

PLANNING COMMISSION REGULAR MEETING, TOWN OF PORTOLA VALLEY, WEDNESDAY, MAY 4, 2016, SCHOOLHOUSE, TOWN CENTER, 765 PORTOLA ROAD, PORTOLA VALLEY, CA 94028

Chair Hasko called the Planning Commission regular meeting to order at 7:00 p.m.

Present: Commissioners McKitterick, Targ, and Von Feldt; Vice Chair Gilbert; Chair Hasko

Absent: None

Staff Present: Debbie Pedro, Planning Director  
Cynthia Richardson, Consultant Planner

ORAL COMMUNICATIONS

None.

OLD BUSINESS

- (a) Public Hearing: Proposed Lot Line Adjustment, File #: 29-2015, Parcel A: Dale Williams (vacant) APN 076-182-010 and Parcel B: Ashley Williams and Chase Norfleet located at 465 Wayside Road APN 076-182-010.

Chair Targ recused himself due to the proximity of his residence to the proposed project.

Planner Richardson presented the staff report regarding the proposed lot line adjustment for the property located at 465 Wayside Road. She said the Planning Commission conducted the preliminary review on March 16 and the ASCC reviewed the project on March 28.

Chair Hasko called for questions from the Commission.

In response to Commissioner Von Feldt's questions, Planner Richardson said there were not any changes to the application since the preliminary review.

With no further questions from the Commission, Chair Hasko called for questions or comments from the applicant or the public.

Carter Warr, project architect, said the purpose of the lot line adjustment is to create a more buildable lot.

Hearing no other questions or comments, Chair Hasko brought it back to the Commission for discussion or action.

Commissioner Von Feldt moved to find the project categorically exempt as provided for in Section 15305 of the State CEQA guidelines. Seconded by Commissioner McKitterick; the motion carried 4-0;

Commissioner Von Feldt moved to approve the resolution as attached in the staff report for the proposed lot line adjustment. Seconded by Commissioner McKitterick; the motion carried 4-0;

## NEW BUSINESS

- (a) Public Hearing: Request for Modifications to the Town's Ground Movement Potential Map, File #20-2015, 50 Adair Lane, Feldman/Bravo Residence.

Planner Richardson presented the staff report regarding the proposed modifications to the Town's Ground Movement Potential Map for the property located at 50 Adair Lane. She said that the ASCC reviewed and approved a site development permit on April 11, 2016, for a new second unit and accessory structure, which includes an office and garage, contingent upon the approval of the geologic map modification. She said the applicant is requesting to change the Town's Geologic and Movement Potential Map designations that apply to the subject property from Pd to Ps. She said the Town Geologist reviewed the reports found the change acceptable.

Vice Chair Gilbert said the map showed changes to a parcel adjacent to the subject property and asked if the owner of that parcel was made aware of the changes. Planning Director Pedro said a public hearing notice describing the project was sent to that neighbor advising them of the map modification request. Vice Chair Gilbert asked if the neighbor was specifically aware that the change affects their property. Ms. Pedro said they have not heard from that neighbor.

Commissioner Von Feldt asked if the increased allowable floor area and impervious surface had already been included in the table. Planner Richardson said they were.

With no other questions, Chair Hasko called for questions or comments from the public. Hearing none, Chair Hasko brought it back to the Commission for discussion.

Commissioner McKitterick said that the initial report indicated only two borings were done and he noted that the Town Geologist requested four additional borings and further investigation. He said with the additional information, he was comfortable with supporting the proposed modification.

Commissioner Targ was supportive of the proposed modification. He requested that Town staff make efforts in the future to make direct contact with neighbors whose properties are affected by decisions made by the Planning Commission.

Chair Hasko was supportive of the proposed modification.

Commissioner McKitterick moved to approve the Modifications to the Town's Ground Movement Potential Map as set forth in the resolution as set forth in the staff report. Seconded by Commissioner Von Feldt; the motion carried 5-0.

- (b) Preliminary review for a General Plan and Zoning Ordinance Amendment, Conditional Use Permit, Architectural Review and Site Development Permit for the Windmill School and Family Education Center Master Plan. File #32-2015.

Planner Richardson presented the staff report regarding the proposed General Plan and Zoning Ordinance Amendment and Conditional Use Permit for the Windmill School project. She said that on April 25 the ASCC and Planning Commission held a joint field meeting at the school site. She described the history of the school and the proposed site as detailed in the staff report.

