

PORTOLA VALLEY TOWN COUNCIL SPECIAL MEETING NO. 851 NOVEMBER 28, 2012

Mayor Derwin called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Ms. Nerdahl called the roll.

Present: Councilmembers Jeff Aalfs, Ted Driscoll and Ann Wengert; Vice Mayor John Richards, Mayor Maryann Derwin

Absent: None

Others: Stacie Nerdahl, Acting Administrative Services Director
Howard Young, Public Works Director
Tom Vlastic, Town Planner
Leigh Prince, Town Attorney Representative
Nick Pegueros, Town Manager

ORAL COMMUNICATIONS [6:31 p.m.]

None

- (1) Presentation: Oral Report from Public Works Director on the Town's Current Roadway Network Pavement Condition [6:32 p.m.]

As Mr. Young explained, Portola Valley's paving management system does not arbitrarily or randomly select the streets to work on, but employs technology to help provide a systematic way to inventory all the roads and streets and evaluate their pavement conditions. Going section by section along each road, the system integrates two- and five-year inspection cycles, tracks maintenance efforts and – very importantly, he said – identifies cost-effective treatments to ensure the most efficient use of budgeted funds.

Describing some of the pavement preservation and treatment techniques the Town uses, Mr. Young said that when cracks start to appear, he dispatches a crew to seal them before water seeps in to degrade the pavement. Second-stage treatment is a base repair, during which they grind down six inches in cracked sections and fill the area with asphalt. Some cities stop treatment at that point, he noted, but Portola Valley's standard is to follow the crack-seal and base-repair steps with a slurry seal. He explained that the slurry is a surface coat made up of a mixture of sand and an oil emulsion. He said it's a good and inexpensive measure that lasts six to seven years and prevents the roadway from becoming seriously distressed.

An even more extensive – and longer-lasting – process called case fill involves installing two surface coats, first a chipped-seal layer of fine gravel that gets tacked onto the road, with the slurry seal on top. It protects the roadway for as long as 10 years. Finally, Mr. Young said, the Town does asphalt milling and overlays, creating road surfaces that are between 1.5 and 2 inches thick. He noted, too, that his crews undertake drainage improvements at the same time they're doing road work, changing out culverts as needed.

Mr. Young said that Portola Valley's street and road paving conditions earned a score of 83 on 2011 surveys, required annually by the Metropolitan Transportation Commission (MTC) of all communities within its jurisdiction. MTC uses a pavement condition index (PCI) with a grading scale that goes from zero to 100. A score of 0-25 is considered a failure, 25-50 indicates a poor condition, 50-75 is fair, and 70-100 is good to excellent. According to MTC, which released data from the 2011 survey at the end of October 2012, the Bay Area's regional average has been 66 for the last three years.

And with MTC's long-range target at 75, Mr. Young pointed out, the Town is exceeding it by a good margin. "This is something we've been working on for 10 years," he said, noting that Councilmember Driscoll would recall the start of that effort.

A high PCI mean more than nice-driving roads, Mr. Young said. "The score is something the Town can be proud of, having nice-looking roads in a rural environment. In addition, he said, fewer potholes require fewer resources to fill them, less damage to vehicles and their tires, better fuel economy resulting in lower GHG emissions – and fewer citizen complaints. Portola Valley's high PCI really reflects the Town's teamwork, he concluded, indicating that he and Public Works Committee Chair Steve Hedlund would be pleased to answer any questions.

In response to Councilmember Wengert, he said the Town received a rating of 77 on the PCI for 2010.

(2) Planning Commissioner Interviews and Appointments [6:39 p.m.]

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|-------------------|----------------------|
| 1. Kelley, Tom | 5. Targ, Nicholas |
| 2. Lee, Terry | 6. Gilbert, Denise |
| 3. Pierce, Andrew | 7. McKitterick, Nate |
| 4. Reimund, Darci | 8. Von Feldt, Alex |

Mr. Pegueros explained that while his November 28, 2012 staff report outlines a possible process for interviewing candidates, the process is entirely at the Council's discretion. He suggested that following interviews, the Council vote for three Planning Commissioners for terms expiring in January 2017, and then vote for the one expiring in January 2016. Mayor Derwin noted that the latter would be in synch with Commissioner Arthur McIntosh, whose term goes until January 2016 also. In response to Councilmember Driscoll, Mr. Pegueros explained that the candidates are listed alphabetically by surname, with new applicants first, then incumbents.

Tom Kelley

Mayor Derwin invited Mr. Kelley to come to the front row, and tell the Council about himself, why he's applying and what he considers his qualifications.

Mr. Kelley, Franciscan Ridge, said he and his wife, Sharon, moved to Portola Valley in 1972, and it amazes him that driving on Portola Road or Alpine Road now seems pretty much the same as it was 40 years ago. He said that's a huge tribute to Councilmembers and their predecessors in Town government. Mr. Kelley's connections to the "old-timers" included Tom Ford – "one of the pioneers" – who was his landlord at 3000 Sand Hill Road for 30 years, and a fellow member of Valley Presbyterian Church for a long time. Bill Lane, who was a tenant in the same building, Mr. Kelley recalled, also went to Valley Presbyterian Church. He also recalled Sue Crane as his first major contact in Town. He didn't know Bob Brown as well; Mr. Kelley said; he called Mr. Brown "the Thomas Jefferson of Portola Valley."

Mr. Kelley said he's been a "professional volunteer" all his life while still running a business. He was elected to the Portola Valley School Board in 1985. He said he told his wife that Silicon Valley politics was like Sunday School compared to school politics in Portola Valley. A long-time time as a church volunteer led to six years' service on its governing Board. He also served six years on the Board of AchieveKids (formerly Peninsula Children's Center), a school for autistic and other severely mentally disabled children deemed unable to function in the public school system.

Mr. Kelley also said he was part of the search committee that recruited Dr. Mark Goodman-Morris, who has been Senior Pastor of Valley Presbyterian since 1987, and his wife, the Rev. Cheryl Goodman-Morris. She and Mr. Kelley co-founded the Portola Valley Theatre Conservatory. He spent 13 years as PVTC Board Chairman, he said, while she was – and is – PVTC's Artistic Director.

Noting that he currently serves on the Board of the Chambers Landing Homeowners Association at Lake Tahoe, which gets very involved in issues related to protecting natural resources, Mr. Kelley said he and his wife are part-owners of five apartment complexes in Davis, too. Because the apartments basically serve as student housing, he said the issues in dealing with the University of California probably parallel those in the Planning Commission.

As a Planning Commissioner, he said he does understand that he'd be on the other side of the table, and would be there to collect input and information and make decisions that are in the best interest of the majority of your constituents.

Mayor Derwin asked whether Councilmembers had any questions for Mr. Kelley.

Councilmember Aalfs asked whether Mr. Kelley could identify one or two land-use trends that he's identified during his years in Portola Valley. Mr. Kelley said he doesn't see a lot of change. When they moved to Town, there were less than 1,500 homes and less than 5,000 people – and he thinks there still are. Despite the fact that the Town Center has been developed, as well as Portola Valley Ranch and Blue Oaks Subdivision, he said that little has changed.

Councilmember Driscoll asked whether Mr. Kelley lives in Town year-round. He said that the family doesn't go to Lake Tahoe often, but he does get some skiing weekends in during the winter. They focus on creating activities that interest their grandchildren.

Councilmember Wengert asked whether Mr. Kelley could think of a situation in which he set aside his own opinions after listening to public input and discussion. As a member of the School Board, he recalled, some parents opposed classes in advanced math and English because they such classes set children apart too early in their lives. He said he sided with the parents at first but the more he learned, the more he came to realize that saying particular children are good in math doesn't label them as good people – they may be terrible in soccer or English. As they grow up, he added, they learn they're good at some things but not at others. Ultimately, he said, he came around to support the advanced studies.

Vice Mayor Richards said residents sometimes come to meetings who aren't happy with what Town officials are doing and express very strong feelings. He asked Mr. Kelley how he would approach situations of that nature. Mr. Kelley said he draws a line at personal insults, and it's important to remain calm when people are emotional about an issue. He said "it's not about personalities. It's about some issue or another." He said he would listen, empathize and make sure the other party understands he or she is being heard, but would keep the personal issues out of it.

Mayor Derwin asked what Mr. Kelley liked best and least about it when he was serving as an elected official (on the School Board). What he liked best, Mr. Kelley said, was that it was a training lesson; the outcome is doing the right thing for children. It was worth it because you watch the children grow up. He said he couldn't think what he liked least about it.

Terry Lee

After being a Mid-Peninsula resident for 20 years, Mr. Lee, Fawn Lane, said he moved to Portola Valley two and one-half years ago. He's had a 25-year career in public and private service. While his work has been in general management and finance, he said it's really been about listening, empathy and problem-solving – including some experience on nonprofit boards and significant hands-on volunteer service. Thus, he said he feels as if he has some appreciation for the spectrum of service.

Addressing the issue of personal opinion versus governance, he said he understands and has experience with the differences. He also appreciates the difference between "right and wrong" answers, as opposed to "different" answers. Mr. Lee said he also has specific experience with general and specific plans as well as with zoning, including some in Hillsborough and San Mateo. He said he understands some of the

issues across the development-versus-preservation spectrum, and his experience covers dealing with open-space issues as well as commercial and residential community development.

He said he's had an opportunity to look at and listen to some of the issues the Planning Commission and the Town Council have considered, including preservation and development issues and affordable housing. He said that he has both experience and interest in such areas, and would like to contribute some of that to the Town's service.

Councilmember Aalfs asked Mr. Lee whether his experience includes applying for a permit or license, for example, and perhaps pushing for something that he wouldn't do if he were on the other side of the table. Mr. Lee said he wouldn't characterize his approach, or that of the organizations he's been part of, as adversarial, or where he thought the interests he represented might not be in the interest of another party or the community he's a part of. In contrast, he said the path he's always tried to take is to go for the common ground and common interest. If something might be perceived as being in conflict. It's probably led us to reflect on why he's asking for what he's asking for, and what are the opportunities to re-characterize in substance, not just in form, to find common interests. That's incumbent.

Councilmember Driscoll said he noted that Mr. Lee applied to both the Planning Commission and the ASCC. In response to asking whether he is still working and spends time elsewhere, Mr. Lee said he's a full-time resident.

In the context of seeking common ground in deliberations, Councilmember Wengert asked what Mr. Lee's focus would be in terms of sometimes-controversial land-use issues. Mr. Lee said that seeking common ground is the burden of the role public servants play. One of the advantages in terms of the Planning Commission would be having the Town's General Plan for guidance, and regulations that relate to zoning and other matters to draw upon and interpret for context.

He said he also has the benefit of experience, not only in Portola Valley but in neighboring communities that may have tackled similar challenges. They may not yield the best answers and the right solutions, but they could provide important context and guidance. He said he comes from a background in which he's learned the importance of listening and appreciating different perspectives. We can't always satisfy everyone, he said, but we can be respectful, good listeners, and not just listening but understanding where the perspectives are coming from, and try our very best to look to the future to make tough choices that will feel good looking backward, but also looking forward. He also said that Portola Valley is fortunate in that people's points of view, while differing, tend to be very well-informed and well-considered.

Vice Mayor Richards asked about Mr. Lee's experience in Hillsborough and San Mateo. He said that as a citizen and a board member of various organizations and working in those communities, he knows what it's like in "real life" what it's like to look for collaborative outcomes. Additionally, he said, he understands guidelines that must be respected, whether in general or specific plans or zoning regulations. It's been an informative process working with those municipalities, seeking those common goals and common ground, and finding multiple opportunities for consensus.

Mayor Derwin asked why Mr. Lee chose to move to Portola Valley. He said he's originally from Seattle, and grew up in Washington, but has now lived in the Mid-Peninsula area longer than he lived there. He first moved to Woodside, then Palo Alto, where he spent most of his 20 years, including a lot of time trying to figure out how to get back to "this side of I-280." He said he and his wife were delighted to be able to find a wonderful residence in Portola Valley, and they love the rural environment.

Andrew Pierce

Mr. Pierce said his journey to apply for a seat on the Planning Commission began four years ago, when his mother-in-law moved in with his family. Having outgrown their Palo Alto home, they looked elsewhere in Palo Alto, as well as Menlo Park, Los Altos, Los Altos Hills, Woodside – high, low and in-between –

and then they started to lean toward Portola Valley. By the end of the process, he said, "We knew Portola Valley was where we wanted to be." Among the attractions on the list of reasons they chose Portola valley were community goals, the Town plan, its rural nature, the subservience of buildings to nature, the quiet, the starry nights, the wildlife, the preservation of natural attributes over time – and all those things, Mr. Pierce stated, are encompassed within the Town's general policies. In addition to being the reasons his family moved to Town, he said, those also are the reasons he wants to serve on the Planning Commission. "I support what the Town stands for," he said.

Mr. Pierce record of public service includes appointments to the Santa Clara County Human Relations Commission in 1998 and again in 2001, and his election as HRC Chair in 2002 and 2003. The Palo Alto City Council appointed him to its Human Relations Commission, where he served from 1997 through 2003 and was elected Chair in 2000 and 2001.

Locally, he's a member of the Town's Nature and Science Committee, attended the community meeting on affordable housing in July 2012 and meetings on aircraft noise issues, and served on the committee that re-drafted the Portola Valley Ranch's covenants, conditions and restrictions (CC&Rs), which he said gave him excellent insight into different points of view of what people in Portola Valley want the community to be.

Referring to his résumé, Mr. Pierce said he has some experience in below-market-rate (BMR) housing issues, and has explored it from all sides. While on the Palo Alto HRC, he was involved when BMR tenants and owners had issues with the city. As a lawyer, he represented a homeowners association that opposed BMR developments in Santa Cruz. As a government official, he was involved in a development committee in Palo Alto that decided which public housing projects and which private housing projects the city would fund to allow them to build BMR-type properties. Thus, he said, he understands all the different perspectives – neighbors, developers, the community and the government.

He cited his legal analysis as among his strengths for work on the Planning Commission, plus the fact that he's chaired probably 100 or so meetings. A trained mediator with Federal courts as well, helping get people together on resolving issues, Mr. Pierce said he has a good track record as a mediator, and his training and experience enable him to listen to people, understand their interests and reflect their interests back to confirm that understanding. He mentioned a Joe Simitian observation that two kinds of people are called to this work -- those who want everyone to be satisfied and those who want to do the right thing. He said his view of the Planning Commission job is to do what the General Plan and zoning regulations call for and make corrections or suggestions for actions that are necessary in working with variances and differences where it's in the public interest to do so. He said he comes to this with no agenda other than the Town's agenda.

Councilmember Aalfs asked whether Mr. Pierce applies any particular guiding principles he applies in situations when he's been on both sides of an issue such as BMR housing. In response, Mr. Pierce said he understands ABAG wants us to do certain things, and almost every community has issues with it. We can probably accomplish what state law requires, if we approach it with a good will, intelligence and creativity. That's probably the only overall perspective he has on the issue, Mr. Pierce said, aside from the importance of thinking long-term for the interests of the Town as well as residents and future residents. When units are built, he said, people have to live in them for a long time.

Councilmember Driscoll asked whether anything would interfere with Mr. Pierce's consistent attendance at Planning Commission meetings twice a month. Mr. Pierce said his law firm has a two-year lease, so he's not going anywhere. His wife isn't about to retire, he doesn't go out of town often, and he has a good track record for attendance. Councilmember Driscoll also asked whether Mr. Pierce represents any Portola Valley clients who might appear before the Planning Commission and thus cause him to recuse himself from a discussion. Mr. Pierce said no, adding that in recent years, nearly all his land-use cases have been in Santa Cruz County – with similar issues of traffic, wildlife, density, etc. – but in Boulder Creek or in Watsonville. In Town, he said, he's stayed away from issues at The Ranch, etc., to avoid creating conflicts where he lives.

Councilmember Wengert, commenting that the adaptation of the General Plan to reflect changing circumstances in Town would be central to the Planning Commission's role in the future, said that one thing that's very likely to happen for the Planning Commission, ASCC and the Town Council will be understanding and trying to get a pulse on what the majority of the community wants. Against that backdrop, she asked how Mr. Pierce would approach gathering input. Mr. Pierce said he believes Portola Valley is undergoing some demographic changes, becoming a little more diverse, and some more recent arrivals may think differently from long-time residents. For example, he noted that residents of The Ranch aren't horseback-riders because The Ranch community isn't allowed to have horses.

Mr. Pierce said we have to make sure we reach the newer people, many of whom are very busy and not as involved in local issues. Their perspectives are important, he stressed, and those of people who have lived here 20, 30, 40 or 50 years are equally important. "But we're not the same Town as Bill Lane started out in," he concluded.

In response to Vice Mayor Richards, Mr. Pierce said he's not the only one who moved to Portola Valley because of the Town ethos; everybody he talks to who moves here moved here for that reason. Affluent people have plenty of places to choose to live besides Portola Valley – but Los Altos, Los Altos Hills and Woodside are different. He prefers Portola Valley, and people he knows who have moved here in the last five years tend to be like him – people who have chosen to be here. Going forward, he can't imagine residents favoring high density, or making dramatic changes. However, he added, we may need to do some things in terms of changes for people who live here later in life, and we may need to make some changes for families. Mr. Pierce said he doesn't have an agenda for that, but believes the General Plan must evolve and take into account different perspectives.

Mayor Derwin said she liked Mr. Pierce's Joe Simitian quote about the two kinds of people who do this work – those who want everyone in the room to leave happy and those who want to do the right thing. She asked Mr. Pierce which group he identifies with. You try to send people home happy, and want them to know they've been listened to, he said. "If you can make them happy, that's a good thing." He said many people who come to a public meeting are unhappy with the status quo. Citing his HRC work, he recalled people who were very concerned about police brutality, bias, racism or homophobia, or questioned what the city or county was doing in terms of funding. In many cases, he said the HRC didn't have the power to help them, but we could at least let them know we heard and understood their concerns and would pass them along. We didn't just say we would pass it along, but actually do it.

With the Planning Commission, Mr. Pierce said he expected part of the job would mean to go to the Town Council on issues beyond the Planning Commission's scope. He said he'd do what is legally required and in the long-term interest of the Town, as well as try to educate people and work with them, understanding that many times they're very upset when they come to you. He said he has a lot of sympathy for property owners who are in a box, having to bring that to the Commission, but he also understands what the law requires. He would do what he thinks is right in matters where discretion is given.

Darci Reimund

Ms. Reimund, Grove Drive, said she's a native Californian who moved to Portola Valley three years ago because the Town is the "perfect cross-section of man and nature." Driving from I-280 west, she said she feels stress melting off. She came to love Portola Valley through exploration of the area, commuting between San Francisco and Silicon Valley – where she worked in technology for 18 years. As she drove I-280, she said she'd stop in Town to hike or run and hoped to one day live here.

