 ft. minimum
Pool House	21 ft.	20 ft. minimum
Left side setback:	48 ft.	20 ft. minimum
Rear setback:	33 ft.	20 ft. minimum
Pool House	20 ft.	20 ft. minimum
FAR square footage:	12,989 sq. ft.	13,378 sq. ft. maximum
Height:	31’-10”	32 ft. maximum

The architectural style of the house is English Country with integral color stucco walls, a slate roof, and a detailed façade including mahogany frame leaded windows with cast stone surrounds, cast stone cornices, brick and stone chimneys, custom light fixtures, and assorted ornamental copper features. The existing structure is reputed to have been designed by architect Arthur Brown Jr., but was remodeled to a French Villa style in the mid-1980s. This project would remodel the home to return it to its original architectural style.

Recommendation:

1. Open the public hearing and receive comments;

2. Close the public hearing; and

3. Accept the ADRB's recommendation and approve the project as submitted, subject to compliance with the Standard Conditions.