Chair Hasko said because their site visit was conducted prior to the story poles being erected, another site visit would be scheduled so the ASCC and Planning Commission could see the story poles in place.

Chair Hasko, in response to the applicant's request, called for comments from the younger attendees prior to the applicant's presentation.

A number of children who were former students of Windmill School spoke in support of the project.

With no further preliminary public comments, Chair Hasko called for the applicant's presentation.

Renata Dionello, Co-President, Windmill School, said they are excited about the project and have done a lot of collaboration with the community. She said they have been fortunate to have an amazing group of people involved in the project. She said the Windmill School experience has been a foundational piece of the children's experience in Portola Valley, as well for as the parents.

Lyndsay Lyle, Co-President, Windmill School, said the more she learned about the families that want to be part of Windmill that have to be turned away, the more grateful she became for this opportunity to be able to work on this project which will offer the Windmill experience to more Portola Valley children.

Ms. Dionello said they have been in their current space at Alpine Hills Tennis & Swimming Club for 40 years and have to move because Alpine Hills needs to use that space for their members. She said in 2015 they acquired 900 Portola Road, which she said is much larger space and provide a lot of opportunity for the children to be outside. She said the new space will provide the school the opportunity to better serve the community with multiple classes and schedules.

Ms. Lyle said the property is ideally located on a main road in the heart of Town, near Town Center and other community institutions. She said the 1.7-acre-property will allow them to have the classrooms and structures they need, as well as a lot of open space and room for children to explore in the play yards, the grove, and the mini-farm. She said the mini-farm would be very small animals such as bunnies and chickens.

Jodi Cocconi, Director, Windmill School, described what the new location will provide from an educational standpoint. She said Portola Valley has the reputation for providing exceptional education and she works very closely with Ormandale School to ensure they are on the same track educationally. She said Windmill's sole purpose as a non-profit organization is to serve children and families. She described the school's early childhood education philosophy, the staff's experience, and the plans for program improvements, including indoor/outdoor activities, enrichment classes, unstructured experiences, parent education, and working with small animals.

Karen Tate, Windmill School Capital Campaign Co-Chair, described the community outreach involved in their design plan. She said they have been talking to neighbors continuously for the past five years. She said they were welcomed to the neighborhood and the neighbors' input was helpful as the project team worked at optimizing their designs. She said they gathered more than 300 signatures in support of the project. She said the community expressed to them the desire for preschool classes with an extended day option, local options for afterschool enrichment for preschool and K-8, parent education classes, community gathering opportunities, and opportunities for children to engage with nature. She said they have purposely under-developed the property with all single-story structures and took care to be sensitive to any noise issues with the positioning of the parking lot and siting the quieter buildings on the side of the property adjacent to residences, and will be using no bells or loud speakers. She said the rear doors and sliding windows on the family hall will be closed after 7:00 p.m.

She said the Wyndham Drive neighbors were less concerned with the amount of traffic than the speed of traffic going around the turn. She said during the site visit concerns were voiced regarding parking, with no place for cars to turn around in the parking lot and the possibility of a full lot causing cars to be backed up onto Portola Road. She said the school's staggered start and end times will help and they

have reduced the total number of students at any one time from 72 to 66. She said they've made changes to the parking lot and have been able to maintain 41 spaces and include a turnaround area. She said they used a very conservative set of assumptions – every child attends every day with one driver, no carpooling, no walkers, and that four cars stay for the duration of each class session. She said another concern was parking lot safety. She said the design includes horse fencing along the frontage with wire, so it is still scenic but the children are stopped from running out onto Portola Road.

She said that because neighbors were concerned about people parking in the lot in the evenings and weekends when the staff was not present, they will have a locking gate. She said they will also be willing to help if neighboring businesses occasionally need extra parking. She said the project has a very low lighting design and there will be window coverings on the family hall windows. She said the traffic and noise consultants were present to answer any additional questions.

Carter Warr, project architect, said the Windmill project is a special opportunity for the community. He said the Windmill School is a lifelong experience that has brought multiple generations of families together with a more than 60-year history. He said the project team concurred with the Planners that the zoning of the property needs to be modified so it all has the same designation. He said the CC zoning would allow for 14,000 square feet of floor area and they are proposing 9,000. He said they are preserving at least 3/4 of an acre of the 1.67-acre-property as completely undeveloped. He said they have reduced the parking lot lighting by 20 percent. He said they also solidified the acoustic performance of the ornamental garden structure at the edge of the vegetable garden so the dBs are reduced by more than 10 dBs at the property line from the sounds the children make. He said they worked hard to ensure the building forms were rural in character and subservient to the landscape.

Planning Director Pedro said staff received two additional comments from residents this week and provided copies to the Commission tonight.

Chair Hasko called for questions from the Commission.

Commissioner Von Feldt asked if there were any other substantive comments from the ASCC other than reduction of lighting in the parking islands. Planner Richardson said the ASCC was supportive of the materials board, the 8-foot height of the ornamental garden structure, and the project in general. They were not concerned about the parking, confident that it would be worked out in the process.

Commissioner Von Feldt asked if the maximum number of students had been reduced. The applicant said it was down to 132.

Vice Chair Gilbert asked if the enrichment classes for K-8 were included in the 132 total. The applicant said they were separate. She said they were planning to use two classrooms with 15 children each for sessions of 1 to 3 hours each between 3:15 and 6:30. Ms. Tate added that the enrichment class attendees are not technically enrolled and are not part of the preschool or licensing program. Vice Chair Gilbert asked enrollment would be open to other communities if the school did not fill the 132 spaces with Portola Valley students. The applicant said that currently there is demand to fill the spaces with Portola Valley students. She said the goal is to have 90+ percent of enrollment to be Portola Valley residents. She said the current staff is 8 total and it will be increased to 12. In response to Vice Chair Gilbert's question, the applicant said she did not anticipate using teacher's aides. She added that the licensing dictates how many teachers are needed based on how many children are in the class and their ages.

Vice Chair Gilbert asked if anyone could comment about what was done to clean up and reclaim the property and what has been done to ensure the property is currently safe for the children. The applicant said the soils have been tested for contamination. She said the County has been very closely

monitoring and regulating the cleanup process and have issued a “no further action required” on the main property.

Vice Chair Gilbert said the traffic study should consider the area where the school will be located and the neighbors – the churches, the Priory, the Town Center – and how much it would increase traffic at certain times of day due to activity.

Gary Black, project traffic consultant, said they did counts of traffic and speed in both directions in front of 900 Portola Road throughout the day for a week. He said the counts were low in the morning and rose throughout the day, peaking around 4:00 to 5:00. He said it was his professional opinion that the count on the road was very low and could actually handle three times as much traffic. He said it could certainly absorb the extra traffic from the school and he is confident it will not raise any issues.

Vice Chair Gilbert asked if there was precedent for calling the proposed sound wall an ornamental garden structure. Planning Director Pedro said there was not, and added that the zoning ordinance does not contain a definition of ornamental garden structure. She said last year, the ASCC held a general discussion about ornamental garden structures and said that ornamental garden structures are more decorative in nature such as pergolas and trellises but they also said they would treat ornamental garden structures on a case-by-case basis. She said at their preliminary review meeting, the ASCC seemed to be supportive of the design as presented and agreed it looked like a garden feature.

Vice Chair Gilbert asked for clarification on below market rate (BMR) housing on site because it was raised at the field meeting that whoever lives on the property must be licensed because it’s a preschool. The applicant said it is not common to have someone living on a school site because they would have to be cleared through the Department of Justice. Vice Chair Gilbert asked if it could be a staff member. The applicant said the staff would have already gone through the DOJ process, so they would qualify. Vice Chair Gilbert asked if the applicant was opposed to having someone living on the school site. The applicant said it was discussed with staff because it is challenging for teachers to find affordable housing. She said the consensus was that their school staff did not want to live where they worked. Vice Chair Gilbert asked staff if changing the zoning to Community Commercial precluded ever putting staff housing on the property. Planning Director Pedro said it did not.

Commissioner Targ disclosed that he represented the Tates, the former owners of the property, in the environmental remediation of the site. He said his law firm then represented the Tates on the seller side in the sale of the property to Windmill School. He said it is a closed matter and he has no further relationship whatsoever other than in his capacity as a Planning Commissioner. He has spoken with the Town Attorney and does not believe he has any conflict that would require a recusal. He said he spoke with some of the applicants representing Windmill prior to tonight’s meeting, and they discussed some of the potential impacts and particular concerns he might have.

Commissioner Targ said the number of afternoon enrichment students may add impact to traffic and should be discussed. He said impact to other transportation modality such as bicycles should be discussed. He asked for clarification regarding the observation in the traffic report that speed on Portola Road would be reduced because of ingress and egress into Windmill. He said the possible recommendation for a speed sign needs to be clarified. He said the driveway operations needs to be discussed.

Mr. Black said his comment regarding slower traffic in the area of the school was just an observation that whenever you add side friction to a road, it tends to slow down traffic. He said they measured speed and found 85 percent of the cars are traveling at speeds of 35 or less in front of the school and 15 percent are traveling faster. He said it was not suggested that speed was a problem, but the applicants advised that there was some sensitivity about speed on Portola Road and asked for

suggestions. Mr. Black advised that the speed feedback signs were effective and might be the most appropriate for that part of Portola Road, if there was any interest in it.

In response to Commissioner Targ's question regarding the parking lot design, Mr. Warr said the application that will be brought before the Commission will include an improved parking lot plan that provides even more safety for people entering and exiting the parking lot with a turnaround area. He said the number of parking spaces available was instrumental in Windmill deciding on how many students the facility could hold at any one time. He said the parking spaces are all full standard spaces with no compact spaces. Commissioner Targ asked how they were able to achieve the extra space. Mr. Warr said they took out one 4-foot island and adjusted the others.

In response to Commissioner Targ's question, Planning Director Pedro confirmed that the Windmill site was within Portola Road Scenic Corridor. Commissioner Targ asked that findings with respect to the Scenic Corridor be included in the staff report and also within the context of the CEQA analysis with respect to the consistency of existing land use plans.

Commissioner Targ mentioned the nesting raptors and said the applicants should revisit the language that refers to the Migratory Bird Treaty Act, and also with respect to the Fish and Game Code, to be sure they're comfortable with that conclusion before the application comes back to the Commission.

Commissioner McKitterick asked if the Traffic Study had assumed any carpooling. The Traffic Consultant said for the report, they assumed no carpooling and no absences. He said that the study indicated there was no traffic impacts.

Commissioner McKitterick confirmed with the applicant that 90 percent of the currently enrolled students are from Portola Valley and its sphere of influence, and that there were 30 on the wait list this past semester that did not get in. He asked if the current proposal will accommodate everyone on the wait list for enrollment. The applicant said it will depend on how big the wait list is once the school is open, but today, in theory, if they could have had two classrooms for each age group, they would have been able to accommodate everyone on the wait list. He asked if the applicant's plan had the flexibility to provide for increases in future enrollment. Mr. Warr said there is the possibility to expand by approximately 33 percent on the site if the need arises, but said that is not part of this application.

Commissioner Von Feldt asked about the neighbor's concern of the view from their bedroom. Mr. Warr said they met with them today, reviewed their issues on-site, and took some photographs. He said from the neighbor's master bedroom there is a small view that looks back toward the classrooms. He said they are confident that the design of the sound wall and the landscape plan will resolve the neighbor's concern without taking light away from their yard.

Chair Hasko disclosed that she has met with the applicant and has heard some of the elements of the presentation. She asked the Traffic Consultant what numbers were included in arriving at their estimates of traffic during the enrichment program sessions. The Traffic Consultant said they assumed 30 enrichment students in two separate classrooms with staggered start times, 3:00 and 3:15.

Hearing no further questions, Chair Hasko called for public questions or comment.

Resident Virginia Bacon expressed appreciation for the work put into the development of this project. She said that considering the affordable housing crisis in the area, it is very important that an affordable housing unit be built on the property. She asked if there was a reason the fence by the Village Center has to be on the property line because the children might enjoy an actual wildlife corridor. She asked if there was a way to include in the CUP that this property could be used as an emergency center. She would like to see intergenerational programs in the school's curriculum.

Katie Connelly, She said she is a Windmill alumni and had a very memorable experience there. She said she cooked for the first time at Windmill, still enjoys cooking today, and hopes other children can have that same opportunity.

Olivia Cheney, Goya Road. She said she went to Windmill for three years and graduated from there six years ago. She said she hopes the project gets approved.