Ms. Reimund said she came to love nature when living in Colorado, where she gained a huge appreciation for the balance between keeping what's special about a place and allowing for growth to occur. She lived in Boulder, which underwent a lot of tough decisions, and was involved in a group advocating preservation of open space and keeping what was special about Boulder.

Among four reasons for deciding to apply for a seat on the Planning Commission, Ms. Reimund said she'd like to:

- Provide perspective for her generation and her demographic on the Planning Commission as it makes some hard decisions to meet the evolving needs of the community, making sure all voices are heard.
- Provide innovative ideas and thinking outside the box to balance the pressures to develop and the pressures to avoid development.
- Represent strategic thinking to create great opportunities for great outcomes; citing her technology work and current work role as well; her experience of strategizing for new high-tech designs, products and launches called for thinking about what we're trying to achieve and working through a lot opinions to get to the right results.
- Collaborate with community members on develop policies about preservation and growing forward; she said Portola Valley gives us a "wonderful tapestry" and opportunity to really think about where we're going in the future and how we're going to get there.

Councilmember Aalfs referred to Ms. Reimund's experience with the ASCC process when he served on the ASCC (in 2011), asking whether anything from that experience left her with any general lessons that might guide her as a member of the Planning Commission. She said the biggest lesson was about the need for more information going into the process. As a community member, she didn't feel as if she had all the information she needed to understand the process and be effective in it. Being on the other side of the table, she said, one of her biggest goals would be, as we go through these complicated issues, determining what we need to know and communicating effectively with our community to be as transparent as possible, make informed decisions and come up with a positive resolution together.

Councilmember Driscoll asked whether Ms. Reimund has any issues with participating in Planning Commission meetings twice a month and whether she foresaw any potential conflicts of interest that would require her to recuse herself. She said no. In response to a further question as to whether she has any strong opinions on issues currently facing the Planning Commission, she again said no – "that's why I'd be a perfect applicant. I'm here to make the best decision possible."

Councilmember Wengert asked the same question she posed to Mr. Kelley, requesting an instance in which Ms. Reimund came into a discussion with a strong opinion and changed her mind. First and foremost, Ms. Reimund said, when there are lots of opinions in the room, we have to weigh all these opinions and can come to a common ground if you're creative in your solution. Recently, with one of her clients, she said there were varying opinions about product design and features, strategic marketing content, news releases, etc. She said it got very complicated, and everyone was very passionate about their views. She explained the way they came to the solution was by focusing on the problem they were trying to resolve to answers, taking steps back and coming to some compromises. She said if in heated moments you can get the collective group to look at what you want to solve, people will provide a good solution. Furthermore, she said, they'll be okay with the compromise because they know they're helping to get to the right solution.

Vice Mayor Richards said the General Plan needs some innovative ideas and asked if she had anything to offer on that score. Referring to one of Mr. Lee's comments, Ms. Reimund suggested the concept of home-based businesses was worth exploring. A lot of small businesses are getting started in homes, she said, but they aren't allowed to do anything other than perhaps produce the product there. There might be times a startup would want to bring in a working group but that isn't allowed. It would be great to address that, Ms. Reimund said, especially with the younger, super entrepreneurial demographic coming into Town.

Mayor Derwin asked Ms. Reimund to expand on her ideas about reconciling demands for open-space versus development. She said she favors protecting Portola Valley's natural resources and open spaces, because that's what makes the Town special. At the same time, she said we also have to understand that a lot of people who work in the community can't afford to live here; and need to resolve that.

Nicholas Targ

Mr. Targ, Hayfields Road, said that he, his wife Elise and their son Bobby, who now attends Ormondale Elementary School, have lived in Portola Valley three years but his relationship with the Town extends further into the past. He said that he grew up for the most part in Palo Alto, and had the privilege of being able to do a lot of creek-walking here, deepening his love for and interest in nature. When their son was about two years old, Mr. Targ said he realized he wanted Bobby to have the same kind opportunity that he had, catching lizards, finding newts and growing up in a natural environment. That led to the Targs decision to move from the Washington, D.C. area to Portola Valley. Mr. Targ said, too, that he's spent a lot of time thinking about land-use planning issues, probably starting with his parents' development of the Hayfields project many years ago.

As Mr. Targ put it, the Town is at an interesting point, having been founded nearly 50 years ago – just about two generations – and now some transitions are becoming more pronounced. It's an interesting time, he said, and an important time to look to the General Plan and take stock of where we are and some of the issues that are coming to bear. He said he sees changes in demographics, new people moving in, a new spirit and new attitude. It's also become much more expensive, he said; in fact, the whole Bay Area is becoming more expensive. The jobs-housing balance up and down the Peninsula is one of the most skewed in the entire country, he said, a fact that's reflected in the land prices as well.

Mr. Targ said he's spent his entire professional career thinking about issues of land use, environment and natural resources. He earned law degree from Boston College and studied land use at the Massachusetts Institute of Technology. Just out of college, he said he had a brief stint as a land-use planner in Santa Cruz, exploring how emerging technology companies would affect Santa Cruz. At that time, he said, people didn't have a good sense of what the tech industry was about or what it might mean in terms of the development of Santa Cruz. He said they basically formed a focus group to bring together people from different sectors – environmental, real estate, the tech industry, labor – to take stock of the situation. Through those of conversations, through pulling people together, he said, they were able to reach common understanding and ultimately modify the General Plan and amend the zoning code. "It was an entirely consensus-based exercise," Mr. Targ said. He said that fine attention to detail, outreach and engagement have been hallmarks of his entire professional career.

Citing other examples, he talked about working for the Department of the Interior's Office of the Solicitor for about six years, much of the time spent on water-rights issues. He mentioned a quote often attributed to Mark Twain: "In the West, liquor is for drinking; water is for fighting." The issues of precious resources for environmental purposes versus those of ranchers whose properties had been in their families for generations weren't always resolved, but they always involved through long processes of sitting down with and talking to people and trying to understand what their interests were, he said.

At the U.S. Environmental Protection Agency Office of Environmental Justice, Mr. Targ said, he worked frequently on permitting issues involving low-income communities and communities of people of color. Sometimes long histories of animosity and discrimination came into play, as well as the people in those communities trying to pull themselves back together.

In a more recent example from his practice as a land-use and environmental lawyer, he discussed a project in the East Bay that involved redevelopment of a superfund site that had a tremendous history of environmental injustice and lack of understanding, with segregated housing where people of color lived in labor housing near a sulfuric acid manufacturing facility – on the "smoky side, while the whites lived on the other side." To deal with the very strong feelings, he said they established an advisory group to the

project. In his experience, Mr. Targ said, “a well-educated group of residents is the best strength you can have, and I think that’s true both from the municipal side and the citizens’ side for a development.”

In closing, Mr. Targ said he’s also had a fair amount of experience with affordable housing, including siting issues and some of the attendant controversies. He could also bring that to the table as a member of the Planning Commission.

Councilmember Aalfs asked Mr. Targ to elaborate on his consensus-based approach. Mr. Targ cited another East Bay project as an example. It started off being about 300 units planned for an old nursery site, he said, when a lawsuit came forward that the dilapidated greenhouses were in fact historic treasures established by Japanese families that immigrated at the turn of the century. After World War II internment, he said, the patriarch – the first person of color to be president of the San Francisco Flower Market – came back and controlled the property.

Reconciling the property’s historic aspects with the development was only one issue, Mr. Targ said. The neighbors didn’t want to be looking at a contaminated, dilapidated old nursery, but they were concerned about what would be developed there. The upshot was that Mr. Targ’s team sat down with the Japanese families to learn about the historical aspects of the property and worked with the people in the community who valued the history of the industry and what it represented. They also worked in charettes with neighbors, trying to get a handle on what a good project would be. Ultimately, he said, the project refurbished and repurposed three of the historic greenhouses, preserved a good portion of the property for urban agricultural purposes that would serve the community, and pulled the project back from the street to create some playing areas. It’s a certified LEED-ND project, Mr. Targ said, and they’re breaking ground on it now.

Councilmember Driscoll asked Mr. Targ to talk more about the charette experience and the idea of involving the public in projects, and whether that might work in Portola Valley with affordable housing. Mr. Targ said every project needs to be taken on its own merits. He’s been the attorney, not the planner, but he likes the charette approach because it’s really important for people to understand what’s being proposed, what can be proposed, and for the developer – whether a municipality, a nonprofit or a corporate concern – to understand the design principles the community wants. Mr. Targ said he’s a strong believer in good design; and in a sense is more concerned about good design and good performance than intensity. Mitigation and alternatives analysis can produce excellent projects in unexpected ways, he said. “Being able to put a face on a project and look at alternatives in tangible ways is really important,” he stated. He said that he’s currently representing a municipality in regard to permitting for a large industrial facility, and they’re holding a series of educational sessions before the EIR hit the street, so that when it does, people will be able to understand the various aspects of the project more fully than the design document with the EIR. That sort of “prequel” gives people an opportunity to learn and to participate very fully, he said.

Councilmember Wengert asked what Mr. Targ expected the greatest challenge to be on the municipal side of the table. He said that about half of his practice currently involves representing municipalities, including major wholesale updates on general plans – for which he’s also used a highly participatory, community-based approach. The perspective may differ, he said, but his approach would be the same. “In all the hard projects,” he stated, “it’s about listening, collaboration, interest-based, trying to make sure the facts are on the table as clearly as they can be, so we don’t miss an opportunity to find the synergy or a common basis for moving forward. The question is how to find elegant solutions to bring that crucial alignment to bear.”

