

# HILLSBOROUGH

4TH QUARTER 2008



## Charles Templeton Crocker THESPIAN AT HEART

### *Bohemian Grove play transformed into grand opera*

By Michael Svanevik & Shirley Burgett

If anyone had the perfect pedigree, it was Charles Templeton Crocker. He was the son of Charles Frederick Crocker, an official of Southern Pacific Railroad; the nephew of San Francisco banker and philanthropist William H. Crocker; and grandnephew of Comstock millionaire Darius Ogden Mills.

Doing what was expected of him, in 1911, Templeton added to the distinguished family credits through his marriage to Honolulu-born beauty Helene Irwin. Her father, William G. Irwin, a banker and plantation owner, was the partner of Claus Spreckles. Templeton, San Francisco's "most popular

bachelor," was 25. She, stunningly regal, was 23. Newspapers placed their combined wealth at \$28 million. Following a honeymoon to England and Europe, they returned to make their home in Hillsborough, at Uplands, a 35,000-square-foot Italianate residence.

Perhaps Templeton was never really meant for marriage. As a student at Yale, his bent had been theatrical. And then, following graduation, he traveled to Paris to immerse himself in a Bohemian lifestyle. The return home was with a certain amount of dread. A country gentleman, he wasn't. He considered himself a thespian; the stage was in his blood.

Regarded in Hillsborough as "quiet and unassuming," in 1917 he wrote a libretto for the Bohemian Club's annual play. Traditionally, club plays had been based on Grecian or Roman mythology. Crocker's, a major depar-

ture, was titled "The Land of Happiness." It set high society on "tiptoes of expectation." This was to be a fantasy set in China.. The "China of old," declared Crocker, "will live again under the redwoods."

Music for this elaborate production was composed by his close personal friend and fellow Bohemian, Joseph D. Redding, a leading San Francisco attorney, author and lecturer. This, the most costly production yet presented at the Bohemian Grove, the club's outdoor encampment on the Russian River, was an unmitigated triumph and won unanimous acclaim for both men.

Flushed with success, Crocker, who never let his childless marriage interfere with his theatrical existence, accompanied by Redding, dashed off to the continent, establishing a Left Bank apartment in Paris. Determined to rework their masterpiece, now to present it as grand opera, Crocker invested much of his own fortune to make the production a perfect one. Typically, Helene remained at home, alone, in Hillsborough.

Now titled "Fey-Yen-Fah," the new production finally debuted at Monte Carlo in one of Europe's most stately and beautiful opera houses. The year was 1925 and it was a first. Never before had an all-American grand opera been presented on either side of the Atlantic. Helene and Templeton's younger sister Jenny were present for the debut. Crocker and Redding received thunderous applause from the international smart set.

There were traffic jams in San Francisco the next year when they brought "Fey-Yen-Fah" home to play on opening night of the San Francisco Opera Co. It opened to equally appreciative audiences at the Columbia Theatre.

But the fairytale marriage was over. Templeton's theatrical interests had taken him continuously away from Helene for long periods of time, and they moved irrevocably down the road to disunion. "We part with mutual respect, admiration and consideration," Helene remarked in 1928 when their divorce was granted.

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"The stage is in my blood," Crocker once declared. Above, he appeared with Mrs. W.P. Fuller, Jr., at the Burlingame Country Club.

At left, C. Templeton Crocker dressed for the Oriental Ball, a scene of eastern splendor, staged by him at the St. Francis Hotel for 200 guests, Jan. 26, 1912.

## LOCAL FIREFIGHTERS RESPOND TO CALIFORNIA WILDFIRES

Wildfires hit Northern California unseasonably early this year, and local firefighters responded to the call of duty. Altogether, 26 firefighters with the Central County Fire Department battled wildfires over five different deployments, some more than once.

Battalion Chief Drew Flinders has already been called to action three times this year.

"In 24 years I had only been to three strike teams before this year," he said. "This is really unusual."