Austin Hirst, 16 years old, from Madera, said he is alumni from Windmill. He said he enjoys spending time outside and thinks a bigger, open space, will be very beneficial for the children.

Noel Hirst, of Ladera, said the idea of the school serving both Portola Valley residents and their sphere of influence, including Ladera, connects the children and build a community that lasts for a lifetime.

Amanda Tumenaro, Windmill Teacher. She said she is an advocate of early childhood education and community building. She said she is proud to be part of Windmill, an environment where children build self-esteem, make their own choices, learn how to negotiate, and build a foundation of life skills that will carry them through their whole educational journey.

Rob Bergstrom, Windmill Board Member, and father of a four-year-old who attends Windmill. He said Windmill has been important to his family in getting to know the community. He said Windmill is a great and unique environment and has provided opportunities for his family to connect with the community after preschool.

Andy Barrows, father of a six-year-old at Ormandale and a three-year-old at Windmill. He said he wanted to thank the Commission and to respectfully request continued help in expediting this process and making it as straightforward and unencumbered as possible as to any special requirements that may come up in the CUP so the children can get into the school building next fall.

Bud Eisburg, 233 Wyndham. He said he is a neighbor to the project and a parent of students who attended Windmill many years ago. He said he appreciates the feedback and updates the applicants have provided to the neighborhood and wished that all applicants in Portola Valley handled their proposed projects this way. He was supportive of the plans and appreciates the underutilization of the property. With regard to traffic, he said he's lived on Wyndham Drive for more than 35 years and has noticed increased difficulty getting in and out of the circle, which he does not attribute to increased population, but more due to the increase in number of service and construction vehicles coming in and out of town. He said he hopes the school project looks at the traffic, possibly slowing it down by enforcement or with signs.

Carrie Davis, 311 Wyndham, said she can think of no better backyard neighbor than the Windmill School.

Joan Barksdale, Director of Windmill School from 1974 to 1986, said she was involved in converting the school to a non-profit organization. She described the process of converting the space at Alpine to the preschool, the fundraising, and building the playground, and said it was all parent-driven. She said Windmill is a treasure for the Town and for the school district. She said the school is important to the identity of the Town and the families of Portola Valley. She said it is important to make this process as smooth and expedient as possible so the school can start on time.

With no further public comment, Chair Hasko brought the item back to the Commission for discussion.

Vice Chair Gilbert asked staff if a draft of the CUP would be provided at the next meeting. Planning Director Pedro said the next step is a field meeting to look at the story poles, then it will go to the

ASCC for review. She said when staff brings it back to the Planning Commission, they will have the initial study prepared with the draft CUP conditions.

Commissioner McKitterick said he's been on the Planning Commission for more than 10 years and this is the most important item to ever come before this body, more important than the Town Center, the expansion of the Sequoias, the expansion of Alpine Hills, and even the artificial turf at the Priory. He said that education is arguably the second most important thing in Town after the natural environment in the General Plan. He said some of the issues will need to be discussed and refined, but said he is supportive of the project because it easily conforms to the rules the Town and because having a non-sectarian preschool in Town is a very critical resource. He said he is glad the parking issue was resolved with the turnaround and is supportive of the placement of the single driveway. He agreed that time was of the essence given the aggressive schedule that has been set for this project.

Commissioner Targ said he looks forward to seeing the next iteration. He agreed it is a very valued asset within the community.

Vice Chair Gilbert said she was generally supportive of the project with a few details to be worked out. She said the issue will be in drafting the CUP that includes enough specifics without being too restrictive. She said she had concerns about characterizing the sound wall as an ornamental garden structure and does not want to set a precedent with residents building tall solid walls along their fence lines. She wondered if a variance might be more appropriate. Commissioner Targ agreed that a variance would be a way to move forward without setting precedent and he didn't see any issue with the findings that would need to be made. Commissioner McKitterick was also supportive of a variance in order to build the sound wall.