Mayor Derwin asked Mr. Targ to expand on his comment about the region’s jobs-housing imbalance. From a political, economic and land-use perspective, this is a fascinating area to live in, he said. Axiomatically, provided that Silicon Valley continues what it’s been doing for the last 30 to 40 years, he explained, the simple scarcity of property will make it a more expensive place to be. To some extent he attributes that to the desirability of living in places that haven’t been developed, but housing prices also demonstrate the lack of unmet needs. With land pressures such as these up and down the Peninsula, he

said he anticipates tremendous growth up and down El Camino Real, which will change traffic patterns in Portola Valley as well as accelerate a turnover in population in Portola Valley as prices climb.

It's also going to attract a more affluent populace to Portola Valley, he said, which may well reflect a different set of occupational and living needs that need to be addressed. Growing numbers of entrepreneurs and serial entrepreneurs with small businesses in Town may necessitate revisiting permissible uses within residential areas, he said. And in terms of affordable housing, he added, the requirements must be observed. How they are observed and whether they're observed well – through good planning and good design – will be one of the things the Planning Commission and the Town Council must confront and are confronting at this point.

Incumbents

Mayor Derwin invited incumbents to make remarks. Commissioner Nate McKitterick said it's been an honor to serve with Leah Zaffaroni (who was in the audience). The Planning Commission and the Town will miss her experience, her knowledge of the General Plan, her attention to detail, the way she handles things. His thanks to long-time Planning Commissioner Zaffaroni, who was elected Vice Chair in January 2011, triggered a round of applause. Mayor Derwin said there would be another opportunity to thank Ms. Zaffaroni at the Volunteer Appreciation Part on November 30, 2012.

Mayor Derwin asked whether the Council had any questions for the incumbents.

Councilmember Wengert said she'd like to know how the Town Council – now and in the future – can help make the Planning Commission's job easier and clearer, and to describe some of the issues in that regard. Planning Commission Chair Alexandra Von Feldt said the Planning Commission has had a few experiences in which the Planning Commission didn't know exactly what the Town Council intended on a certain issue. For the most part, she said the two bodies have a good, mutually supportive relationship, but there have been a few discrepancies. Joint working sessions once or twice a year might be a good idea, and possibly tabling certain items until they could get all the ideas on the table together. Mayor Derwin said there would be a joint session in June 2013.

Commissioner McKitterick said he concurred with Chair Von Feldt, that some issues raised during Planning Commission meetings might be appropriate for Council to consider more proactively.

Mayor Derwin thanked all the new applicants and the incumbents. She said the amount of talent is extraordinary, and so is the willingness to serve considering how difficult a time it is to govern – as the incumbents would attest. She said the show of interest is impressive and humbling. Councilmember Wengert agreed, adding her thanks and encouragement for the applicants' continuing willingness to volunteer.

Voting

The first vote, Mayor Derwin explained, would be for three candidates for four-year terms. Following tally of paper ballots, Mr. Pegueros announced that the Council re-appointed incumbent Planning Commissioners Gilbert, McKitterick and Von Feldt to four-year terms expiring January 2017.

The second vote was for the Planning Commissioner who would serve out the remaining three-year (expiring in January 2016). The Town Council selected Mr. Targ. Mayor Derwin congratulated him and thanked the other candidates, encouraging them to remain active as committee members or join a committee, and certainly come back again.

(3) ASCC Interviews and Appointments: [7:37 p.m.]

1. Dyson, Tim

6. Wilson, Jane

2. Lee, Terry
3. Pedersen, Elin
4. Plunder, Marianne
5. Ross, David

7. Breen, Danna
8. Hughes, Craig
9. Warr, Carter

Tim Dyson

Mayor Derwin said she understood Mr. Dyson to be in London and thus unable to attend the meeting. He grew up in England and moved to the U.S. in 1995. He and his wife, Julie, a member of the Portola Valley Schools Foundation Board, have three young children. They live on Willowbrook Drive. He is CEO of Next Fifteen Communications Group Plc, a publicly traded marketing communications organization with offices around the world. Excerpts paraphrased from his application letter follow:

Over the years have been involved in numerous home construction projects in Europe, Washington state and California. I love participating in, and witnessing the design and development of civic, commercial and residential properties. But my interested in serving on the ASCC is not simply to get involved in construction projects. It is very much centered on the town of Portola Valley and the impact development can have on the community. Having lived in Palo Alto for over a decade I saw first-hand the impact such development can have in both positive and negative ways.

Portola Valley is a very special place, which despite its affluence has retained a small-town feel and values that reflect small town roots while also embracing the more progressive thinking that its citizens have brought with them. I would love to play a role in helping the Town navigate the challenge of balancing the needs to evolve, while retaining the core values and assets that make it so special.

Terry Lee

Because Mr. Lee introduced himself as a Planning Commission applicant (Item 2), Councilmembers began with questions they wanted to ask.

Councilmember Aalfs asked Mr. Lee about the nature of his background in building design and his involvement with The Nueva School.

As a current COO/CFO of The Nueva School, Mr. Lee said he's responsible for its 33-acre, multi-building campus in Hillsborough, with facilities ranging from 100-year old historic structures to new LEED Gold-certified buildings, and is helping drive the design and development of a new three-acre, LEED-certified, multi-building campus that's under construction in San Mateo. He said he's also involved in updating The Nueva School's master plan as well as developing plans for both the existing facilities at both campuses.

Councilmember Driscoll, referencing his earlier question of Mr. Pierce, asked about Mr. Lee's experience with charettes to involve the public in the design process. Mr. Lee said he's highly in favor of charettes, explaining that they used that process at Nueva over a three-year period, as they explored updating the master plan as well as to re-interpreting architecture at the new site for the high school. It's been a very important part of the process to invite participation from all constituents, he said – from the general community, from the school and alumni community, from the San Mateo staff, not just in planning and building, but also in public works, fire and police. He said the project involves dealing with many types of communities and environments in terms of design, re-design and new development, and it's been very beneficial to have all the input.

Councilmember Wengert said one of the differences between the Planning Commission and the ASCC is that the ASCC frequently has "extracurricular" site visits that can be challenging time-wise to Commissioners who are working full-time. She said there also are frequent cases of individual Commissioners being asked to follow up on specific projects. She asked whether those additional

obligations would be difficult for Mr. Lee. He said he's confident that it would be manageable, adding that he's been involved in various community initiatives over many years with no problems.

Another difference between the two bodies, Vice Mayor Richards said, is that the ASCC more detail-oriented than the Planning Commission, and that people tend to get emotionally involved. Mr. Lee said that details matter, and as much as we try not to make things personal, empathy for specific personal aspects is important to consider when interpreting regulations in a responsible way. At The Nueva School, he said serving 300 different families, which equates to about 300 different perspectives, represents rich diversity and many different personal interest. Applying and accepting the diverse personal perspectives while still representing the interests of the community at large is at the heart of what we're talking about, he said.

Mayor Derwin asked how Mr. Lee feels about protracted discussions related to, for instance, someone's tree, or a portion of a fence. Mr. Lee said that as a homeowner, he can bring personal experience to such discussions, because with trees and fencing on his property, those are two topics that surface when it comes to getting along with neighbors. Furthermore, he said, the ASCC isn't about an institutional perspective, it's about appreciating and respecting the individual issues and opportunities that come to the fore, and it's important not to lose sight of the needs of the people you're serving. It's the community, but the community comprises individuals and families. He said that as an optimist, he expects that the people he'd deal with come in with sincere, not capricious, perspectives and it's very important to care about the things they care about.

Elin Pedersen

Ms. Pedersen, Golden Oak Drive, said she's a native of Denmark who moved to Bay Area 20 years ago but is "quite a newcomer," with only six years in Portola Valley. As a research scientist at Google, she focuses on human- and social-centered designs of technology and has developed a research practice that augments innovation with observations of and contextual interviews with people. Engaging users in the process of design, she explained, calls for trying to understand the user's emotions, desires and inner needs. She said that is similar to a lot of what the ASCC does.

In addition, Ms. Pederson described herself as "a serial remodeler," and being involved in other people's projects might save her a lot of money. On a more serious note, she said she's taken a very "incremental" in designing, in that she likes to understand the essence of the site, of the buildings, and then bring that essence to the fore. She suggested this actually might be a new area of activity for the ASCC and the Town in general. As she sees it, the large numbers of houses from the 1950s that are outdated don't necessarily have to be torn down and replaced with modern, 6,000-square-foot homes. She said she wondered whether the Town could be more proactive in preserving the smaller, more human scale when putting up houses, which would be consistent with sustainability and trends around the world.

Councilmember Aalfs asked whether Ms. Pederson could translate the user-centered information-gathering focus in her work to the ASCC. She said sometimes people come in with a certain preconceived idea of a problem or issue, but if you listen very carefully – listen "behind" what is being said – you often find that the problem is somewhere else.

Councilmember Driscoll observed that the charette process might be similar to the human design process. Ms. Pederson said the tradition for innovation technology in Denmark is extremely participatory, involving users and other stakeholders in the process from the very beginning and goes through the design phase, to give them a hands-on sense of what they're discussing. The entire process is very much driven by the trade unions, she added, and it's in the repertoire to identify who should be involved and also orchestrate the process so as to elicit special insights that people might have. She said it wouldn't be difficult to translate that approach into what the ASCC does, because, as she pointed out, we all do design in some way, and design is about thinking in such ways. As well, if there were no such ways, it wouldn't be fun.