Many times, fire crews are needed urgently and have little time to prepare. For Flinders' first deployment on June 20, 2008, he rushed straight out of the station to a suspected arsonist fire in Santa Cruz County, then up to Humboldt County for a dry lightning strike, then straight to Shasta County for another lightning strike. He and his crew did not return home for 13 days.

"My wife had to meet me with a bag of clothes," he said. "We were running to Kmart and Wal-Mart to make sure guys had enough shirts and underwear."

Days on the fire line are long and unpredictable. Fire crews usually spend a 24-hour shift on the line, starting at 8 a.m., but the workdays stretch much longer.

The Type I fire engines used by local firefighters are not designed for rough terrain, so the local strike teams are often assigned to protect property – shutting windows, pulling debris, then settling into a neighborhood to defend the space. This year, local crews were



PHOTO: CAROL HUNTER



also put to work cutting fire breaks with chainsaws and bulldozers, often on very steep slopes, and laying hose to fight the fire.

Local firefighters are constantly training to hone the skills they need for wildfires. San Mateo County Fire Chiefs' Association holds a strike team refresher course each

*Left to right, Kevin Kopyscianski, Drew Flinders and John Tsvikas are three of the 26 firefighters from the Central County Fire Department deployed this summer to fight wildfires in Northern California. Below, a spot fire demolishes a building but was prevented from spreading by the local team.*

year, and there is also a yearly wildland fire protection class as part of the Department's ongoing training.

"Just because you are a firefighter doesn't mean you can be a firefighter everywhere. It is a totally different job," said Flinders. "The work is on a much bigger scale. Instead of a single family home, the fire zone could stretch for miles. Weather plays such a big role. We need training to know when to stay and when to go."

When a wildfire is raging and the call comes out for reinforcements, many firefighters are eager to respond.

"That's what you train for," said Flinders. "But there are a lot of sacrifices. People have to cover for you while you're gone. It's hard on families."

## WATER CONSERVATION MEASURES, BIG AND SMALL

Water conservation is nothing new to Hillsborough. With the second consecutive year of less-than-average rainfall and Sierra snow pack, the San Francisco Public Utilities Commission, which supplies water to the Town, has asked for a voluntary 10 percent reduction in water use.

"If this happens again next year, we will have a pretty serious condition," said Ed Cooney, a consultant for the Department of Public Works. "If we continue to have drought conditions, water conservation will be mandated by the State."

The Town is continually researching and implementing new water-saving measures, both big and small, to meet the State's best management practices and do its part in water conservation.

### WaterWise school program

One new program hopes to turn some of the Town's younger citizens into ambassadors of water conservation.

For the past three years, the Town and the Bay Area Water Supply and Conservation Agency (BAWSCA) arranged to bring the WaterWise Program to local elementary schools. This Town-sponsored program provides the schools with classroom activities and a hands-on kit with water conserving devices for students to use and install in their own homes.

Erin Bautista and Angela Ping, enrichment teachers at North Hillsborough Elementary School, sent about 50 kits home with their fourth and fifth grade students last spring.

"It was really great," said Bautista. "This wasn't just information. They actually gave [the students] all the materials. They had everything right there."

Students received a high efficiency showerhead, kitchen and bathroom aerators, toilet leak detection tablets and other supplies, ready to be installed and used in their homes. The kit also included a booklet with activities like comparing the flow rates of a current shower head to a more efficient model, calculating the energy saved by lowering the

temperature on the water heater or changing the dishwasher settings, or checking plumbing for leaks.

"They are all very practical things to get kids and families thinking about conservation," said Bautista.

Altogether, 158 kits were distributed to students and their families at North, South and West schools. Based on the number of students who said they installed the devices in their program survey, this year's project is estimated to save 1,123,844 gallons of water a year and 9,886,801 gallons over the next 10 years.

### Town projects

Water can be lost through leaky pipes before it arrives at its intended location of use. Recently, the Town was awarded a \$50,000 grant from the Department of Water Resources to find its leaky pipes by funding a leak detection survey of its 96 miles of water mains and related plumbing.