Commissioner Von Feldt said she had no concerns regarding the General Plan and Zoning Ordinance amendment. She also supported the variance idea for the sound wall. She said the Conditional Use Permit would be the most challenging. She said she needs more information regarding usage, such as the number of people including the afternoons and weekends, so they can get a full picture of the maximum usage. She would like to see percentages of usage by residents of Portola Valley and the sphere of influence, because they want to avoid encouraging more traffic coming into Town. She said she'd like to see an analysis to better understand the maximum and target usage figures. She encouraged them to look at the CUPs for Woodside Priory and Fogarty Winery where there are schedules of events, so they can see the kind of detail the Planning Commission is looking for. Mr. Warr said the usage document in the packet was modeled after the Priory and Fogert and he will work with Planning staff to refine the projected usage data.

Commissioner Targ asked if would make sense to develop an ad hoc committee to work with staff to move things along on the CUP. Chair Hasko asked Commissioner Targ if there was a specific concern he wanted the ad hoc committee to focus on. Commissioner Targ said he was concerned with the issues around intensity, usage, and traffic.

Councilmember Wengert said it would be unusual for the Planning Commission to be part of the process to draft the CUP conditions. She said it is probably adequate for staff to move forward because there does not seem to be a lot of conflict relative to what they are focused on and the Planning Commission's role would be to review it. Commissioner Targ said he understood the unusual nature of it and if the consensus is that it can be worked out at staff level, he is fine with that.

Chair Hasko said this project is a clear benefit to the community, to the children, to the network of relationships it has built, and it will renovate a neglected property. She said she understands the difficulty in predicting the potential expanded usage of a facility that is moving to a larger space. She said the task is to figure out the potential uses and what they can actually put parameters around. She

would be supportive of setting up a regular review process for the first few years. She said her priorities were to avoid iterating the CUP as much as possible. She said the Commission is trying to balance issues such as traffic use and the impact on neighbors and working with neighbors to make sure their quality of life is not adversely impacted. She said it was important the applicant continue working with the neighbors who expressed concern regarding visibility. She was also supportive of using a variance to avoid the ornamental garden structure designation. She said the Planning Commission can work closely with staff to try to get the CUP drafted in a way that meets the standards as it's been done in the past.

Planning Director Pedro asked the Commission to comment on the issue of affordable housing for this project.

Vice Chair Gilbert said was important to her that the option for an affordable housing unit on the property not be precluded. Mr. Warr said that while currently this applicant is not interested in that, there was still 5,000 square feet of available floor area that could be developed in the future.

Commissioner Targ asked how this property was treated in the Housing Element. Planning Director Pedro said it was not called out as an opportunity site or identified in any way as an affordable housing area. Commissioner Targ said he does not see the affordable housing option as an issue before the Planning Commission and it is not in the application. He would not support creating a condition of approval since there is no nexus to affordable housing through this project.

Vice Chair Gilbert said there is a link to the Housing Element having to do with using commercial facilities for employee housing, but not specifically to this property. Ms. Pedro said the Town has always encourages employee or affiliated housing on properties. She said her question was meant to help clarify the issue for the applicant and staff since it was brought up in one of the public comments.

Commissioner Von Feldt said the Town is always looking for opportunities to increase the diversity and affordability of the housing mix. She said the Town has also realized that a concentration of affordable housing has not been very palatable to the community.

Commissioner Targ said his concern was they might be creating an inconsistency with the Housing Element if it had in fact been identified in some way. Vice Chair Gilbert said that since it is a commercial property with a brand new use, the possibility of adding an affordable housing unit could be considered; however, she is not suggesting that is necessary at this point. She said her main concern was that affordable housing on the site wasn't precluded.

Commissioner McKitterick said the applicant is interested in expediting the process and an affordable housing unit is not part of the application. He agreed with Vice Chair Gilbert that he did not want the option precluded, but does not want to be involved in trying to add something about it into the CUP.

Commissioner Targ said he did not think affordable housing needed to be addressed at this point with this application, but wanted to express his appreciation of staff for raising an issue that is important for the Town.

Chair Hasko said the Commission is acutely aware of the affordable housing issue. She said as long as the option is not precluded and there is some flexibility going forward, there is no rationale for adding it as a requirement in the CUP. Mr. Warr said he would request that affordable housing is not mentioned in any of the conditions because it will create a significant CEQA problem.

#### COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

None.

APPROVAL OF MINUTES: April 6, 2016

Vice Chair Gilbert moved to approve the minutes of the April 6, 2016 meeting, as amended. Seconded by Commissioner Targ, the motion carried 5-0.

ADJOURNMENT [9:49 *p.m.*]