

equipment/materials storage area on the School District property. However, the District is concerned about possible expansion of the school. He stated they would prefer a plan that did not have to use school property. Another option was to locate the equipment/materials storage area and the wash rack adjacent to the Police Station. The run-off from the wash rack must drain into the sanitary/sewer system and is not allowed to drain into the storm drain system. Staff is also looking for an off-site location for the wash rack, such as the Larkspur Gas Station or Redwood High School.

Commissioner Scammell asked if the equipment/materials storage area would increase in size. Public Works Director Shamsapour stated “no”.

Chair Hauser asked if the new facility would be a one or two story building. Public Works Director Shamsapour stated the corporation yard facility would be one story and the Public Works Department facility (administration and engineering offices) would be two stories.

Commissioner Scammell stated she would like to see some renderings and elevations that would give her a sense of the view from Piper Park towards Mt. Tamalpais. She was concerned about the impact of the facility on this view. Public Works Director Shamsapour stated once a decision was made they would submit revised drawings and elevations. Commissioner Scammell asked about the height of the building. Public Works Director Shamsapour stated it would be about 20 feet high.

Commissioner Scammell asked about the number of vehicles that would be stored at the facility. Superintendent Myers stated there would be about 12 to 13 trucks plus a small tractor. Commissioner Scammell asked about the movement of Public Works vehicles in and out of the park on a daily basis. Superintendent Myers stated there would be five vehicles coming in and out at least four times a day between the hours of 6:00 a.m. to 3:00 p.m., Monday through Thursday, and from 6:00 a.m. until noon on Fridays. Commissioner Scammell was concerned about the students from Hall Middle School walking over to the Piper Park picnic area and fields. Recreation Director Wilkinson stated they use the synthetic field about 90% of the time and the tennis courts two weeks out of the year.

Commissioner Wall asked about the need for a sleeping quarters. Public Works Director Shamsapour stated they are used by staff during emergency situations.

Commissioner Blauvelt asked about the total square footage of the facility. Public Works Director Shamsapour stated he did not have that information but would get that to the Commission. He stated the revised plan addressed most of the concerns of the Commission. In addition, there will be no access from the Boardwalk area.

Commissioner Aschwald asked about the relocation of the Dog Park. Public Works Director Shamsapour stated they were looking at several other possible locations, including Niven Park.

Commissioner Wall asked about locating the storage area at Redwood High School. Public Works Director Shamsapour stated it was still open for discussion, although it was not the most desirable location. It was not a convenient or efficient location and he would prefer the School District area or the Police Department location. Commissioner Wall stated he did not want to see the storage area in any park open space. Commissioner Blauvelt stated she would like to staff pursue the possibility of a shared corporation yard located at Redwood High School. Public Works Director Shamsapour stated one of the reasons Piper Park is the “jewel” of Larkspur is the location of the current corporation yard and he would prefer that it remain in Piper Park.

Chair Hauser asked for comments from the public.

Mr. Herbert Loaner, President of the Boardwalk Association, stated the proposed two-story building would be visible from the entire park area since it was the highest piece of land in the park. The proposal would be a tremendous change for the Boardwalk residents. They are quickly losing the darkness and quiet that they enjoy. He stated they were impacted by the lighting from the gym and he was concerned about the additional lighting from the new facility. He was concerned about the storage of hazardous materials so close to the marsh area. He notified the Humane Society about the removal of the Dog Park. He distributed pictures to the Commission showing the dirt and dust from the field construction.

Mr. Ron DeStefano, Boardwalk resident, stated he could appreciate and support the need for a new facility, however, this proposal would negatively impact the residents of the Boardwalk. He stated the proposed location for the facility was built up with truckloads of dirt and was 8 feet higher than the new play field. He was concerned about the run off of sediment into the marsh and the invasion of non-native plants. He urged the City to look at other locations for this project. He asked the Commission to come out to the Boardwalk to get an idea of the impact this project would have.

Public Works Director Shamsapour stated the current elevation of the site might be slightly higher than what the Dog Park used to be, but there has been no intrusion of land into the marsh. Mr. DeStefano disagreed.

Chair Hauser stated the Commission was not the decision-making body regarding this project. They were being asked to comment as if they were “another neighbor”. They will not address the environmental issues or other issues of this nature since it was not within their purview. He suggested the Boardwalk residents forward these comments to the City Council. Recreation Director Wilkinson stated the first hearing by the City Council would be October 6th or October 20th. Public Works Director Shamsapour stated it would be a Public Hearing and the neighbors would be notified.

Commissioner Blauvelt stated they do have an obligation to the community to care for the environment and they should not ignore some of the environmental issues.

Commissioner Wall stated the Commission would prefer that neither the new Police Station nor the Public Works facility be located in Piper Park. However, there is a need for these new facilities and there is only so much land available in Larkspur. Everything is a trade-off.

Mr. DeStefano stated they could place these buildings along Doherty Drive in an aesthetic manner. Commissioner Wall was concerned about the loss of open space in the park.

Commissioner Blauvelt stated she would like to see the Redwood High School option explored.

Commissioner Wall discussed the need for the Town of Corte Madera to contribute in some way since this was a joint Police facility.

It was the consensus of the Commission that the priority for locating the equipment/materials storage was: 1) School District site, 2) Redwood High School, 3) Police Station site.

Recreation Director Wilkinson stated he would pass on the Commission comments to the City Manager.

Chair Hauser stated he would like the issue regarding the location of the Dog Park on the Commission agenda.

The Commission thanked Public Works Director Shamsapour for the presentation and Mr. Loaner and Mr. DeStefano for their comments.

RECREATION DIRECTOR'S ORAL REPORT

Recreation Director Wilkinson reported the first rental for the synthetic turf field occurred on September 11th. Central Marin Soccer is using the field on a regular basis. He met with representatives from rugby and lacrosse and they will be using the field in the winter. He also met with representatives from Twin Cities Little League, Marin Girls Softball, and Marin Catholic Softball to discuss scheduling of the field. The field has been well received. Roller Hockey was rained out last week and will begin this weekend. There will be four teams in the Middle and Adult Division. There will be no Junior's Division. The election of Commission Officers will occur next month.

Recreation Supervisor Whitley reported on the very successful after-school offerings at Bacich School. He distributed a flyer to the Commission with a list of the after-school classes. He was still trying to develop some programs that would interest the middle school students. Recreation Coordinator Chris Samet continues to run the Hall Middle School Intramural Sports Program, including Cross-Country and track.

Commissioner Aschwald discussed the need to develop programs for the middle school “latch-key” students. Recreation Supervisor Whitley stated he would survey the students to find out their interests. He would continue to work hand-in-hand with the schools on this issue.

COMMISSIONERS’ REPORTS/OUTREACH PROGRAM REPORTS

Commissioner Scammell asked Superintendent Myers about the type of grass on the soccer field at Piper Park. Superintendent Myers stated there were several types of grasses but the desirable ones were the Dwarf Red Fescue, Blue Grass, and the Plain Red Fescue. Commissioner Scammell stated she had heard complaints about the grass being “itchy”.

Commissioner Wall stated the following wording should be deleted from the agenda: “Outreach Program Reports”.

Commissioner Scammell asked staff about the construction occurring on the North side of Sir Francis Drake Boulevard near Miwok Park and Tubb Lake. Recreation Director Wilkinson stated it was the Monahan Pacific/EAH housing project.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary