

TOWN COUNCIL SPECIAL MEETING NO. 655, SEPTEMBER 8, 2004

ROLL CALL: *[Not recorded]*

Mayor Comstock called the meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Ms. Howard called the roll:

Present: Councilmembers Davis, Driscoll, Merk and Toben, and Mayor G. Comstock  
Absent: None  
Others: Town Planner Mader, Town Attorney Sloan, Town Administrator Howard, Dir. of Admin Services Powell, and Deputy Clerk Hanlon

ORAL COMMUNICATIONS: Bob Anderson and Virginia Bacon

CONSENT AGENDA: *[Not recorded]*

By motion of Councilmember Davis, seconded by Councilmember Toben, the consent agenda items listed below were approved with the following roll call vote:

Ayes: Councilmembers Davis, Driscoll, Merk and Toben, and Mayor Comstock  
Noes: None.

- (1) Minutes of Regular Town Council Meeting of August 11, 2004, as amended, with Councilmember Driscoll abstaining.
- (2) Warrant List of August 25, 2004, in the amount of \$179,496.64.
- (3) Second Reading of Title, Waive Further Reading, and Adopt Ordinance No. 2004-357 Amending Chapter 15.04 [Building Code] of the Portola Valley Municipal Code with Regard to Minimum Roofing Standards for Fire Resistance, per Planning Manager's memo of 9/2/04.

REGULAR AGENDA *[Much of the discussion was inaudible. -LN]*

- (4) Presentation by Architectural Design Team - Update Briefing and Plan Direction

Larry Strain and members of the design team used the model and slides to review the updated conceptual site plan B1 dated 9/2/04, the memo of 9/2/04, and the summary of conceptual site plan dated 9/8/04.

Responding to Councilmember Driscoll, Mr. Strain said the number of parking spaces shown represented maximum demand. He noted that a preschool had been taken into consideration in the parking requirements. Ms. Marzuola added that there were currently traffic counters across the drives in order to get a better idea of exactly how the site was being used now; there would also be some extrapolation for the preschool use. Responding to Councilmember Davis, she said the parking requirements for the preschool would come from the Town--not the State; estimates were based on staff and 20 students being delivered to the site at different times.

Councilmember Driscoll said he wanted to bridge the gap between those who were opposed to the concept of a preschool at the site and those who supported it. He said the Town was trying to produce cultural

enrichment facilities that would replace the ones that were here now. The Town needed to provide cultural facilities that matched the various aspects of the community. Voting for or against the preschool lost sight of the fact that the Town Center needed to provide for the young children of the community and a space for those uses. A building need not necessarily be built and called a preschool to maintain those uses. Rather than a block labeled "preschool," he would like to see the plans reflect classrooms and the uses associated with those classrooms.

Councilmember Davis suggested that those who supported the preschool preferred that it have that label because there were some unique requirements (e.g., play areas, fences, etc.). Councilmember Driscoll noted that he had forwarded an e-mail that addressed specific requirements of a preschool to the architects. He felt most of the requirements could be met by classroom spaces that were designed to accommodate certain uses. A 4' fence around a small part of the playing area was a solvable problem.

With respect to the use of the classrooms, Councilmember Merk said the point had been made during the field visit to Jasper Ridge that if the uses were fully understood and the building was designed for those uses, long-term maintenance costs could be reduced by 80%. Reducing maintenance costs by 80% for a 22,000 sf footprint over 50 years left a lot of money for the Town to do a lot of other things. It was very important to carefully study the uses. He felt the classrooms should be designed as efficiently as possible for the maximum number of uses; he also did not want to see them labeled at this point in time. With respect to parking, he said the parking lot at Town Hall was often not full in the daytime. But for those times when it was full, he supported a plan that had at least the amount of parking that currently existed if not a little bit more.

