

MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 14, 2006

Mayor Kasten called the regular meeting to order at 6:04 p.m. at the Hillsborough Town Hall, 1600 Floribunda Avenue, Hillsborough, California.

ROLL CALL: Present: Krolik, Regan, Mullooly, Kasten
Absent: Fannon

MINUTES: The minutes of the July 10, 2006, City Council meeting were approved as submitted.

PRESENTATION:

- Architecture and Design Review Board, Certificate of Appreciation – Richard Reisman
- Samuel Johnson, Jr., Superintendent of the San Mateo Union High School District, presented an informational overview of the bond measure to continue the modernization of the six District high schools.

CONSENT CALENDAR:

On motion of Councilmember Krolik, seconded by Vice Mayor Mullooly, unanimous on voice vote, Consent Calendar Items 1 through 3 were approved.

1. MONTHLY CLAIMS: JULY 1 THROUGH JULY 31, 2006

The monthly claims for July 2006 in the amount of \$3,343,223.26 were approved.

2. RESOLUTION CONFIRMING THE REPORT OF WEED ABATEMENT CHARGES AND ORDERING COLLECTION

The resolution confirming the report of weed abatement charges and ordering collection was adopted.

3. RESOLUTION AUTHORIZING ADDITIONAL FUNDS FOR THE SANITARY SEWER LINING PROJECT, PHASE III

The resolution authorizing additional funds for the Sanitary Sewer Lining Project, Phase III, in the amount of \$95,000 from the 2006 Bond proceeds was adopted.

NEW BUSINESS:

4. RESOLUTION ALLOCATING \$14,554 FOR BASELINE GIS MAPPING OF VEGETATION IN TOWN-OWNED OPEN SPACES

City Engineer Cyrus Kianpour explained that May and Associates Inc., an environmental consulting firm specializing in the evaluation, restoration, and management of biological resources, prepared a proposal to create baseline vegetation mapping for the 250+ acres of open space in the Town of Hillsborough. This is an important first step in making informed decisions about issues such as protecting sensitive vegetation resources, determining fire management actions, and identifying problematic invasive plants. This information will be a useful tool when the Town seeks grant funding for open space management activities.

Mr. Kianpour added that May and Associates is currently preparing the County of San Mateo's park system vegetation management plan and has worked on other projects, such as the botanical survey for the San Francisco Public Utilities Commission (SFPUC) at the Crystal Springs Watershed and the rehabilitation of the lakes in Golden Gate Park.

Mr. Kianpour stated that once the baseline vegetation mapping project is completed, the next step would be to request a proposal to develop an open space management plan. The project is not budgeted and funding needs to be allocated from the General Fund.

Mr. Kianpour recommended adopting the resolution allocating \$14,554 for baseline GIS mapping of vegetation in Town-owned open spaces.

Vice Mayor Mullooly asked Mr. Kianpour if May and Associates would send a crew to walk the Town-owned open spaces. Mr. Kianpour replied that a crew would walk the open spaces.

Mayor Kasten asked if the information gathered by May and Associates will be of value to the Fire Department. Mr. Kianpour replied that it would absolutely be of value to the Fire Department by locating fuel sources and non-native species.

On motion of Vice Mayor Mullooly, seconded by Councilmember Regan, and unanimous on voice vote, the resolution allocating \$14,554 for baseline GIS mapping of vegetation in Town-owned open spaces was adopted.

5. RESOLUTION APPROVING PARTICIPATION IN THE BAWSCA WATER CONSERVATION LANDSCAPE PROGRAM

City Engineer Cyrus Kianpour stated that the Bay Area Water Supply and Conservation Agency (BAWSCA) administers a plan to conduct surveys of water accounts with the intention of reducing water consumption. A recent study by BAWSCA determined that the Town could realize the greatest water savings by reducing the amount of water used for landscaping. On average, Hillsborough residents consume almost 8 million gallons per day in the summer, as compared to about 2 million gallons per day in the winter, which is indicative of outdoor use.