Councilmember Wengert said one of the toughest jobs the ASCC deals with is understanding myriad codes, types of vegetation and so on, and to her recollection, the best ASCC members possess almost encyclopedic knowledge of much of it. Ms. Pederson said the contractors she works with complain that she knows too much. She attributes it to her scientific nature. "I really want to understand things," she said. "Why is this room here? What is the data?"

Vice Mayor Richards inquired about how Ms. Pederson might promote the trend toward smaller-is-better in ASCC. She said it would be interesting just to go through old cases and see consider, for instance, what might have been options to tearing down old ranch-style houses. Were there any things the Town could have done to encourage remodeling that preserves the basic philosophy of the house versus reconstruction? "Many of these houses actually are wonderfully designed," she said, noting that there are ways to bring that beauty out into the open and show it off. Further, she said the ASCC could encourage architects and contractors in Town help think about how to further the idea.

Mayor Derwin said one of the challenges ASCC faces is that they cannot legislate aesthetics. She very much applauds Ms. Pederson's interest in smaller houses, but some occupants would continue to envision and build large dream houses, some with features that others might consider hideous. Ms. Pederson said design guidelines are one way of providing some very good advice when people are thinking about their dream homes. I could encourage other things, she said, "but if that's what they want, who am I to say that this is not the right thing?"

Marianne Plunder

Ms. Plunder, Kiowa Court, said she earned her degree in mathematics and computer sciences, and worked for about 27 years in a high-tech environment, with companies such as Hewlett-Packard and Apple and startups. Currently Conservation Committee Vice Chair, Ms. Plunder previously chaired Community Events and Emergency Preparedness Committee. She said she could "hit the ground running" with an appointment to the ASCC, because she's very familiar with its process as the Conservation Committee liaison with the ASCC. She said she works closely with the Commission and Town staff as well, and know their procedures.

In addition, Ms. Plunder said she is very detail-oriented, very process-oriented and very execution-oriented. She also said she's very good at listening and processing ideas very quickly, although she doesn't consider herself as having great ideas. Although she wouldn't be a great serial entrepreneur for that reason, she continued, she gets along with them and works well with them.

In response to Councilmember Aalfs, Ms. Plunder said that attending ASCC meetings every two weeks, plus site meetings, she's seen mostly reasonable requests presented. She said it's usually just a question of understanding where a person is coming from. She cited a simple example. Maybe a tree is keeping the sun out. If you understand why this person wants the tree down, it's easier to talk with the parties about the tree, the height of the house, whether it's too visible from one side. If you hear what everybody has to say, understand and process it, usually you come to a reasonable solution, she said. Sometimes you have to make a decision people aren't happy about, but you can't make everybody happy every time.

Councilmember Driscoll asked whether Ms. Plunder has ever used a charette process. She said all she knows about the process is from the Town Center experience, and she thought it worked very well.

Given her history on the Conservation Committee and Emergency Preparedness Committee, Councilmember Wengert asked Ms. Plunder what prompted her to apply for the ASCC position at this time. Ms. Plunder said she's always loved construction sites. When construction sites were still open, without fences, she said she used to go to them every weekend, Sundays in particular. She said that she's always had her sights set on ASCC. "But I'm not an architect," she explained, "so I needed to build up to it. I think I have – and I'm ready."

David Ross

Mr. Ross, Canyon Drive, said he wouldn't spend much time reviewing the materials he submitted, but pointed out that his most relevant experience to serving on the ASCC was four years' service on Palo Alto's Architectural Review Board, including three years as Chair. He said his experience has familiarized him with all the issues and difficulties referenced in tonight's applicant interviews. On the mechanical side, he's been involved in the construction industry for 35 years, which has given him a deep nuts-and-bolts understanding of construction issues as well as plan-reading skills, the sort of mundane things that can be a big factor in preparing for a meeting or trying to understanding how a ridge line relates to a daylight plane, for instance, and whether a decomposed granite path is consistent with the site's topography, etc.

Mr. Ross said he started his construction career as a carpenter and worked through all management roles in a construction firm. For the last 10 years, he's worked strictly as a construction consultant, primarily serving as a construction expert witness in litigation. Fortunately, he said, most construction litigation matters settle before they get to court, so he doesn't have to testify often. He said his great passion in his work life is helping clients and their adversaries find ways to reach resolution without going all the way through the litigation process. He is also an experienced mediator, with certification in civil mediation from the National Judicial College at the University of Nevada.

As a member of Palo Alto's Comprehensive Plan Advisory Committee and Architectural Review Board Mr. Ross said he's found that the review process usually contributes to and improves a project. He said he's familiar with the working tensions of competing priorities, between the review body enforcing regulations and listening to arguments about exceptions and making some aesthetic judgments. Giving applicants an opportunity to respond to those constraints is a great way to improve a project, Mr. Ross said. It can be stressful for everybody involved, but it's usually a positive sort of stress. One of his goals in joining the Palo Alto ARB, he said, was to improve the efficiency of the process so that the meetings were shorter.

Councilmember Aalfs asked what most surprised Mr. Ross about working on the ARB. Mr. Ross said the big surprises weren't really in transformations of either a project or board member positions on projects but rather the attention diverted toward issues that weren't central to the project. He said it was disappointing that an applicant might have to come back to the ARB several times about issues that he (Ross) considered relatively inconsequential. He said there was a sense of surprise that the intelligent people on the board and the intelligent people submitting the application weren't able to back away from their intensity in focusing on small items.

Councilmember Driscoll asked Mr. Reed for his thoughts about a public design process involving charettes. Mr. Reed said he hosted and participated in charettes in Palo Alto. During his construction career, he said, he developed a large number of good relationships with design professionals and always thoroughly enjoyed collaborating with them and members of the public in bringing ideas forward. In his view, Mr. Reed said, the charette process works very well for some types of projects, but is completely unsuited for others. "My only caution about charettes," he said, "is that at times it's not the appropriate forum." A proactive design charette around particular issues or projects is something the ASCC could contribute, Mr. Reed said, and it would be a wonderful idea to pursue if the Town were interested. He also suggested a charette or two focusing an educational piece for interested members of the public, and a participation piece for generating good ideas.

Councilmember Wengert asked Mr. Reed how he'd compare and contrast Portola Valley's set of rules and regulations to that in Palo Alto. Mr. Reed said the Palo Alto ARB reviews commercial, retail and public projects, but residential projects only if they contain three or more units and under special circumstances as in an open-space district. Signs were big issue in Palo Alto, he said, with the city's sign ordinance alone probably more voluminous than all of Portola Valley's design guidelines. Palo Alto is an extraordinarily process-oriented community, he explained, with the process all codified in those rules. The rules have been expanded and modified over time, but rarely is anything subtracted. "It's a really, really

big book,” he said. Not only does he consider Portola Valley’s regulations more streamlined but also in some ways providing more latitude for creativity.

Vice Mayor Richards mentioned an applicant having to come back three times over insignificant issues. He recalled his time on the ASCC years ago, and he found it very frustrating, trying to move things along. At what level does Mr. Reed feel it’s appropriate for the ASCC to offer design advice. Mr. Reed said members have to their roles and the ASCC’s purpose in their own minds. Personally, he said, the body exists to prevent harm to the community and the environment. That done, he’d consider it his duty to do no harm to the project. “Each project brought forward results from considerable creative thinking, tradeoffs between budget and design constraints and design wishes,” Mr. Reed said, “and to be arbitrary about design issues that don’t violate standards is improper. On the other hand, at times it is appropriate, when something simply isn’t working, to engage in a dialogue that helps provides some opportunities for someone.”

According to Mr. Reed, Portola Valley’s biggest need is careful siting of landscaping and attention to hardscaping, leaving the style of details of the architectural design itself alone for the most part. He said he knows many of the architects who design these projects, and their desire is to be respectful with their design. The biggest thing the ASCC needs to ascertain is that the design is placed on the site in such a way that its relationship to the neighbors is optimal. He said he wouldn’t shy away from expressing opinions, asking whether certain options had been considered or introducing a few ideas, but he doesn’t see the ASCC as a venue for redesigning people’s projects for them.

Mayor Derwin asked what prompted Mr. Reed to apply at this time. Before moving to Portola Valley just over 10 years ago, he said he spent 15 years deeply involved in civic affairs in Palo Alto – probably half a dozen boards or committees simultaneously, all of them time-consuming. Because he said he doesn’t take commitments lightly and doesn’t miss meetings, he got somewhat burned out. Moving to Portola Valley gave him an opportunity to recover his wit and recharge his batteries, he said, adding, “I feel pretty recharged. Now seemed like a good time to really get involved.” Mr. Reed said, too, that he has a very flexible career now as a consultant, and his time is his own to schedule for the most part. He said he has a good understanding of the ASCC workload and what it means, and it would be a good fit for him.

Jane Wilson

Ms. Wilson, Cresta Vista Lane, said she moved from England to Portola Valley nine years ago, has been an active volunteer, and wanted to continue serving the community in a role that helps maintain the Town’s unique qualities and vistas, as it moves forward with technological advances that also help sustain the environment for future generations.

Councilmember Aalfs asked if anything in particular about the ASCC appeals to Ms. Wilson. She said she enjoys architecture and construction, and places a high value on open space, along with the local panoramas and wildlife.

Councilmember Driscoll said he’s unfamiliar with Ms. Wilson’s work, and inquired whether she’d have any potential conflicts – projects or buildings she manages – that would require her to recuse herself. She said there would be no problems in that regard. She has owned and managed properties for 28 years, working with many craftspeople and contractors for remodels and general maintenance. Although most of the properties are historically listed and subject to strict conservation laws, she said she’s been involved in a number of new constructions as well, and is well-acquainted with architectural plans.