Mayor Comstock said it was important to take a long-term view of the Town in considering these various questions. Over the last couple of decades, there was a significant trend in society towards working couples. That was reflected in the interest shown in having a facility which could provide some relief for parents in this situation. Another aspect of this was how these things would be financed. Careful thought should be given to identifying: 1) which facilities being contemplated could be considered core facilities--absolutely essential in the operation of the Town; and 2) which facilities would be more appropriately called ancillary, auxiliary or incidental. There was no question that a safe and low-maintenance administration building was a core facility which the Town must finance the construction of. There already was a substantial amount of money in reserve that could be directed to that cost. Other core facilities included the maintenance facility, the MUR, and the library. The Town must take responsibility in seeing to it that these were funded. The other facilities (e.g., sports fields, classrooms, etc.) were all very desirable features of the Town Center and were designed to bring people together and promote community feeling. These were also important. But, it was probably not the most appropriate thing in terms of taking the Town into debt or increasing taxes in order to fund the ancillary functions. He thought there should be a distinction between these two types of things. Additionally, the master plan was conceptual, and he did not think there needed to be a lot of controversy about what facilities were shown. The plan showed how things could fit in comfortably, maintaining open space, etc.,. But, it was not a license to go ahead and build everything shown on the plan; these things might be built over a period of time which could be 10 or 20 years. His personal emphasis would be on making sure the core facilities could be built with Town resources. He hoped that the other work could be done in a reasonable timeframe.

Responding to Mayor Comstock, Mr. Strain described potential playground areas. Responding to Mayor Comstock, he described alternate uses of some of the open space shown on the plan for things like an additional sports court or a dog park. He noted the preference for an open space swath and less pavement. He said there were a number of things that would be included in the design (e.g., picnic tables, areas to

meet, etc.) that would not be put in at the conceptual level. He said the design team felt strongly that the diagram was the best direction for the Town given the priority of open space. He felt the plan improved on what was there now.

Mayor Comstock opened the meeting for comment.

Louise Hamm, Alamos Road, was concerned about handicapped parking for the library. Mr. Strain said the plan would need fine-tuning; the building might need to be shifted to make a handicapped space right next to the building. He said State requirements would be addressed; the intent was to have ample handicapped parking throughout the site.

Responding to SallyAnn Reiss, Golden Oak, Mr. Strain said the idea was to keep as many of the existing trees between the baseball field and maintenance yard as possible. It could have bleachers to watch the ballgames, and there might be a small picnic area. Responding to Ms. Reiss, he confirmed that the community hall would be similar to the MUR.

Responding to Lindsay Bowen, Los Altos, Mr. Strain described where the children's play area was proposed. Responding to Mr. Bowen, he discussed parking and the surfaces of paths. Mr. Bowen *[inaudible]* discussed the size of the baseball field. Mr. Strain discussed the proximity of playing fields and the desire to save the trees. He reiterated that nothing was precluded by the plan. Mr. Bowen commented *[inaudible]*.

Pierre Fischer, Valley Oak, said putting the library underneath staff offices made no sense. Libraries in neighboring communities and libraries built in the last twenty years had soaring ceilings, light drenched rooms, walls of glass, etc. That would not be possible with the offices of Town staff upstairs. Staff offices should be on the ground floor facing the street; the library should be above facing the plaza. The access should be either from the street by elevator or from the plaza. Secondly, the preschool was being promoted by a well-organized interest group. He questioned: 1) why a priority 2 facility was integrated in the plan; 2) why there were no other priority 2's in this plan; and 3) why the Town would want to deal with the traffic and parking nightmares created by a preschool at this location. He felt there must be better alternative locations for the preschool in Town--especially since there were no special requirements for a preschool. He discussed *[inaudible]* other problems with maintaining a preschool at Town Center and urged the Council to proceed in a more careful fashion.