Mr. Kianpour explained that the Conservation Landscape Program provides a trained irrigation auditor to visit residences. The auditor evaluates water usage and provides a site-specific plan to reduce water use. Residents are presented with a water use report that is designed to assist them in better managing their irrigation system.

Mr. Kianpour added that each residential audit costs \$450. BAWSCA has agreed to waive the \$2,500 program set-up charge. A pilot program of 100 audits is recommended at a cost of \$45,000. Staff will promote the program through its website, newsletter, and fliers to the Garden Club.

Mr. Kianpour recommended adopting the resolution allocating \$45,000 from the Water Fund for the BAWSCA Water Conservation Landscape Program.

Councilmember Krolik asked how the 100 properties would be identified for the irrigation audit. Mr. Kianpour replied that the Town could identify the 100 highest water users, and if homeowners volunteer for the audit, the Town could evaluate those properties and could set significant criteria to choose participants for the irrigation audit.

Councilmember Regan stated that if the Town chooses users, it would be prudent to choose the high water users, and he asked if the homeowner would need to consent to the irrigation audit. Mr. Kianpour stated that the selection criteria have not been set, but it will be a win-win situation for the homeowner, as the Town will be assisting the homeowner by providing the irrigation audit.

Councilmember Regan reported that the Town does not cover its cost when there is a water shortage and suggested that the Town may need to consider changing the way it bills water customers.

Vice Mayor Mullooly asked if the homeowners would be charged for the irrigation audit. Mr. Kianpour replied that the homeowner would not be charged for the irrigation audit.

Mayor Kasten stated that the proposal is to audit only 100 properties, but that there are 3,700 properties in Town. Mr. Kianpour replied that a lot of the properties in Town do not need the irrigation audit.

Mayor Kasten stated that if only the first 100 homeowners would receive the irrigation audit, then criteria should be set as to which residences are qualified for the audit, and he asked whether it would be on a first-come first-served basis, and whether there would be additional funds in the future.

Vice Mayor Mullooly asked if the homeowner could pay for a quarter or half of the cost of the audit. Mr. Kianpour replied that that the Town could charge the homeowner for a portion of the cost of the irrigation audit.

Councilmember Regan asked if other cities have participated in an irrigation audit. Mr. Kianpour replied that only non-residential areas, such as industrial parks and commercial centers, have been audited. The Town of Hillsborough is unique, because the Town does not have any industrial or commercial areas.

Councilmember Regan stated that it would be wonderful to see a 25% reduction in water use, but the Town would need to rapidly restructure the water rates, as there would be unintended consequences if there was a decrease in water consumption.

Mr. Art Jensen, General Manager of BAWSCA, stated that he was not aware of any other cities that have conducted residential water use audits. This would be a pilot program and could generate some savings to the homeowners. The water landscape program could be monitored for the first few cases.

City Attorney Norm Book stated that while homeowners should have the opportunity to apply for the audit, there needs to be clear selection criteria for determining which properties qualify for the water use audit, as a simple first-come first-served basis could be problematic. Mayor Kasten agreed that a selection criteria is necessary to determine which properties would qualify for the audit.

Mayor Kasten stated that he would like to see more details on the BAWSCA Water Conservation Landscape Program based on the feedback received from the City Council tonight. There needs to be clear objectives of the irrigation audit, criteria to determine which properties could participate in the irrigation audit, and details about what information would be gathered from the audit.

Councilmember Regan stated that Finance Director Edna Masbad should participate in discussions on the BAWSCA Water Conservation Landscape Program as a reduction in water use could impact how the Town structures the water rates, as 80% of the costs are fixed.

Mayor Kasten stated that the Town wants to look at ways to save water, but the Town must be clear on the objective of the Water Conservation Landscape Program. Mr. Kianpour stated that he will return to the September 11, 2006 City Council meeting with more information. On motion of Vice Mayor Mullooly, seconded by Councilmember Krolik, and unanimous on voice vote, staff was directed to return to the September 11, 2006 City Council meeting with feedback, objectives, and criteria for the BAWSCA Water Conservation Landscape Program.

6. **RESOLUTION AUTHORIZING BAWSCA TO NEGOTIATE THE MASTER AGREEMENT ON BEHALF OF THE TOWN OF HILLSBOROUGH**

City Engineer Cyrus Kianpour explained that the Bay Area Water Supply and Conservation Agency (BAWSCA) has requested that member agencies adopt a resolution granting BAWSCA the authority to negotiate the master agreement for the purchase of water with the San Francisco Public Utilities Commission (SFPUC).

The master agreement was established in 1982 and provides the method by which wholesale water charges are set by the SFPUC. All of the Town's water supply is purchased pursuant to the master agreement.

Mr. Kianpour further explained that given the massive multi-billion dollar capital improvement program proposed by the SFPUC in the coming years, the method by which wholesale rates are set and charged is becoming an increasingly more important issue for BAWSCA members.

Mr. Art Jensen, General Manger of BAWSCA, stated that negotiating the master agreement would be a great undertaking. The master agreement is due to expire in 2009. The goal of BAWSCA's negotiation would be to reach a new agreement that includes a fair price, protects the rights of the Town and meets the Town's future needs.

Mayor Kasten thanked Mr. Jensen. Vice Mayor Mullooly added that Mr. Jensen is very knowledgeable about negotiating the master agreement for the Town of Hillsborough.

On motion of Vice Mayor Mullooly, seconded by Councilmember Krolik, and unanimous on voice vote, the resolution authorizing BAWSCA to negotiate the master agreement on behalf of the Town of Hillsborough was adopted.

DISCUSSION:

7. DISCUSSION ON ELECTRONIC PAYMENT SERVICES

Finance Director Edna Masbad explained that currently, the Town accepts cash or check payments for Town services. The Town also allows "automatic bill pay" so that residents may sign up to have their bank accounts charged for their water bills only. Staff has increasingly received requests from both residents and other customers for the Town to consider other forms of electronic payment to pay for various Town services, allowing for convenience and faster service. These payment options include credit, debit and check cards, and direct debits to bank accounts, through the Internet, by phone and in person.

Ms. Masbad stated that the cost of providing these services should be passed on to consumers. The primary fee is the discount rate charged by card companies for credit card transactions, which range from 1.9% to 3% for VISA and MasterCard and even higher fees for other reward cards such as American Express and Discover. However, credit card companies will only allow the Town to pass on a convenience fee for transactions processed off-site.

Ms. Masbad explained that the City Council has four options to consider: 1) Allow all payment options off-site only to enable the Town to pass on a convenience fee to cover costs of the service; 2) Allow all payment options off-site and on-site for all or selected revenue categories, but absorb costs of the service; 3) Allow all payment options and pass on a convenience fee for off-site transactions, but absorb the costs of the service for on-site transactions; or 4) Hold off considering other payment options until such time as the Town is able to pass on the costs of the service for all transactions.

Councilmember Krolik asked Ms. Masbad if she checked the fees of different banks. Ms. Masbad replied that she did an informal survey of bank fees and determined that the fees offered by a particular vendor are the most cost effective.

Vice Mayor Mullooly stated that she does not recommend the Town paying for electronic payment services. Councilmember Regan asked if the Town has received a lot of complaints from residents. Mayor Kasten replied that the Town has received complaints from several contractors. Vice Mayor Mullooly stated that the electronic payment services would be a cost to the Town for the convenience of the contractors. Councilmember Regan stated that he would not want to spend \$50,000 to \$100,000 for a convenience fee and stated that he would choose Option

1. Vice Mayor Mullooly stated that she preferred Option 1, as long as there would be no cost to the Town.

Mayor Kasten directed staff to go with Option 1 thereby allowing all payment options off-site and enabling the Town to pass on the convenience fee to cover costs of electronic payment services. Ms. Masbad stated that she would return to the City Council with a recommendation to award a contract for electronic payment services as discussed in Option 1.