"We anticipate entering into an agreement for the grant funding, then we will be off and running," said Cooney. "By the end of this year we will have surveyed the water mains. Then we can use those results and button up our system."

He said they won't know the details until after the survey, but it has the potential to save thousands of gallons of water.

Another way the Town is conserving water is by better managing its flushing operation. Periodically, the Department of Public Works must "flush" water by opening up fire hydrants to maintain water quality or to ensure that there is the proper flow rate needed for fire protection. Beginning in the spring of 2007, the Town attempted to conduct its flushing operations more efficiently to conserve water. By providing additional training to its employees, identifying the minimum flow amounts required to maintain water quality, and more carefully managing the flushing schedule, the Town was able to reduce the water used in flushing from 4,080,975 gallons in 2006 to 2,542,550 gallons in 2007.

The Town also designed and purchased four automated flushing units last November, which should reduce the amount of water used in flushing even further.

### Landscape irrigation

Landscape irrigation is the largest single use of water in Hillsborough, and the Town has several programs to help residents water their landscaping more efficiently.

In 2007, the Town launched the Landscape Irrigation Conservation Program. The goal of this program is to identify and target all commercial sites and the 150 largest residences with the highest water conserving potential during a three-year period. Select program participants receive a bi-monthly water budget report, which compares their actual water use with a "budgeted" use calculated using the landscape area, weather data and other factors. Field visits are conducted to inspect the irrigation system and suggest scheduling adjustments and improvements.

The Town also hosted a workshop in April for landscape professionals on landscape irrigation conservation. The workshop, which was attended by 25 professionals, introduced the new Landscape Irrigation Conservation Program and also provided information on efficient landscaping and ways to prevent water waste. The attendees found the workshop valuable and informative, and the Town plans to repeat the workshop annually.

Hillsborough provides information on water-wise gardening to residents through various workshops which encourage landscaping with native, drought-tolerant plants. The Town also purchased 500 copies of the BAWSCA "Water-Wise Gardening in the Bay Area" CDs, which shows photographs of beautiful drought-tolerant landscaping hot-linked to the plants that compose them, as well as a searchable plant database, watering recommendations, and other information needed to create amazing drought-tolerant landscapes. The information on this CD is now available online at [www.bawscawater-savingplants.com/bawscap.php](http://www.bawscawater-savingplants.com/bawscap.php).

## DRAFT HOUSING ELEMENT READY

A steering committee composed of 14 residents from different geographic areas, professional fields and economic segments within the Town was appointed to develop strategies to maximize affordable housing opportunities for the community and for purposes of updating the state-mandated Housing Element for Hillsborough. The draft document is now available on the Town's website – [www.hillsborough.net](http://www.hillsborough.net) (Planning Department).

California law requires that all California jurisdictions adopt a plan to meet housing needs, especially affordable housing for their city or town. The Town's last Housing Element dictated that the Town plan for 84 new housing units. From 1999 through 2006, Hillsborough planned for 138 new units and issued permits for 74 units. Of the 74 built, 31 were second dwelling units having the potential to provide affordable housing within the Town.

The new, proposed Housing Element is designed to meet the State requirement to plan for 86 new units between 2007 and 2014. Of these, 34 units will need to be targeted to lower income categories.

There are an additional three significant changes in the proposed Housing Element:

1. Second Units as Affordable Housing: The State of California is requesting supporting information that second units do, in fact, serve as affordable housing. Therefore, the Town is undergoing a study to demonstrate that fact. The Planning Department proposes to collect information on new second unit proposals to determine their general use (i.e. for rent, family, etc.), rent range if applicable and number of bedrooms and size.

2. Emergency Shelter for the Homeless: This is a new State law that requires that each jurisdiction zone an area for emergency shelter for the homeless, meaning specifically that the Town itself would need to designate an area for such a shelter but not build it. However, an independent operator could come in and build a shelter within the area the Town has zoned, subject to the Town's standards. The Town is recommending designating the former fire station near Town Hall, which would allow the Town to maintain control over such a facility should an interested operator seek approval of a facility.