Laude Beth Taylor *[largely inaudible]*, Hillbrook, said she liked the way the plaza had been located with views through the property. She thought there also might be an opportunity for an outdoor multi-use space for cultural performances. With respect to multi-use classroom space to benefit families with children, she thought it should benefit people of other ages in the community. She discussed her experience with a multi-generational, multi-ethnic community center that included the only multi use room in the town. After open space, she said the crowning jewel of the Town and the thing that maintained property values was the school system. She supported early childhood education on the site which would improve property values and improve opportunities for retirement, inheritances, etc. The Town was well advised to enhance the education system in Town. Secondly, she felt increasing the number of stakeholders in the community center would improve the chances for effective fundraising. A preschool space might well do that. She thought it could be built with creative architectural design so that it could be appropriate for different kinds of uses.

Rebecca Flynn, Cheyenne Pt., said the goal of the project was to create community; it was not about

buildings and square footage and trees. A lot of members from the Town Center Advisory Committee came away with that thought. Unlike some of the comments, she did not feel that the current things that were offered at Town Center created that much community or offered a wide range of services to everybody in the community. For example, there weren't any senior classes. The main facility that created community was the library. She thought the showpiece building should be the library--the most important and used building on the site. She described other libraries. She did not think that sticking the library in the back would create that showpiece building. Shoving it together with Town administration defeated the purpose. It should be at a site where it would have the most beautiful view which was where the classroom building was. She would also like to see the library expanded to include classrooms. She could envision a 2-story building with an atrium, upstairs viewing areas, upstairs and downstairs classrooms, stacks that were movable for concerts, etc. For the community hall that was proposed, the architects had indicated that this building would have no use during the day. It was a concern that a 5,400 sf building for millions of dollars would have no use during the day. Her research showed that there were 14 non-resident, private parties (e.g., weddings) that used the MUR with about 150-250 people. This generated approximately \$13,000 for the Town on a yearly basis.

It was also pretty much exclusively afternoon or evenings on weekends with the parking lot full at those times. There were only two resident, large parties which generated about \$700, and 20 large facility events by non-profits or local organizations who did not pay a fee. There was the graduation dance and events held by Friends of the Library. Other than that, there were about 30-50 small meetings that involved 20-50 people that did not require this large of a facility. The current use of this building was very minimal. The Parks and Rec Committee indicated that there was a need for a gymnasium because there were inadequate facilities for basketball, volleyball, badminton, and indoor uses. If a large structure was built, it would be a better use of money to build something that would have a lot more use during the day as well as in the evening. Most of the meetings and the weddings could still be accommodated in a gymnasium with a stage that was moveable. If the community hall was built, it should be used all of the time--whether it was offered for early childhood education, a senior art class, pottery class, lectures, etc. With respect to multi-use classrooms, she said currently there was an art classroom. It was very difficult to make an art classroom multi-use; there was a tremendous amount of material that was hard to move in and out. It's conceivable that an art classroom might be rented out on an hourly basis for studios. The same thing could be done for tai kwon do and a ballet class; those were multi-use but more specialized. The biggest issue for the Town with this site was the circulation/access. The Town needed to talk to the Church and Morshead Ranch about getting some type of easement to provide a much more pleasant access but still preserve the idea of the open space. Responding to Councilmember Toben, she said the size of the building she envisioned would be determined by the size of the basketball court chosen.

Mr. Strain said the design team felt the library was prominent because it faced the creek and the town plaza. It also had the biggest parking demand at any given time in the late afternoon. He agreed it was somewhat of a compromise to have to share the space with the Town Hall. It was a question of how many functions you wanted there. The design team felt the library should be on the second floor to get the natural light. That would need to be worked out with the Town, library, etc. If it was kept to a one-story building, the Town Hall would have to go somewhere else and some other program would go away. He discussed tradeoffs. Ms. Marzuola said in the next level of study, there needed to be investigation of what type of classrooms were wanted, how many, and how flexible they needed to be. An art classroom or classroom with wet uses were different from a room used for small meetings. There was also nothing that precluded the use of the multi-purpose room as a classroom use during the day. If it was a movement class like tai kwon do, it was a padding issue; another movement class might want a hard floor (e.g., ballet or dance.) The particulars of these classrooms and overlaps needed to be studied. The conceptual master plan was meant to see how much fit in what had been designated as the buildable area. Mr. Strain agreed that there was a limit to how much you could share spaces and how flexible spaces could be. He added that the preschool had been