In response to Mayor Derwin, she said she’d served on public commissions involved in conservation of historic buildings and vistas and site planning.

Councilmember Wengert asked if Ms. Wilson is at risk of burnout due to all the things she does for Portola Valley. She’s been on the Friends of the Portola Valley Library Board (seven years); on the Parks

and Recreation Committee (three years); serves as President and Vice President of Portola Valley Parent-Teachers' Organization (three years), co-chairs the Portola Valley Holiday Fair (four years) and is an "ad hoc volunteer" for Blues & Barbecue; book fairs and gala auctions at the Portola Valley Schools. She served on the Portola Valley School District's 150th Sesquicentennial Committee; and participates in local fiber arts groups. In addition, Ms. Wilson has been involved in volunteer support and fundraising for the daylighting of Sausal Creek and the Peninsula Open Space Trust.

Incumbents

Mayor Derwin invited incumbents to speak.

Carter Warr thanked the Council for his 21 years serving on the ASCC so far. He said he's enjoyed his participation. Oftentimes preparation isn't fun, and oftentimes meetings aren't fun, he added, "but it always felt as if the Town is better off because I was there."

Danna Breen said she wrote only a single-sentence letter to re-apply for a seat on the ASCC. She said she wears the "landscape hat" on the Commission, and over time the look of the Town has changed more due to landscaping than architecture, and the Town is at a critical place with adolescent landscape. She thinks there are a lot of changes, and it's important to stay on the ASCC because of landscaping issues and to keep the experience of the land itself pristine.

Voting

Thanked all the applicants for their interest and noting that the candidate pool was excellent, Mayor Derwin said the Council would vote on three applicants to serve four-year terms on the ASCC. Following a tally of paper ballots, Mr. Pegueros announced the Council had reappointed incumbent ASCC Commissioners Breen and Hughes and appointed David Ross to terms expiring January 2017.

Mayor Derwin thanked Mr. Warr for his 21 years of service.

CONSENT AGENDA [8:45 p.m.]

- (4) Approval of Minutes: Special Town Council Meeting of November 14, 2012 [*removed from Consent Agenda*]
- (5) Ratification of Warrant List: November 28, 2012 in the amount of \$324,014.58
- (6) Recommendation by Acting Administrative Services Director: Resolution Concerning Citizens' Option for Public Safety (COPS) Funding 2012-2013
 - (a) Adoption of a Resolution of the Town Council of the Town of Portola Valley continuing the Supplemental Law Enforcement Services Fund through Citizens Options for Public Safety Program and maintaining a separate Budget Account for 2012-2013 Fiscal Year (Resolution No. __)
- (7) Recommendation by Mayor: Town Manager Employment Agreement
 - (a) Adoption of a Resolution of the Town Council of the Town of Portola Valley approving and authorizing execution of Amendment No. 1 to the Town Manager Employment Agreement between the Town of Portola Valley and Nicholas Pegueros (Resolution No. __)

By motion of Councilmember Wengert, seconded by Councilmember Aalfs, the Council approved Items 5-7 on the Consent Agenda with the following roll call vote:

Aye: Councilmember Aalfs, Driscoll, Wengert, Vice Mayor Richards, Mayor Derwin

No: None

(4) Approval of Minutes: Regular Town Council Meeting of November 14, 2012

Councilmember Driscoll moved to approve the minutes, as amended, of the Special Town Council Meeting of November 14, 2012. Seconded by Councilmember Aalfs, the motion carried 4-0-1 (Richards abstained).

REGULAR AGENDA [8:47 p.m.]

(8) Recommendation by Town Attorney: Resolution Concerning Sale of Town-Owned Property

- (a) Adoption of a Resolution of the Town Council of the Town of Portola Valley of its Finding and Intention to Sell 3 and 5 Buck Meadow Drive Pursuant to Government Code 37420 et seq. (Resolution No. __)

Ms. Prince, noting that Town Attorney Sandy Sloan's memorandum dated November 16, 2012 contains the details, provided a brief summary. The developer of the Blue Oaks Subdivision deeded the properties intended for BMR development at 3 and 5 Buck Meadow Drive. Eventually, after determining that such a project would not be feasible on the site, the Town has come to the point of preparing the resolution that the Council is being asked to consider.

Before the Town can sell the lots, Ms. Prince explained, it must comply with the process identified in the Government Code. The Government Code mandates that the Town Council adopt a resolution stating 1) the finding that public interest and convenience require the sale of the property and 2) the intention to sell the property. The resolution also must fix a time and place to hear protests to the sale of the property, provide for publication of notice of the hearing, set the time when the Town Council will take final action and contain an accurate description of the property to be sold.

With no questions from Councilmembers, Mayor Derwin invited members of the audience to speak.

Bud Eisberg, Wyndham Drive, said he came to speak against the sale of the Blue Oaks lots for two reasons. Over the years, the Town hasn't really done enough to develop these lots, he stated. The Town failed to come to terms with the Blue Oaks developer to build the BMR units and turned down Habitat for Humanity's proposal to build on those lots because they work on weekends, which would violate the Noise Ordinance. He said he questions how serious the Town is about developing those lots. Blue Oaks would not exist except for these BMR requirements, he said. The Town's proposal to sell those lots and purchase the property at 900 Portola Road basically puts one developer's affordable-housing obligation into another neighborhood's back yard. Ironically, he added, the sale of the Blue Oaks lots actually takes the Town further away from affordable housing, because it would require considerable re-zoning. The other point is the risk to the Town in a \$3 million transaction, or more, depending on what cleanup is necessary at 900 Portola Road. He asked whether the Town obtained independent appraisals of both properties, and market-rate prices for the Blue Oaks lots as well as the one it intends to purchase. He said he's also concerned with what happens to the 900 Portola Road property if the Town for some reason is unable to develop it. "What's Plan B?" he asked. He said the lack of an overall plan for the rest of the Town's affordable-housing obligation concerns him as well. He said the Council should not make the finding that the sale of the Blue Oaks lots would be in the public interest and the convenience required.

Don Jacobson, Farm Road, Hidden Valley (Woodside), said his view is one of openness, due process and transparency. We have had a BMR authorized on the Blue Oaks properties since 1998, he said, and he's not sure everything has been done to follow through on that intention. However, he said it's also

difficult to comment on something that is not open and transparent to the public. They say the BMRs can be at 900 Portola Road. How many? Who will occupy them? What will the qualifications be to live there? How do we get these people in? How do we get them out if it doesn't work out? What's the standard? We've tried to ask questions about the ingredients of the BMR. Are there going to be a dozen of them? Can anyone live there? Do you have to be a firefighter? Nobody knows, he said, and people want answers.

At the last Planning Commission meeting, Mr. Jacobson said, he suggested that there must be a plan. No, there's no plan here. Is a CEQA qualification required? No, Blue Oaks is not connected with 900 Portola Road. Really? Why are we selling Blue Oaks? So we can buy 900 Portola Road. And they say it's not connected. Mr. Jacobson said the lack of transparency is troublesome, and it's troubled a lot of people. He said it also seems as if there's a rush to judgment, to get this done fast, before anyone can find out everything that's going on.

Mayor Derwin said she thought it was time to start answering some questions.

Ms. Prince first addressed the issue of the connection between the two transactions. She said there's obviously a plan to sell the Blue Oaks lots to fund the purchase of 900 Portola Road for affordable housing, so from the transactional perspective they're connected. They are not connected in terms of CEQA, she explained, because the sale of Blue Oaks doesn't necessarily result in development of affordable housing at 900 Portola Road. Furthermore, while there may be some general ideas at this time, no one yet knows how many units there would be. There's no concrete project to study under CEQA. It's too speculative at this point.

As far as who would occupy BMR units, Ms. Prince said there's a process that involves income qualifications, with parameters published by San Mateo County. The units intended for Blue Oaks were meant to be for "moderate" income occupants, so residents would have to qualify in that income range. Living or working in Town may move some people up on the priority list, she said, but requirements to be met are very specific and defined by state law. There also are BMR agreements, so buyers must meet very specific requirements to meet if they decide to sell. She said the website has a significant number of questions and answers about the affordable-housing situation.

Ms. Prince said that if the plan for BMR units at 900 Portola Road doesn't work out, "Plan B" would be for the Town to take the proceeds from the sale of the Blue Oaks lots and continue looking for another location or an alternative solution that would satisfy the Town's affordable-housing obligation.

In terms of the appraisals, Ms. Prince said she did know the answer offhand. Councilmember Wengert said an appraisal was done for 900 Portola Road when the effort to acquire that property began. As for the valuation of Blue Oaks lots, as is typical for many real estate transactions, she said the market sets the price at the time the property sells – determined by what a buyer is willing to pay and what a seller is willing to accept. That's the definition of market pricing, she said. On the basis of a rough valuation estimate, she said the Town was fortunate enough to generate a full-price offer for the Blue Oaks lots.

Ms. Prince said the buyer is Buck Meadow LLC, and that the California Secretary of State website may contain formation information on companies. Councilmember Wengert said that to her understanding, the LLC comprises primarily Blue Oaks Subdivision homeowners.

Responding to the Habitat for Humanity question, Ms. Prince said the Blue Oaks units were intended for moderate-income residents, and Habitat for Humanity was looking to develop housing for low-income and very low-income residents.