3. Transitional and Supportive Housing: The new State law requires that all jurisdictions have zoning to accommodate supportive service facilities and transitional housing for low income clients of all ages. The document will specify that such facilities are allowed.

A public meeting to receive input on the draft plan was announced in the last newsletter and took place on October 16, 2008 at Town Hall. Further comment may be submitted to the Planning Department. Questions about the document may be directed to Elizabeth Cullinan, Director of Building and Planning, 650-375-7416. The deadline for the document to be submitted to the state is June 30, 2009.

## SERENA PONZO JOINS BUILDING DEPARTMENT

Serena Ponzo planned to be a nurse or doctor and graduated from college with a degree in health science. Somewhere along the line, her focus changed – from healthy people to healthy neighborhoods. Since June 2004, she worked with the urban and regional planning firm of Neal Martin & Associates. On March 24, 2008, she began work as Hillsborough's new assistant planner. Ponzo will be working primarily with builders and property owners in preparing plans for presentation to the Architectural Design Review Board.

"I had been looking for an opportunity to be part of a town and to grow with a town, allowing me to be creative and to develop working relationships with owners and builders. I found I really enjoyed that in my former job in San Carlos where I worked mostly with residential development design review. So I am excited about coming to Hillsborough," Ponzo said, adding that it is fun getting to know a town that, growing up on the Peninsula, has always intrigued her.



Serena Ponzo

Ponzo was born and raised in San Bruno. She is a graduate of Mills High School, the College of San Mateo and St. Mary's in Moraga. After taking a temporary assignment at the city clerk's office in San Carlos, she found herself being recruited to the city's Planning Department where she not only did design review but prepared environmental documents, served as liaison to the San Mateo County Stormwater Pollution Prevention Program and worked with electronic permitting and agenda systems. Planning has become her career. She is currently enrolled in the Land Use and Environmental Planning Certificate Program with the UC Davis extension school. Ponzo is married and lives in Redwood City.

## FIRE DEPARTMENT SUPPRESSES ADMIN WORK

The Central County Fire Department (CCFD) has a hot new technology that reduces man-hours needed for shift scheduling by an average of 75 percent.

Called "Telestaff," the new system almost completely automates department staffing. It makes sure that each day four firefighters are on the truck, three firefighters are on each engine, and positions are covered for training events and other needed coverage. It allows firefighters to log onto the internet and submit their vacation requests, sick leave information and numerous other activities related to scheduling. It automatically makes phone calls to members of the Fire Department to request certain work days, in addition to allowing individuals to sign up for days they are available to work, assignment of those days and follow-up confirmation calls.

Before Telestaff, a captain at Station 36 worked three to four hours each day on scheduling, and an administrative support team followed up by inserting work hours into a payroll system. With the new system, time will be reduced to 15 to 30 minutes per day. Telestaff cost \$35,000 and will require a \$2,250 annual maintenance fee but should pay for itself in nine months.

## CHECK BULLETIN BOARDS FOR INFO

The Town maintains three bulletin boards for posting of important information. To improve access, two of the bulletin boards are located in front of the fire station – one at Fire Station 32 (330 Ascot Road) and another at Fire Station 33 (835 Chateau Drive). The third bulletin board is in front of Town Hall (1600 Floribunda Avenue).

Residents may view meeting agendas for Hillsborough City Council, the Hillsborough Architecture and Design Review Board, the Bay Area Water Supply and

## GOLDSTONE BRINGS STRONG BACKGROUND TO ADRB

One of the guiding principles of Hillsborough's Architecture Design Review Board (ADRB) is to protect the character of the Town. The newest member of the ADRB will need no schooling in that department. The history and personality of the Peninsula have particular meaning to Carl Goldstone.

Goldstone was born and raised in Hillsborough, and his father grew up in Hillsborough. "I've lived in Hillsborough most of my life," he said. He has been married to his wife Olivia for 25 years and his two children attended the Hillsborough schools. He knows and appreciates the lovely old homes and the unique beauty of the community.

History, plus humor, are part of what Goldstone recalls looking back over the years. He remembers when there was no Skyfarm development in Town. He attended South School at a time when there were no buildings at the district office site, and he recalls getting in a bit of mischief with boyhood friends by swimming in Crocker Lake.

"I remember hanging from a tree and watching Otto Preminger shooting a garden scene for a movie starring Carol Channing," he said. Goldstone remembers when South, West and North schools were rivals and the school teams fiercely challenged each other on the playing field. Each school had its own coach and there was no AYSO. "It's not like that anymore,"

Goldstone said.

The Goldstone family helped form the Town's history and Carl is carrying on the care and tradition. "I was fortunate

to grow up in Hillsborough and I have the time to give back," Goldstone said about his desire to serve on the ADRB. His background is also valuable beyond his history. A graduate of USC with a degree in business

administration, Goldstone went into the family business of real estate investment. "We do a lot of light construction work in our business and I have knowledge about construction," he said.

"Design and architecture interest me," he said, "and I agree with the approach of the ADRB. I think it is important that people give back to the community. The community won't succeed if people don't give of their time."



Carl Goldstone

## FIRE BLOTTER

During a recent month, the Central County Fire Department responded to 346 calls for service. Of these, 218 were EMS/rescue calls (63 percent of all calls). Of the remaining 128 calls, 11 were fire calls; 25 were calls for hazardous conditions, such as wires or trees down or unidentified spills; 37 were calls for service, such as a faulty smoke detector, an unknown odor, or a leaking roof; 19 were "good intent" calls for things such as a report of smoke that turned out to be steam or a barbecue; one was for a rupture/explosion; and 35 were false alarms.

## POLICE BLOTTER

### Investigation Notes

During the past few months, there have been several crimes reported that were related to forged checks. The Hillsborough Police Department (HPD) recommends that if you have any out-going mail, don't leave it in your home mailbox for pick-up, especially during a weekend or overnight. Suspects look for the little red (steal me first) flag and, inside the box, personal checks that you have written.

The checks are taken, then "washed" by the suspects and rewritten in any amount that they choose. A deterrent to this is to drop your out-going mail at the local post office or in a nearby blue mail box. There is one conveniently located in the parking lot in front of Town Hall and the Police Department. Additionally, it is wise to use a pen that is difficult to "wash;" most of the "gel" type pens are marked as waterproof or permanent, making them better for this purpose.

### H.E.R.O. (Hillsborough Elderly Resident Outreach)

In an effort to improve communication and emergency responses for senior citizens, the HPD has created a H.E.R.O. coordinator position. Sergeant Nelson Corteway is the Town's first H.E.R.O. officer and will serve as the point of contact for advice regarding issues that affect the senior citizen community.

Corteway is encouraging all residents to contact him if they have specific medical conditions or other pertinent information that they would like the HPD to know when they respond to the home for an emergency. Some senior citizen residents have already contacted Corteway and provided information about household members who have mobility issues and conditions like Alzheimer's and aphasia. Having information about medical conditions like those described above will enhance the ability of the HPD and other emergency responders to provide more efficient and customized responses. All information provided for the HPD is strictly voluntary and will remain confidential. The use of this information of the HPD will only be used for the purpose of providing necessary information to emergency responders.

Senior citizens and their family members may also contact Corteway if they have questions about elder abuse, financial abuse, or other potential crimes that may affect the elderly population.

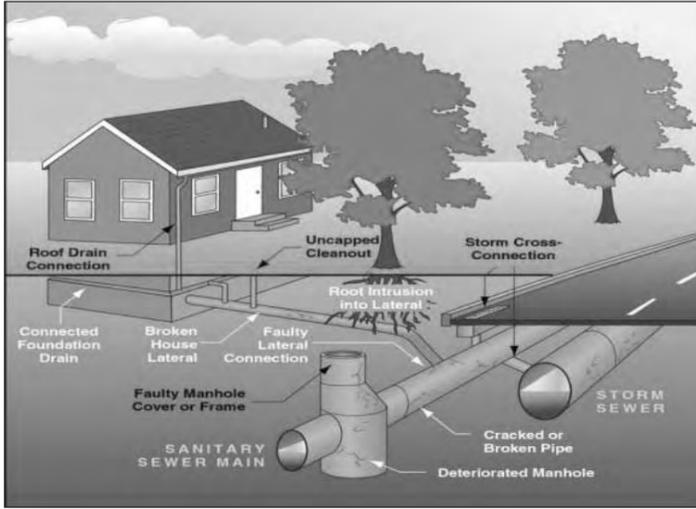
Please contact Sergeant Corteway if you have any questions regarding the H.E.R.O. program at 650-375-7552 or [ncorteway@hillsborough.net](mailto:ncorteway@hillsborough.net).

### Patrol Activity Report

During the past quarter of 2008, the HPD responded to 2,467 calls for service. During the same time period, the HPD arrested 49 adults and 18 juveniles. A summary of some interesting police calls for service are listed below:

- A teenager called to complain that his parents took away his marijuana smoking atomizer. He alleged that he had a marijuana card but his parents believed it was a fake.
- A woman called to request extra patrol near her house because she just fired her nanny and was concerned that she might return.
- A woman called to report obscene phone calls. The number was traced to a cell phone registered to a service company from San Jose. The investigating officer made contact with the employee who was assigned the phone and it was determined that he was making the calls because he wanted to date the former housekeeper at the Hillsborough residence.
- A woman was arrested following a 911 call where she told officers that she had punched her husband in the face.
- HPD sent four officers to Colma to assist in the security detail for a murdered Hells Angels member.
- HPD sent two officers to Burlingame to assist in the security detail for a political fund-raiser.
- A resident on Robin reported that someone cut down her trees. After some investigation, police determined that it was a neighbor who thought that the trees were on his property.
- During the nightly security check at South School, an officer found a suspicious male walking on the school grounds. It was later determined that he was an independent IT contractor doing authorized emergency work.
- A resident called to complain about construction noise from his neighbor. It was determined that the contractor did not have a Hillsborough business license and he was cited for that violation.

As a general safety tip, residents are encouraged to remove all valuables (including laptops, iPods and cell phones) from their vehicles when parked. Residents are also reminded that parking on the street after 2 a.m. is illegal. If you have a construction issue or have additional guests that necessitate parking on the street overnight, please contact the HPD at 650-375-7470 to obtain a temporary permit.



Homeowners are responsible for their lateral pipes that run from homes to mains. Healthy laterals protect the Town's 90 miles of sewer pipes which the city has spent \$19 million repairing.

## LATERALS ARE RESIDENTS' RESPONSIBILITY FOR CARE

Recently, an environmental group began legal proceedings against the Town, claiming that our sewer system is inadequate. Even with this action, we all share responsibility for protecting the San Francisco Bay and other resources. This article explains some of the things residents can do to help our system perform at its most efficient level.

About 12 years ago, the Town embarked on a sewer rehabilitation project to replace or repair the city's large sewer mains. To date, the Town has spent approximately \$19 million on projects to repair sewer mains. But unless the other source of the problem is addressed – the lateral pipes that run from homes to the mains – the problem can never be fully solved.

Look at it this way. You have a trash can. It is old and has developed several holes. On trash day, the large garbage trucks, hired by the city and paid for by residents, come by to pick up your garbage. A lot of your garbage has fallen out through the holes and is littering the streets, yards and nearby creeks. The entire purpose of the garbage pickup has been defeated.

City Engineer Dave Bishop uses this analogy to explain the Town's infiltration and inflow (I&I) problem with the sewer system and how ratepayers could be almost literally tossing money down the drain if the problem is not addressed. Like the garbage truck, the main sewer line is there to do its work; but if the lateral, like the garbage can, is damaged, then the system ceases to work correctly.

Laterals, and their connections to the main, are the responsibility of the homeowner, from the homeowner's sink or toilet drain all the way to the main, which could run beyond the homeowner's property line. A lateral is a vitrified clay pipe (some are cast iron) that runs five to 20 feet underground and is brittle and can break, become disjointed, crushed or offset. If you are having roots removed periodically, you have a failed lateral that you should repair. Root intrusion is a clear indication that the lateral is broken. While sewage may appear to flow properly when it goes down the drain, underground it may be seeping into your landscape. During rain storms, the roots create a path for water to enter the lateral and subsequently the Town's main.

Two problems can occur with laterals:

1. Infiltration – When objects enter the laterals and either prevent proper flow from the home or crack the pipe and allow material other than sewage to enter the pipes. For instance, tree roots break pipes or allow unwanted rain water to enter the sewage system.

2. Inflow – When there is an illegal connection of a lateral to the main that brings a non-sewage flow into the sewer system, thereby overtaxing the system. For instance, a drain from a roof gutter that is connected directly to the main allows rainwater to enter the sewer. Inflow is a very rare problem within the Town.

### What exactly is the problem with I&I?

The sanitary sewer system is built to handle sewage from the Town's structures and it travels to the water treatment plants in the cities of Burlingame and San Mateo. If rain water or landscape runoff goes directly into the sewer system, either by infiltration (broken pipes) or inflow (illegal connections), the sewer system becomes overtaxed and could overflow, harming the environment. Additionally, because the Town pays for wastewater treatment based on volume, the Town has to pay for the extra volume that flows through the sewer plant.

If sewer pipes are blocked (infiltrated) by objects that do not belong in the sewer, then the result is obvious – flow is impeded and overflows can occur, which are unpleasant at best and harmful at worst.

### What can residents do?

"Do not throw things down the toilet or drains that do not belong there," warned Sewer Department Supervisor Tony Gerald, who has seen almost every type of obstruction that exists.

1. Tree and plant roots will search all over a yard for water and can find it in a lateral. A root will infiltrate any small crack. Keep trees and other plants with deep roots away from laterals.

2. Cooking grease is another common problem. Pour leftover grease in a jar or can, wait for it to cool and throw it into the garbage can. As soon as grease poured down a drain hits anything cold, it congeals and forms a solid block.

3. While television advertisements say that disposable mop and duster wipes are flushable, they are not, Gerald said. Baby wipes, hand sanitizers, any cloth-like paper products spell disaster for sewage systems. Take note but also discuss the issue with everyone in your home.

4. Make sure that clean-out caps (a cap on an entry point to a lateral that is used to access the pipe) are solid and not a grate that can let in rain or irrigation water.

While it may be easy to avoid putting grease or hand wipes into the sewer system, it may not be as simple to find the clean-out cap or even know where the lateral is located so that landscaping can be planted elsewhere. The most beneficial thing a resident can do, beyond controlling what goes into household drains, is to conduct a survey of the lateral, to find the pipe so you will know where it is located, to video the pipe to determine if there are breaks or root intrusion, and to check for any illegal connections to the main that can be disconnected. The Public Works Department can offer information on how to have the survey done. The Municipal Code requires that, when a house is sold, the sewer lateral be inspected and replaced, if necessary.

Hillsborough has some of the highest sewer rates in the Bay Area. Sewage begins in the home, so residents need to protect their monetary investment by taking care of the laterals. Don't allow infiltration and inflow to happen to you.

## HOW TO WIN APPROVAL

How can you bring your residential improvement project to success efficiently? There are some fairly simple steps to take to avoid the uncertainty and to promote a smoother review process.

First of all, study the Town's Design Guidelines. The Guidelines are available at the Building and Planning Department counter or on the Town's website, [www.hillsborough.net](http://www.hillsborough.net). Developed by a committee of Hillsborough residents and professionals, the Guidelines explain the application process and the standards to which each project will be held.

"While the design standards of the Town are high, they are fully disclosed in the Design Guidelines," said Liz Cullinan, director of Building and Planning.

Of equal importance to the Guidelines is what Cullinan is calling "The Golden Rule," or taking into consideration one's neighbors. Even before plans are drawn up, it is wise to meet with the neighbors and find out their concerns. Share ideas and plans with neighbors early in the process. Applicants can approach their neighbors one-on-one, or hold a social get-together with the architect present. Town Hall can

help obtain names of neighbors who will be affected by the project.

"Working with your neighbors early can save you money and time in the long run," Cullinan said. "There are wonderful benefits to sharing plans and getting to know your neighbors better. Don't let your neighbor's first notice of your new project be a note from the Town."

The Hillsborough residents involved in the Design Guidelines task force stressed four key goals in building a new home or addition: Reinforce the Town's image, facilitate a contemporary lifestyle, encourage Townwide diversity and foster creativity. They agreed on the following principles – consistency of style, commitment to a true architectural style, high quality, and high quality natural materials. Besides overriding principles, the Guidelines spell out specific guidelines for elements like specific architectural styles, finishes, roofs, windows, and massing.

Cullinan stressed that neighbors' comments are seriously considered and can help shape a project.

Plan ahead for your home or remodel project – study the guidelines and talk to your neighbors.

## TOWN BRIEFS

During the last quarter, City Council:

- Awarded a contract of \$14,000 for completing striping on Crystal Springs Road.
- Awarded a contract for \$300,000 to coat and make improvements to Darrell Tank No. 3, a one million gallon steel water storage tank.
- Amended the Municipal Code to change the timelines for processing of Architecture and Design Review Board (ADRB) applications, from within 30 days of receipt of complete application to a time that conforms with state law (60 to 180 days, depending upon needed documentation).
- Amended the Municipal Code to clean up some language referring to the Planning Department, including 1) allowing increases to nonconforming structures so long as the enlargement does not increase the degree of nonconformity (i.e. increase further into an already nonconforming setback), 2) requiring additional setback for residences 8,000 square feet or greater, and 3) requiring landscaping projects exceeding \$20,000 to be subject to design review.
- Accepted as complete two projects that were under budget: the El Arroyo tank replacement, done by JMB construction for \$2,697,647 instead of the budgeted \$2,704,800; and a water main and pressure reducing valve project, done by Fermin Sierra Construction, Inc. for \$577,200 instead of the budgeted \$706,905.
- Discussed a proposed modification to a city ordinance that would give the city engineer the authority to demand a repair or replacement of a property owner's private sewer lateral at the property owner's expense when any video inspection of the lateral showed damage or defects. Video inspection would occur at the time of the sale of the property, or subsequent to a sanitary sewer overflow or when a scheduled inspection is completed by a Town contractor in the course of a capital project or Sewer System Master Plan inspection. While the ordinance change would have no direct fiscal impact on the Town, the change could result in expense to the property owner. Replacement of a lateral commonly costs between \$5,000 and \$15,000.
- Authorized the city manager to enter a contract with Naphtali H. Knox, not to exceed \$62,000, to prepare the Town's 2009 Housing Element.
- Accepted a \$49,300 grant from the California Department of Water Resources to conduct a leak detection survey of the Town's entire water system for the purpose of identifying the need for water main, valve and tank repairs.

### People/Recognitions

- A badge-pinning ceremony was held this summer to recognize three promotions in the Central County Fire Department. Jack Lindecker was promoted to Battalion Chief, assigned to the Training Division. Firefighter Tom Donnelly was promoted to Captain, assigned to the Administration Division to assist with training, prevention and special projects. Firefighter Jeff Baker was promoted to Captain and is currently assigned as C Shift Captain at Fire Station 36.
- Meme Colla and Dana Tandy were sworn in as new police officers in September. Tandy attended Mills High School and recently returned from a tour of duty with the United States Marine Corps in Iraq. Colla is another local native whose previous job was as a coordinator at the College of San Mateo Police Academy.



Meme Colla and Dana Tandy