given that designation for planning purposes; the preschool shouldn't be seen as having to move their stuff out every day. It was not intended to be a shared space. Six uses couldn't march through one space on a given day unless it was just a meeting space. Some of the buildings would have to be vacant at some times during the day. Councilmember Toben pointed out that meetings could be held in many of the spaces.

Virginia Bacon, Golden Oak, described her involvement with the project. She felt too much was trying to be done on the site. Going back to nature and creating more open plazas and vistas for people to meet was being overshadowed by the urbanization of the site. She felt the community plaza was out of place. Now, two-story buildings were needed to accommodate this plethora of uses; a lot of it was inappropriate. She didn't see enough picnic places, space for a community garage sale, and trails/parks. There was also a problem with the parking and circulation. She agreed that education was very important in Town and that preschool education was very important. But, she did not think it belonged on the site. She described a property on the market that would be suitable for a nursery school. There was a lot of pressure to put the preschool on the Town Center. But it created a use that was more intense: 1) the hours were longer; 2) parents would need a place to park and walk toddlers in, etc. The rest of the public in Town was already disenfranchised with what happened when schools were in session. Also, she had a letter indicating there was extra space at the school; she felt there were other ways to support the school system than putting full-time educational activities on the site. She also didn't like the idea of having only one way in and out on the site. Common sense needed to come into play. With respect to the proposed location of the MUR, people would have to haul things in and out when there was an event; access was a real problem. There were also no gathering areas for people around the fields. She thought the square footage should be scaled back by about half. Additionally, the needs of the community were changing, as were the needs of institutions. The answer always seemed to be more square footage and hardly ever more open space. The people in Portola Valley were very inventive in working with what they had and coming up with good solutions. She thought something better could be done.

Responding to Tom Dempsey, Westridge Dr., Mr. Strain said other entrances had been discussed with the traffic engineer. Another access would be great but would involve negotiations with the Church which had not occurred. Mr. Dempsey added that 4 of the 6 design groups out of the charrette process opted for 3 dedicated tennis courts, which Mr. Toben had decided had not been thought through.

Bernie Bayuk, Paloma, said equating classrooms with a preschool was not appropriate. A preschool for 3-4-year-olds should be viewed as a new venture of the Town. It introduced questions of liability. It changed the character of the Town Center at least twice a day as cars came in and dropped off toddlers. The issue of education was very important, but that was not the point. There were other places that were more appropriate for a preschool.

Jon Silver, Portola Road, described "toddler time" at the library which he thought enriched the Town Center. He agreed there were some difficult issues about whether it was appropriate to build and rent a public facility for a private function at the Town Center. He was not terrified by carloads of tots coming to the Town Center. While there were details that needed to be improved upon, he was impressed by the work that had been done by the design team. When there were tradeoffs, he hoped the Council and community would defer to the design team's good advice and judgement about doing the best thing. He discussed the fields, noting that he would rather have oak trees in the outfield than a regulation-size field. With respect to the tennis courts, he did not want to have too much pavement on the site. He suggested there be a community drive to acquire more of the surrounding land. He supported working with the Church to get access through there.

Tracy Wang, Corte Madera Rd., said she was very excited about the plan. She described trips in and out of Town necessary to get her children to classes in other towns. It took time away from meeting her neighbors and becoming a part of the community. Almost all of the neighboring towns provided facilities for preschooling and other early childhood education classes. She supported early childhood education classes at the Town Center. Families in Town could coordinate trips, and it would facilitate time to gather with friends and meet people in the community.

Carolyn Carhart-Quezada, 15 Sausal Dr., said she was excited about the progress that had been made over the last three months. She supported having classrooms at Town Center. She did not think they should be just for children. Classrooms needed to be creatively designed as the needs would change over time. She also felt that the classrooms should accommodate a preschool. The requirements for a preschool were not that much different than for any other classroom, and she offered to share that information with Councilmembers. She also felt that the classrooms should be shared as much as possible. She noted that the preschool was not in session all day long; there were quite a few times during the day that the school was closed and other activities could go on in the classrooms. One of the classrooms would be available all day on Friday. There was a strong need for a preschool in Town; it was difficult for a preschool to buy property--especially in Portola Valley.

Bob Brown, Westridge Dr., said the plan for this site was like putting your foot into a shoe that was two sizes too small; it cramped, it hurt, and nothing was right. It was a mistake to keep pursuing this alternative. You were out of space before you even started to build a building that should last for 50-100 years. He felt some good structural engineers should be hired and get on with retrofitting the existing buildings. The plans didn't indicate that the proposed Town Center would have more utility and potential enjoyment for the people of the valley than what was here already. The whole reason we embarked on this was because the Council thought the ground would open up in a great chasm of 18' with ground heaving up in the air, etc. Imagine yourself in the new Town Center on the second floor of these new buildings when all this great upheaval took place. How would the kids and adults get out of these buildings without any electricity, elevators, etc.? He did not think that the Town Center could guarantee that anyone would be more safe in these new 2-story buildings than they were in the existing buildings, which people could get out of in a couple of seconds. Additionally, he appreciated the Mayor talking about cost. The discussions had gone on for years as if money was no object. No one had talked about cost or whether the people in Portola Valley wanted to spend money on this. He discussed the benefits of retrofitting the existing buildings which could be continued to be used for a multitude of uses.

Jay Chernak [*inaudible*], Grove Dr., was concerned that there was only one way in and out of the site, which he felt could be quite dangerous. He also questioned whether it was the Town's job to have a preschool. If it was, he questioned whether every child in Portola Valley should be able to attend. He said he liked a lot of the master plan but was worried about trying to do too much.

SallyAnn Reiss [*inaudible*], Golden Oak, said the preschool was a non-profit, parent-run school which would love to accommodate everybody. It was a community preschool which people lost sight of. She would not personally gain anything from a preschool, but her neighbors would. This was a problem in Town, and people were trying to identify a solution. She noted that she was at the Town Center with her children a good portion of the week; they used the art classes, tai kwon do, parks, fields, etc. She discussed the need for people of different ages to interact and be part of the community.

Karen Pelroth, Corte Madera Rd., said the Town needed a better sense of community--a space for the community to come, congregate, talk, etc. As indicated earlier, now, two parents frequently worked, and she

felt the preschool that was being planned was too small. In the last five years, there had been an incredible influx of new families with pregnant mothers and little children. There was not enough schooling for these children. Even though she would not benefit, she supported having a place for preschoolers to go and be safe. She agreed the proposed parking and circulation should be improved. She also thought that the Town room should be much more multi-faceted. Money would be raised more easily if many different activities could be held in this big space. She agreed the library should be the center and needed to be a very spectacular building. There should be windows and skylights, and it should also have classrooms. With all the open space, it would be wonderful to have an outside amphitheater; it should be in front of this open library and be a place to congregate. She agreed that there should be a softball field, but it did not need to be so immense as a professional field; there was not the space here. She did not think the parking/access to the multi-use room was adequate; there needed to be access for people to carry heavy stuff into the space. She would also like to see some kind of a dog run. Also, she was very torn about the expenses that would be incurred by the Town with this whole new plan. The center needed to be more multi-use for everyone, including seniors.

Responding to a resident, Mr. Strain said there were discussions going on about acquiring property all around the site; until something was definite, the design team didn't want to show that as an alternative. If something happened along those lines, it would be welcomed. Ms. Sloan discussed the Spring Down properties and agreements with the Town. Lindsay Bowen discussed support for adult sports facilities.