Mr. Jacobson asked how many units there would be. Vice Mayor Richards described a string of dependencies that would precede being able to answer the question. To be able to answer that question, he explained, it would be necessary to have a design, and to do a design, you have to spend taxpayer

money, and you have to own the property to be able to do that. Mr. Jacobson said “you’re selling Blue Oaks and you’re still using taxpayer money, and you don’t even know what you’re going to do with it yet.” Mayor Derwin said the money would go into a housing inclusionary fund that can be used only for affordable housing. Thus, if the Town cannot buy 900 Portola Road, the money would stay in that fund while the Town looks for other property. Mr. Jacobson said, “You don’t even know what you’re going to build.”

Jon Silver, Portola Road, raised a point of order. He said people need to be called on and not just pipe up.

Mayor Derwin recognized the next speaker.

Carol Wonderly, Portola Road, said she lives right next door to 900 Portola Road. She asked why we can’t put a maximum of eight units on that lot and why are people being told it’s likely to be a lot more than that. Councilmember Wengert said the transactions would be sequential, and that if – not when, but if – we are able to acquire 900 Portola Road following the sale of the Blue Oaks lots. If the Town moves into the phase in which it owns 900 Portola Road, that would be the first time any taxpayer dollar would be spent. At that time, Councilmember Wengert continued, the Town would work with the community and the neighbors in an inclusionary process to design a project. Part of the analysis that would go into that design would be its economic viability. If one reads studies related to building affordable housing in San Mateo County, where land prices and construction costs are very high, it’s a challenging mathematical equation to be able to afford to build units of this nature. Those are among the reasons that the number of units can’t be predicted now; that won’t be possible until it’s pretty clear what the numbers would look like. She said she believes everyone shares the same goal in terms of minimizing the number of units, and there is no intention to develop any greater density that necessary to be able to afford the project.

Asked whether the Town could use any open-space funds for a portion of the affordable-housing cost, Councilmember Wengert replied no. She said very specific budget lines are allocated for specific uses, and the money that comes from the Blue Oaks sale cannot be used for anything other than affordable housing. In response to a question about reducing the density by dedicating part of the lot to open space, Councilmember Wengert said anything is possible. She doesn’t preclude any ideas if we reach the planning stage; she reemphasized that it’s a very sequential process.

Mark Bronder, Wyndham Drive, said Ray Williams couldn’t come to the meeting but sent a message for him to read: *I ask you please accept this message of formal protest any further activity on Blue Oaks or other property transactions until the public has been engaged in a discussion of BMR requirements, alternates, implications and show a map of potential space available for use in these discussions. While these efforts are underway, I’d ask the Town engage in discussions with state, county and other regulators to get the right guidance and alternatives available to the Town. . . Therefore, I ask you to defer action on Agenda Item 8.*

Mr. Jacobson said that if he understood the comment, we’re willing to give up what’s already found to be qualified BMRs at Blue Oaks without knowing what would happen at 900 Portola Road. Councilmember Wengert said his statement implies that the units at Blue Oaks are feasible, but after a significant amount of time and considerable efforts, it was determined that developing the BMR units at Blue Oaks was not an economically feasible proposition. As a result, the General Plan’s Housing Element was updated in a very public process during which there were open discussions about the possibility of selling those units, exploring other opportunities, and using the proceeds to identify opportunities for affordable housing. That process was both public and democratic, Councilmember Wengert reiterated, adding that it was open and it was long. So to the extent that we are now moving forward with the plan that we’ve had in place for more than a decade, she said, that’s where we stand in terms of why we’re moving forward with Blue Oaks. We finally had an opportunity to sell those lots and have some funds available to us to either buy 900 Portola Road or, if that doesn’t ultimately come to fruition, look for other parcels where we can. That’s our charge, she said.

Mr. Jacobson asked how we know whether the same thing won't happen at 900 Portola Road that happened with Blue Oaks. You're going to give up Blue Oaks, and be stuck with 900 Portola Road, and people will have the same objections. It's a sensitive area. People are concerned, and rightly so. The BMR solution at Blue Oaks is legal, he said. It's fine. It's there. You're giving that up for something you have no idea whether it's going to work or not. Just a pig in a poke. There's no transparency here. You won't tell us exactly what you're going to do. It's ridiculous. It's a gamble. You're gambling, not with your money. You're gambling with the citizens' money, the Town's money.

Mayor Derwin said that may not be precisely accurate.

Ms. Prince suggested it might help to consider the Blue Oaks lots the equivalent of an in-lieu fee for inclusionary housing. It wasn't taxpayer dollars, it was actually the Blue Oaks developer's.

Mr. Jacobson exclaimed, "You own the property."

Mr. Silver said he served on the Town Council from 1978 until 1993, and then in San Mateo County government until 2007, and had many dealings with communities and community concerns. When he hears accusations this process isn't transparent, he said, it seems to presume that Town officials know, that they could pull back the curtain to reveal a plan. According to Mr. Silver, "There is transparency here, and there is not any more to see." To know everything in detail before we change course, there would never be any action. It isn't possible before setting out on a journey to know exactly where it will go. None of this is secret. If one is a diligent citizen, one will know.

Mr. Silver said he attends Town meetings only when he feels a need to do so, but he finds even occasional attendance gives him the answers to most of the questions that have been posed because he pays attention. He said he considers it insulting to suggest that those who volunteer their services are governing the Town in secrecy. Also, he said, as one who pushed to get the Blue Oaks BMR units built, he now understands that it's not practical and makes no sense for the Town to keep trying to make something happen there. It's time to recognize reality, he said. He also stressed the importance of resolving the affordable-housing problem, because he said he doesn't want to see Portola Valley in a position such as Menlo Park, under court order to put in 1,900 addition units over and above what the city had planned.

Mr. Silver said he's also seen beautiful affordable housing projects as long ago as the mid-'70s; when the Atherton mayor invited him on a tour of affordable housing sites in Palo Alto. It's been really nice since the mid-'70s, he said, and it's still very nice. Another point: tonight's action is intended to get us to the point where we can have a hearing on at least some of these issues.

Cindie White, Portola Road, said she and her husband purchased Jelich Ranch in 2000. She moved to Portola Valley as a sixth-grader in 1972 and attended Portola Valley School. Her parents still live here. Starting next year, she and her husband will be living at Jelich Ranch full-time, when their youngest child goes to college. Ms. White identified the problem being discussed as a disconnect in the relationship between the government and the people. In terms of buying the 900 Portola Road property and selling the Blue Oaks lots, she suggested that a hearing to receive input now isn't all that helpful; what the community wanted was input in the beginning of the process. Some people seem to know why Blue Oaks isn't viable for BMR housing, but people need to be informed about such things ahead of time – that's what needs to be transparent. That's why she said she protests the sale of the Blue Oaks lots. She said she has many questions, not only about the process, but about alternatives to what has been proposed.

Listening to the candidates for the Planning Commission and the ASCC, she said she continually heard about community involvement and listening to what people have to say. Whether that was a coincidence, or the applicants see a void in that respect, she said she didn't know. Ms. White mentioned that applicants also spoke about the ethos of Portola Valley, and why affluent people are moving here when

they have so many choices. She said she was thinking how the Town's Founding Fathers, like George Mader and Bob Brown would want this process to go.

Mr. Eisberg asked, "If this process has been open for a long time, where is the list of properties that have been looked at?"

Ms. Prince said the process for real estate negotiations and the things the Town looked at are closed-session items, not necessarily subject to public scrutiny.

John Pene, Wyndham Drive, asked whether the Town has a preliminary estimate for the development cost at 900 Portola Road. Councilmember Wengert explained that the Town wouldn't be the developer, wherever the project is, but would work with another entity. In other words, the Town isn't in a position to estimate development costs because that's not the Town's role. Mr. Pene said it would make sense to get a fee estimate for a ballpark idea of what's doable, without spending any taxpayer money, to get an idea whether it would work, before investing a great deal of time to buy a property. He said the analogy for building a market-rate home would be to estimate a cost of, say, \$200 per square foot.

Councilmember Aalfs said that assuming the Town can go forward with the sale of the Blue Oaks property, the Town would bring in developers – typically nonprofits that specialize in affordable housing – to do a fair amount of work to put together proposals. He said he understands the frustration, but the process is complicated. It's not easy getting to estimates of development costs without having a design. We just don't have that information, and it won't happen until someone comes in and makes a serious proposal.

Ms. Prince said that if and when the Town purchases 900 Portola Road and engages developers to look at the project, each of them may approach it from a different perspective and they'll have different cost constraints because they aren't market developers. There are a lot of different financing arrangements used in the affordable-housing arena as well, she explained. For these reasons, the Town isn't in a place to ask these developers for estimates of what it would take for them to produce a plan. Part of the whole process would be for these potential developers to come in, look at the property, consider their financing constraints and alternatives, and then present a proposal.

Monika Cheney, Goya Road, said she's trying to channel what the applicants said earlier into the current discussion. It's apparent that we've reached an impasse, she said, and for the various reasons given, the Town won't have a plan before acquiring the 900 Portola Road property. At the same time, people are hungry for more information. One thing the Town Council, and its legal counsel, would have an answer to is the question about the maximum number of units the Town would be likely to develop there. Ms. Prince said she didn't know the answer off the top of her head.

Mr. Vlasic said the Town has gone through many years of trying to find a solution for eight units on the Blue Oaks lots, and it has not been possible. Now there's an opportunity to sell the lots, take the money and put it toward affordable housing – as allowed for in the Housing Element – at another location. He said the developers the Town has talked to, those with experience in building affordable housing, have suggested looking for more suitable sites – properties closer-in, on relatively level ground, with better access to transportation and services – that would be more compatible with a more cost-effective development. We don't know what that development is, he said. Zoning changes would be required. The process will be driven in part from what these seasoned developers have to say. It may turn out that what they say is feasible from a development perspective isn't feasible from a planning standpoint. We don't know that either. The only thing we know now is that the 900 Portola Road property is a potentially better site for affordable housing, based on what we've learned from developers previously.

If we come to a situation where a developer makes a proposal and entitlements necessary aren't granted, Mr. Vlasic continued, the Town would have to take the set aside proceeds from the sale of the Blue Oaks lots and develop another program in the next Housing Element update to find a solution. Accordingly, he

said, to speculate now on a number of units would only create more animosity in the community. Until we go through this process and get some solid information, we're not in a position to have a dialogue about it. The Town cannot proceed without moving through the very complicated entitlement process, during which there will be numerous public hearings before the Planning Commission and the Town Council, with the ASCC involved, all taking into account the sensitive concerns. Mr. Vlasic said he didn't know how more transparent the Town could be.

Mr. Eisberg said he wondered what would have happened if Town officials had done what Mr. Pene suggested, some due diligence, before taking ownership of the Blue Oaks lots, because nothing changed on those parcels as far as slope, number of trees. Councilmember Wengert said that was in 1998, when the option was given to the developer of paying the in-lieu fees for inclusionary housing or setting aside land and deciding within three years whether to develop it or turn it over to the Town. That was 14 years ago, and at the end of the three-year period, the developer decided to turn the lots over to the Town. This developer was the first to do due diligence on the feasibility of building the BMR units in Blue Oaks.

Mr. Silver said that like Ms. White, he wondered what the Founding Fathers would be thinking. In the late 1990s, he recalled a 10-member ad hoc housing committee coming up with a plan that laid the foundation for the Housing Element. After about a year's worth of public hearings, the Town Council, including Bob Anderson, John Jakes, Sue Crane and Fred Graham, ultimately adopted the Housing Element. It was a completely transparent process, Mr. Silver said, but many of the people in Town now weren't involved in that process, so to them it's new. He also said that those now governing the Town have not departed from that same kind of process and the course of preserving the Town, and if Bill Lane were here, he would get up and say pretty much the same thing.

Mayor Derwin acknowledged the last public speaker.

Mr. Jacobson asked what if it's provable that building 10 to 12 BMR units at 900 Portola Road would reduce the value of Wyndham Drive properties by 20%. We could go to real estate agents and ask that question. Do some due diligence.

Mayor Derwin brought the matter back to the Council. She excerpted from an operative clause in the proposed resolution:

3. A public hearing shall be held by the Town Council to hear any protests regarding the sale of the Property on December 12, 2012 at 7:30 p.m. in the Historic School House Meeting Room at the Town Center located at 765 Portola Road, Portola Valley, California or as soon thereafter as the matter may be heard. . .

Councilmember Aalfs moved to adopt the Resolution of the Town Council of the Town of Portola Valley of its Finding and Intention to Sell 3 and 5 Buck Meadow Drive Pursuant to Government Code 37420 et seq. Seconded by Vice Mayor Richards, the motion carried 5-0.

(9) Discussion and Council Action: Report by Town Planner requesting response to CJW Architecture request made on behalf of Ryland Kelley for review and approval of Driveway and Bridge Plans, Ford Field Access Easement[10:22 p.m.]

Ms. Vlasic referred to the staff report dated November 28, 2012, explaining that fundamentally the owner of the properties on the east side of Los Trancos Creek has an easement across part of Ford Field.

On August 8, 2012, the Town Council considered the request of CJW Architecture made on behalf Mr. Kelley relative to the preliminary driveway and bridge plan proposals to reach his property. The Council directed an ASCC review and further review by staff. That's been completed, Mr. Vlasic said, including input from the Conservation Committee. He added that the comments received during that process have been assembled and forwarded to CJW Architecture and Mr. Kelley as they pursue the

process with the Santa Clara County Planning and Building Departments, two LAFCos (San Mateo and Santa Clara County Local Agency Formation Commissions), plus special utility and service agencies and any other agencies with authority relative to the bridge crossing of Los Trancos Creek. At this point, Mr. Vlasic continued, the Town has essentially provided them with a framework as they finalize plans.

He said the documents also have been shared with Stanford University representatives, because the easement agreement specifies that if Stanford were to acquire these properties, the easement would disappear. Mr. Vlasic said the applicants would have to come back to the Town for the “final blessing” after going through the rest of the process, because many of the details are likely to change.

Councilmember Wengert asked whether Stanford had any interest in purchasing the property. Mr. Vlasic said that Charles Carter, Stanford Director of Land Use and Environmental Planning, told him that he (Carter) is in contact with others at the University who would be more involved. Mr. Vlasic said Stanford once before considered the property, and that he (Vlasic) thinks Stanford may want to talk more seriously about the property so as to protect its own interests.

(10) Recommendation by Acting Administrative Services Director: Review of Basic Financial Statements and Memorandum on Internal Control for FYE 06/30/12 [10:12 p.m.]

The Town is required to have its financial records audited every year. Our independent auditor, Maze & Associates, has completed the audit of the Basic Financial Statements and Memorandum on Internal Control (MOIC) for the fiscal year ending June 30, 2012. Ms. Nerdahl said it was a very routine audit that produced nothing of any great note.

She pointed out three factors from prior years that affected the FY 2011-2012 numbers:

- The ongoing devaluation of the Town-owned stock that affected prior statements was no longer an issue because the stock has been sold.
- In terms of capital assets, the construction of the C-1 Trail at \$1.1 million previously resulted in an inflow and outflow.
- At the end of the fiscal year, the Town paid off the PERS side fund (\$319,000).

Councilmember Wengert asked what the stock sold for; in response, Ms. Nerdahl said \$60,386. Responding to another of Councilmember Wengert’s questions, Ms. Nerdahl said that without the PERS adjustment, the General Fund would have increased by 8%.

Councilmember Wengert asked what happened to result in the large increase in road impact fee expenses (in the Condensed Statement of Activities). Ms. Nerdahl explained that a building permit that was canceled, and a portion of what had to be refunded – about \$40,000 – had been in the road impact fee account.

At this time, no capital projects are affecting the Town’s capital assets, she said – but as Councilmember Driscoll pointed out, the undergrounding project will be coming up.

With unanimous acceptance of the Basic Financial Statements and Memorandum on Internal Control (MOIC) for the fiscal year ending June 30, 2012, the Council directed staff to file the reports.

COUNCIL, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

- (11) Discussion and Council Action: Vic Schachter with proposed draft letter to Congresswoman Eshoo regarding Aircraft Noise [10:20 p.m.]

After some discussion, Mayor Derwin, Councilmember Aalfs and Mr. Pegueros agreed to work together to produce a final draft.

- (12) Reports from Commission and Committee Liaisons [10:30 p.m.]

Councilmember Aalfs:

- (a) Architectural and Site Control Commission (ASCC)

Meeting on November 26, 2012, the ASCC reviewed an application for a conditional use permit (CUP X7D-30) for a garden entry pavilion and garden, where they want to grow more food for The Priory's cafeteria.

Councilmember Aalfs said he can see the proposed site from his home, and favors the proposal.

Councilmember Wengert:

- (b) Bicycle, Pedestrian and Traffic Safety (BP&TS) Committee

A special meeting on bike lanes on November 27, 2012 drew six other people in addition to BPT&S Committee members, and it went very well. Of five options, Councilmember Wengert reported, the Committee has pretty much decided between two recommendations – wider lanes only with no official lane striping or wider lanes with an official bike lane, with a vote planned for the meeting on December 5, 2012.

Mayor Derwin:

- (c) Council of Cities

The November 16 2012 dinner meeting, held in Pacifica, featured an interesting presentation on the Devil's Slide Tunnels by CalTrans Project Manager Skip Sokow. When the tunnels open to motorists early in 2013, CalTrans intends to give the bypassed stretch of road and 70 nearby acres to San Mateo County to operate as a park and a pathway reserved for hikers and bicyclists.

Mayor Derwin said a weekend shuttle service, Devil's Slide Ride, is scheduled to begin service on December 1, 2012.

- (d) U.S. Green Building Council

Mayor Derwin joined a U.S. Green Building Council tour of LEED-certified buildings on the Mid-Peninsula on November 17, 2012, with the Portola Valley Town Center the second stop on the group's three-site tour. She gave a short, well-received talk about how the Town Center transformed the site and contributed to the spirit of community. Fellow tourists enjoyed her presentation so much they asked her to republish it.

(e) City/County Association of Governments (C/CAG)

San Mateo County Board of Supervisor Carole Groom was appointed to the California Coastal Commission by California State Assembly Speaker John Perez. This is a tremendous honor for all of us in San Mateo County.

WRITTEN COMMUNICATIONS [10:40 p.m.]

(8) Town Council November 16, 2012 Weekly Digest – None

(a) #10 – Memo from Town Manager, Nick Pegueros re Weekly Update – November 16, 2012

Mr. Pegueros said the Town has been invited by the Santa Clara County Board of Supervisors to make a presentation on an application for funds for a grant for Spring Down pond project Under Consideration as part of the Stanford mitigation plan.

He also explained that he'd met with Library Branch Manager Nicole Pasini, who has some concerns about lighting, and she's working with the architects to try to identify some creative solutions that won't detract from the Library's beauty. In exploring potential funding, Mr. Pegueros learned that the Council could have the option of dipping into the donor city funds the Town has accumulated over time. He also learned that Woodside uses donor city funds (the taxes paid by residents that exceed the cost of services) to replenish its general fund for library maintenance costs and other items.

ADJOURNMENT [10:45 p.m.]

Mayor

Town Clerk