PUBLIC HEARING:

8. FUNDRAISING EVENT PERMIT APPLICATION 06-07 FOR THE SAN MATEO ARBORETUM SOCIETY'S GARDEN TOUR

City Clerk Miyuki Yokoyama stated that the San Mateo Arboretum Society submitted an application for their annual fundraising event. The Garden Tour is proposed to take place on Saturday, September 9, 2006, from 10:00 a.m. to 4:00 p.m., at 140 New Place Road, 725 Chester Way and 96 Crystal Springs Road in Hillsborough.

Ms. Yokoyama stated that Public Notices have been sent to homeowners located within a 500-foot radius of the properties and no comments have been received. Staff recommends approval of the application subject to the restrictions and conditions of the Police, Fire and Building Departments.

Ms. Elaine Snyder of the San Mateo Arboretum Society stated that this is the 31st annual Garden Tour, and it is their biggest fundraiser of the year, which supports the Central Park Rose Garden.

Mayor Kasten opened the public hearing. There were no comments. The public hearing was closed. On motion of Vice Mayor Mullooly, seconded by Councilmember Krolak, and unanimous on voice vote, the Fundraising Event Permit Application 06-07 for the San Mateo Arboretum Society's Garden Tour on September 9, 2006, subject to the conditions recommended by staff, was approved.

9. APPEAL OF THE ARCHITECTURE AND DESIGN REVIEW BOARD'S APPROVAL OF THE DESIGN OF A NEW HOUSE AT 10 MADRONE PLACE; Mr. Leo Lum, Appellant; Mr. and Mrs. Mardo Kaprealian, Applicants

Associate Planner Gina Tynan explained that at its meeting of June 5, 2006, the Architecture and Design Review Board (ADRB) approved the design for a new house at 10 Madrone Place. Approval of the application was conditional upon revising the landscape plan to address the comments of the Town's Consulting Landscape Architect. The subject lot is at the corner of Madrone Place and Floribunda Avenue and across the street from the Burlingame Country Club Golf Course. Ms. Tynan reviewed the project's history.

Ms. Tynan added that the applicant has submitted revised architectural plans to address a minor adjustment to the siting of the house on the lot, which increased the right side building setback by approximately 1.5 feet (adjacent to 1868 Floribunda Avenue) and reduced the proposed garage's storage area by approximately 21 square feet, to comply with the Municipal Code requirements for maximum building height of 22 feet and required setbacks. This minor revision did not require ADRB review. As currently proposed, the new house and detached pool cabana would be 5,518 square feet with a 24.9% floor area ratio (FAR) on the 0.5-acre lot. The Italian Renaissance style is reflected in the smooth plaster exterior finish; the stone columns, window casings and other elements; and the antiqued clay roof tiles. Second story elements of the house have been sited closest to 1868 Floribunda Avenue, where there is an adjacent two-story structure, and away from the one-story homes on Madrone Place. The project proposes four bedrooms and a three-car garage. The associated landscape plan proposes to remove a total of three trees, described in the Arborist Report to be in "fair" condition, and plant 93 new trees.

Ms. Tynan reported that the appellant's letter cites concern for appropriateness of the proposed structure relative to allowable floor area ratio and hardscape, visual appearance of building mass and bulk, availability of guest parking, and the removal of large trees and foliage as the basis for the appeal. Staff has explained that the applicant made minor revisions to the plans such that they conform to the maximum building envelope requirements of the Municipal Code. The City Council may accept or reject, wholly or in part, or may modify the recommendation of the ADRB to approve the design of the new home at 10 Madrone Place.

Councilmember Regan asked what the front setback was on the property. Ms. Tynan replied that the property line is 14 feet behind the back of the curb on Floribunda Avenue and the setback line is 25 feet behind it. Councilmember Regan asked if the total front setback would be 39 feet, which is 14 feet plus the 25 feet proposed front setback. Ms. Tynan replied that is correct.

Mayor Kasten asked if the second story is set back further from the first floor. Ms. Tynan replied that the two floors are on the same plane.

Mayor Kasten opened the public hearing. Attorney Marc Hershman spoke on behalf of Mr. Leo Lum, the appellant. He stated that he was confident that the Kaprealians would be good neighbors and asked for a continuance if there was a 2-2 vote of the City Council. He hoped that some of the issues could be resolved with the City Council's assistance.

Mr. Hershman stated that Mr. Lum would like the Cypress tree (tree #10) near the right-of-way to be saved or replaced with a tree of similar size. The fence at the property line is one to three feet on Mr. Lum's property. Mr. Lum would like the fence moved, but not to harm any existing foliage. No trees should be removed until replacement trees of equal size are ready to be planted.

Mr. Hershman stated that Mr. Lum was concerned about the location of the front door being relocated from Madrone Place to Floribunda Avenue and about parking problems that may be created. Mr. Lum does not want to see more vehicles and traffic due to the front door being moved to Floribunda Avenue. Mr. Hershman stated that the front setback, FAR and maximum height are at, or close to, the Code maximums.

Mr. Hershman stated that he did not have the benefit of reviewing page A9 of the plans regarding the height of the building. The Hillsborough design standards sought stricter scrutiny for houses with 25% FAR, and Mr. Lum felt that was not followed by the ADRB. Mr. Hershman stated that he respectfully disagrees with the Town's staff regarding the height limit. Mr. Lum hired an architect to review the plans and feels that the proposed height of the home will exceed the Code standards. He would like the ability to determine if the property is in compliance with Hillsborough's standards. Mr. Lum is not just concerned about the height of the proposed home but also is concerned about the design, front door location, second story, shade plane and FAR, and requests that the City Council look at the design closely and return it to the ADRB for further review.

Mayor Kasten asked why Mr. Hershman did not review page A9. Ms. Tynan stated that page A9 is part of the building plans. City Planner Maureen Morton stated that the plans have been available at the front counter in the Planning Department. Mr. Hershman stated that he did review page A9.

Councilmember Regan asked why there was so much controversy about the 32 feet height. Mr. Hershman stated that the property line slants toward 10 Madrone Place. Councilmember Regan stated that the height issue should be resolved and that a professional must take the appropriate measurement and verify the height is 32 feet.

Councilmember Regan confirmed with Mr. Hershman that Mr. Lum would like the Cypress tree replaced with a tree of the same size. Mr. Hershman stated that both

Mr. Kaprealian and Mr. Lum would like to retain the Cypress tree, but that it must be maintained or replaced with a tree of similar dimensions.

Mr. Ted Kevranian of 1145 Lakeview Drive stated that he thought there was ample discussion of the proposed house at the June 5, 2006 ADRB meeting. He stated that Mr. Kaprealian was a man of integrity and has given his time to worthy causes. Mr. Kevranian stated that he has checked a few facts and that Ms. Ann Riley, a real estate agent, has Mr. Lum's property listed for sale. The website for Mr. Lum's property shows that Mr. Lum is proud of his 28 foot kitchen ceiling height. The Kaprealians' proposed ceiling height is only 20 feet. Every room in Mr. Lum's home has access to the outside. Mr. Kaprealian's proposed home has no windows facing Mr. Lum's house. Mr. Kevranian stated that he feels that Mr. Lum is using the appeal process as a stalling process. The Kaprealians have gone out of their way to work with the neighbors. The neighbors had a right to speak at the ADRB meeting. This house meets all Codes and the Kaprealians will be assets to the community.

Mr. Putney Westerfield of 10 Greenview Lane stated that Mr. Kevranian compared Mr. Lum's property to Mr. Kaprealian's property, and that the two lots are not comparable as Mr. Lum's home is on a much larger lot and Mr. Kaprealian's lot is just a tiny place on Madrone Place. He added that Greenview Lane has four single story homes and he does not want homes in the cul-de-sac converted to massive and intimidating "McMansions". He stated that moving the entrance to Floribunda Avenue would be out of character with their neighborhood and felt it was appalling. The oak trees on the property are truly historic trees as they are 50-100 years old and have been lovingly cared for by the previous owners. The trees should be protected and it would be a cruel offense to remove them for a swimming pool. He urged the City Council to consider protecting the beautiful trees and preserve the neighborhood.

Mr. Duncan Beardsley of 1898 Floribunda Avenue stated that if you stand on Floribunda Avenue the house will not appear as set back as in the architect's drawings of the proposed house. He added that the proposed house would look like something from Blackhawk and that it does not fit in Hillsborough.

Mr. Hryer Kaprealian thanked the City Council and Mayor Kasten. He stated that his father followed all the Codes regarding height limits, floor area ratio, and setbacks. He stated that they have tried to accommodate all of the neighbors' requests and have compromised the design in many areas, such as removing the master bedroom window, keeping tree #10, and adding additional screening. He added that in regards to complaints that the house would be too boxy or bulky, the ADRB complimented the design on being beautiful and charming. Four architects that the Kaprealians interviewed, including Mr. Lum's architect, all suggested placing the front door on Floribunda Avenue due to the odd shape of the lot. Six members of the ADRB approved locating the front door on Floribunda Avenue. He added that it was interesting to note that Mr. Lum has placed his home for sale and questioned Mr. Lum's motives for appealing the plans. He stated that his father has tried to accommodate the neighbors and that this is his father's retirement dream home.

Mayor Kasten closed the public hearing.

Vice Mayor Mullooly stated that she reviewed the issues and spent a lot of time on this particular project. In regards to the Cypress tree, she would want it removed, unless an arborist said that it could be saved. In regards to the Acacia tree on the property line, she would agree to allow them to remain at this time, as they provide screening. She would support removing the Acacia trees when the other trees grow tall enough. In regards to the front door facing Floribunda Avenue and the parking and traffic issues that it may present, she felt that it would not present any problems.

Vice Mayor Mullooly stated that she tried to envision the proposed two-story home on Floribunda Avenue. A number of houses on Floribunda Avenue are two stories

and push the limits. She stated that the neighborhood is in transition and that she wants to ensure that new homes fit in. Vice Mayor Mullooly stated that most houses in the neighborhood are set back the same distance on Floribunda Avenue. With the proper foliage the proposed home would not look so stark and bold.

Councilmember Krolik stated that 10 Madrone Place is one of the nicest lots in Hillsborough. There is symmetry on Madrone as the Beardsley home and the Kaprealian home are “bookends” to the cul-de-sac. The existing home at 10 Madrone is nestled in the lot and is not intrusive, but the proposed home is not integrated as part of the neighborhood. She believes that all aspects to the proposed home are “maxed out” and do not serve the site well.

Councilmember Regan stated that he agreed with Vice Mayor Mullooly that the Cypress tree is overgrown and the Town’s expert should give an opinion on whether it will thrive. He added that he would like the height issue of the proposed home resolved. The Town should consider Mr. Lum’s expert’s opinion and then make a determination. As to whether the house should face Floribunda Avenue, he stated that that did not trouble him. He did not object to the removal of the one Oak tree. The area that concerns him is the pushing of Code limits. He stated that he has a problem when a property pushes the limits on so many objectives. The Hillsborough Zoning Study Committee voted 16-0 in July 2006 to increase front and side setbacks for large houses, and this project appears inconsistent with that recommendation.

Mayor Kasten stated that there has been a great deal of dialogue about the proposed home at 10 Madrone Place. He added that it is always a good approach to make accommodations for the neighbors, but that the design includes many dimensions that are at the maximum or minimum of the Code standards. He stated that he looked very hard at the site. The Zoning Study Committee deliberated for many weeks about setbacks. He encouraged resolving the height and building envelope issues of the proposed home. He believes that the Cypress tree should be kept if it is not a hazard to the Town’s public right-of-way. He supported leaving the Acacia trees and Oleander until the new plantings have grown in and then removing them. He stated that the entrance to the home looks different than the rest of the style of the home and would like to see some additional design consistency. Mayor Kasten stated that he would like to see the balcony issue resolved. He stated that he looked at other homes in the area and was not troubled by two story homes, but would like to see the proposed home set back further from Floribunda Avenue. He added that the ADRB vote was not unanimous; it was a 3-2 vote.

Councilmember Regan stated that if the hardscape is diminished, then maybe the Oak in the back could be saved.

Councilmember Krolik stated that if the Kaprealians love the proposed design they should find another lot for it, but if they love the lot, they should design another home.

Vice Mayor Mullooly stated that the experts should agree upon the height. Perhaps the setbacks should be increased. A decision should be made as to whether the gymnasium balcony should remain.

Mayor Kasten agreed that if the Cypress tree is not a safety issue, then it should stay. The balcony should be removed if the ADRB agrees. The Acacia trees should stay until the new plantings have grown in and then they can be removed. He stated that the dimensions should be reduced, as six out of eight dimensions “push the limits”.

Councilmember Regan stated that too many of the measurements are at, or just under, the limits. The property owners should consider reducing the height and setbacks. He stated that he has no problem with the house facing Floribunda Avenue. Mayor Kasten stated that he also had no problem with the house facing

Floribunda Avenue. Councilmember Krolik stated that she was not comfortable with the house facing Floribunda Avenue, the setbacks, or the size of the house.

City Attorney Norm Book stated that if the City Council was not prepared to make a decision tonight to approve the house, then the City Council could uphold the appeal and/or remand it back to the ADRB, without prejudice, and have the homeowners reapply.

Councilmember Krolik moved to uphold the appeal and remand the applicants to reapply without prejudice.

Mayor Kasten reviewed recommendations made by the City Council, including securing an arborist report for tree #10 and incorporating the recommendations, reconsidering some of the dimensions that are at the Town's maximum limit (FAR, size, hardscape, height, and setbacks), removing the balcony (but retaining the windows) at the gymnasium, and retaining the existing Acacia trees and Oleander plants which serve as screening along the side property line.

On motion of Councilmember Krolik, seconded by Councilmember Regan, and unanimous on voice vote, the City Council remanded the design of the new house at 10 Madrone Place to the ADRB.

PUBLIC COMMENT:

Mr. Mike Amaroli of 80 Country Club Drive stated that he has been selling real estate for 25 years and has seen different size properties and different size lots and wanted to know how setbacks were formulated. Mayor Kasten stated that the Zoning Study Committee just finished their work on the size of new homes in Hillsborough. The Zoning Study Committee was a group that represented the diversity of Hillsborough's residents. The group included members of the Architecture Design Review Board (ADRB), Hillsborough Citizens Trust, two councilmembers, builders and architects, and several concerned citizens. Mayor Kasten recommended that Mr. Amaroli send a note to the Town stating that he would be interested in participating in the next Zoning Study Committee. Councilmember Regan added that Mr. Bruce Herman was on the Zoning Study Committee and that it won't be long before the Town forms another Zoning Study Committee.

CITY COUNCIL ITEMS:

Vice Mayor Mullooly announced that she and Councilmember Krolik attended the San Mateo County Elections Office Insiders Briefing on August 9, 2006. They were introduced to the new eSlate voting system that will be used in the November 7, 2006 General Election. The eSlate voting system is compliant with the new federal and state laws, providing an accessible voting experience for all voters regardless of ability or language with a voter verifiable paper audit trail.

Mayor Kasten thanked the Police Department for providing the photo album of the Police Department staff.

Mayor Kasten announced that so far 17 out of the 20 cities in San Mateo County have joined the countywide subregion for the purpose of the administration of the Housing Element Regional Housing Needs Allocation. City Planner Maureen Morton added that the deadline for joining has been extended to September 30, 2006.

Mayor Kasten announced that there would be no Council of Cities Dinner/Meeting in August 2006.

ADJOURN:

Mayor Kasten adjourned the meeting at 8:50 p.m.