Mayor Comstock closed the public hearing.

Councilmember Davis noted that there had been comments about surrounding communities having facilities for preschools. Responding, Ms. Howard said in Woodside, the School District had provided a small space for a preschool on the school property; it was not provided through the town. Councilmember Davis felt most of the preschools in other areas had been set up initially for employees of the town, etc.; it was only in the most urban areas that the town government stepped in on education issues for preschoolers. A resident *[inaudible]* discussed other jurisdictions that provided space for preschools. Councilmember Davis said he would like more information about small towns where the town government--not other agencies--made space for preschools.

Councilmember Driscoll said he found the pairing of the Town Hall structure with the library unusual. He asked why classroom functions weren't being paired with the library and the Town Hall kept as a separate building. Additionally and with respect to the community hall/MUR/gym/big space, he thought it would be reasonable to put in a basketball court outdoors; there were already two gyms in Town that were roofed. He also thought an outdoor amphitheater could be built for public meetings; there were ways to think non-structurally about these things. Additionally, he said when the Town rented space for uses (e.g., art classes, tai kwon do, etc.), it came with the obligation to provide preferential use to Town residents. If space was rented to a preschool, that would be a requirement. He described conversations with the Church about access.

With respect to the library, Councilmember Davis said he understood there had been some studies that would support the increased square footage requested. He said he endorsed the concept that the library be the heart *[inaudible]*... Additionally, he thought the way the classrooms and some of the functions were distributed was awkward--especially if not everything could be funded at one time. With respect to the preschool, he agreed that the Town should not build a specific preschool building.

Councilmember Merk thanked the design team for doing a fabulous job with a very difficult set of

encumbering circumstances. He thought some very interesting things had been brought up. He said he was also concerned about egress and ingress. If there was an activity like the preschool with staggered starting and ending times, there was likely to be a constant flow of cars coming in, parking, parents walking in, etc. He did not think the space allotted was adequate to accommodate that kind of use; a different circulation pattern would need to be found. He did not mind that the library might be above the Town Hall, but it seemed strange that they had been put together. He thought it might be more appropriate to combine the classrooms with the library. He said he was pleased to see a smaller footprint; less was more, and the only thing that there should be more of was open space. He agreed that it was preferable to have a baseball go into the oak trees at the end of the baseball field. It was more important to be small, not noticeable, to maintain the rural character, and for the Town Center to reflect those goals. If those goals meant there was not a regulation this and that, that did not bother him. He thought there should be a bathroom facility down near the fields. In terms of overall paving, he would like to see less. He thought the parking was needed. The sports courts were a huge amount of paving, and he didn't see the use on the existing courts that justified the demand for so much space. He would rather see more trees and bushes than paving. On the MUR/gym, he said the current MUR had served the Town very well--especially for meetings like this. But, something with a stage, kitchen, etc. was not necessarily needed.

Mr. Strain said the MUR didn't have to have a stage. Input had been received, however, that a catering type kitchen was desirable. There also needed to be bathrooms, but they didn't have to be in the building. He added that the design team was interested in input on the general plan layout. He discussed alternative entrances. If another entrance was put onto Portola Road, the traffic engineer said it was better to put it where a road was already there; staggered intersections were more dangerous. With respect to the amount of cars coming into the site at one time, he said 20 cars coming in would not be a traffic jam; the maximum flow worked out to a car every 35 seconds, which was not a lot. While that would have further study, the traffic engineer did not think it would be a problem on site.

Responding to Councilmember Davis, Mr. Strain said the design team would like direction on the MUR and the number of classrooms--with and without a preschool. The size of a classroom for a preschool or another function was not that different; there were other impacts, however, such as the yard and traffic. Also, scheduling was unknown for the other classrooms. If the preschool was eliminated, other options would be opened up; that building could become the Town Hall instead of combining it with another building. On the other hand, getting rid of an athletic field would provide other options too. He reiterated that the preschool was not the same kind of use as the other classrooms would be.

With respect to the MUR size, Mayor Comstock *[inaudible]* said a smaller MUR at 5,500 sf that could be used as a meeting room plus a catering kitchen was preferable. Councilmember Toben said he did not feel the case had been made for a full-scale gymnasium for basketball, volleyball, etc., given the cost and bulk. Councilmember Driscoll supported an MUR approximately the same size as the current MUR and not a full gymnasium. He also felt that an MUR was one of the last things to be built; as a consequence, the fundraising might have some influence on that. Moreover, large indoor gymnasiums were available in Town. Councilmember Merk said he did not want to see anything that was bigger than what was on the current proposal and probably a little smaller. Councilmember Davis *[inaudible]* said he agreed with some of the comments that the site was overly filled. He thought an MUR was important and supported what was proposed.

With respect to the concept of opening the creek, Councilmember Toben said he supported the concept. Councilmember Driscoll said he did not think the entire creek should be opened. Councilmembers Merk and Davis agreed.



On the library, Ms. Howard *[inaudible]* said a study had been done, and what was proposed was appropriate. Councilmember Davis said he would like to see the study. Councilmember Merk said he felt the library was the most important use at the Town Center, and he supported the size proposed if it was shown that that size was needed. Councilmember Davis agreed that the library should be the center point. He was disturbed by the concept of it being the first story of a 2-story building. Councilmember Driscoll agreed and said he also did not want to see it stuck on the second floor of a building. He thought it should be separate. He also believed that classroom activities could be potentially compatible with the library. Councilmember Toben said he did not see a case for combining the Town Hall and library and needed more evidence of why that made sense. The classroom/library combination seemed more harmonious. If there was a functional or design imperative involved in combining the Town Hall and library, he was open to that.

Mr. Strain said the intent was to not have to add an additional building. The question was whether it was more important to have the library and Town Hall share a space or the Town Hall and classrooms share a space. Putting the classroom and preschool in one building made more sense to the design team than, for example, combining the Town Hall and preschool. The Town Hall and classrooms had about the same space requirement as the library. He discussed options. He agreed it would be nice to have a one-story library that didn't have any other function above or below it, but the question was where. He added that the number of classrooms was key.

With respect to the preschool, Councilmember Driscoll thought of it as another classroom use. He did not want to build a preschool, but wanted to build classrooms that were flexible for anything from an education use to a geriatric use. He favored building more classrooms than less and was opposed to dedicating a space to a particular use. Responding to Councilmember Davis, Ms. Marzuola used the plan to show where the classrooms were located. Mr. Strain confirmed that the preschool represented two classrooms, with three smaller classrooms above it and a free standing meeting room/classroom/emergency operations center. Councilmember Driscoll advocated building 4 classrooms and the emergency operations room/meeting room for a total of 5. Ms. Howard discussed existing classrooms. Councilmember Merk agreed that four classrooms and the one isolated classroom/EOC was appropriate. Councilmembers Toben and Davis concurred. Councilmembers and residents *[inaudible]* discussed the preschool.

With respect to the location of parking areas, Councilmember Driscoll said if something could be negotiated with the Church for access through their parking area, he advocated taking the parking area out of the meadow of the current softball field. He discussed informal conversations with the Church.

Councilmember Merk said the issue of loading and access to the big room needed to be looked at; maybe the hardscape around it could be driven on. Mr. Strain described possible access next to the MUR.

With respect to the size of the playing fields, Councilmember Driscoll *[inaudible]* said he supported the fields as shown on the plans. With respect to the tennis court issue, Councilmember Davis said tennis courts gobbled up space with hard surfaces and were quite visible. He preferred to build fewer tennis courts and increase the size of the fields. Mr. Strain said that could be done, but 1-2 tennis courts would have to be oriented another way, which he described. If there was no interest in saving the trees, it could be done. Councilmember Toben *[inaudible]* discussed adult use and level of skill of the fields. Councilmember Merk said he was satisfied with the two fields as proposed but thought there were too many tennis courts on the current plan. He would like to see fewer tennis courts and more open space rather than enlarging the fields. Mayor Comstock commented *[inaudible]*. Councilmember Driscoll suggested allowing for three courts and debate the sport court issue later.

Councilmember Toben said it was unfortunate that the Parks and Rec Committee had not been able to do more data analysis on some of these needs; they were meeting later this month. As he previously indicated, he did not think some of these issues were quite ripe for action. They might be able to make the case for indoor recreation facilities, and he might come back with a different vote.

Council and the design team discussed the general layout *[inaudible]*.

Councilmember Driscoll suggested that the design team be asked to do Plan B3 that reflected tonight's discussion for the ASCC/Planning Commission presentation. Ms. Marzuola said sketch B3 would deal primarily with the building cluster and include the location, 1- versus 2-floors, size of MUR, etc. She confirmed for Councilmember Driscoll that it would show what uses were in what buildings. Mr. Strain said he anticipated some comment on the two-story buildings from the Planning Commission and ASCC; that would impact the plan.

Councilmembers discussed the number of classrooms. Ms. Marzuola said the 6 proposed classrooms ranged in size from 750-900 sf. Councilmember Driscoll said 4 classrooms plus 1 for the emergency operations center was bigger than 3 plus 1 that currently existed and smaller than 5 plus 1 on the plan. He supported 4 plus 1; including the MUR would make it 6. Ms. Marzuola noted that as proposed, the preschool space under the three classrooms included an office space and required bathrooms. Councilmember Driscoll noted that some of the current classroom users needed enclosed spaces separate from the classroom space for storage purposes, etc.

Responding to Mayor Comstock, Town Planner Mader said it would be easier for the ASCC and Planning Commission to comment because of what had been tentatively decided about what facilities would be there.

When this was presented to them, he urged that the team indicate that this represented the conclusions tentatively reached by the Council. That would provide a framework for them to evaluate it. He said the Planning Commission would be looking at it in terms of the General Plan, relationship to surrounding areas, zoning, etc. The ASCC would look carefully at building massing relationships, etc.

#### COUNCIL, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

##### (5) Reports from Commission and Committee Liaisons

###### (a) Planning Commission

Councilmember Merk reviewed the Planning Commission's discussion of The Sequoias applications, including a 22,000 sf addition which had been approved by a vote of 3-0, with two abstentions. There was little public participation except from people at The Sequoias. He felt that when construction started, there would be some concern. It was a constrained site and there was a demonstrated need, but this might not be the best plan. He questioned whether it might be advisable to bring it to the Council for review. Ms. Sloan confirmed the Council could bring it up. Councilmember Davis suggested staff furnish the reports/minutes from the ASCC and Planning Commission meetings to the Council and decide at the next meeting whether it should be agendaized.

*[Inaudible discussion.]*

#### WRITTEN COMMUNICATIONS

(6) Town Council 8/27/04 Weekly Digest

(a) Ladera Oaks Lighting Appeal

Mayor Comstock *[inaudible]* discussed Mike Lopez's e-mail of 8/23/04 on the Ladera Oaks Tennis Club's appeal to the Board of Supervisors regarding increased lighting. Jon Silver urged the Town take a strong position about this item. He felt the County planning commission had made the right decision and that the Town's position should be made clear to the Board. Councilmembers discussed current and proposed lighting at the Club.

(b) Request for Support for Proposition 1A and 65 and Opposition for Propositions 68 and 70

Mayor Comstock *[inaudible]* discussed the request from C/CAG dated 8/17/04 for support/opposition for/to propositions. After discussion *[inaudible]*, Council agreed to forward a letter in opposition of Proposition 68.

*[Inaudible discussion]*

(7) Town Council 9/1/04 Weekly Digest: None.

ADJOURNMENT

The meeting adjourned at 11:10 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk