

**REGULAR MEETING  
PARKS & OPEN SPACE COMMITTEE  
THURSDAY, JULY 11, 2019 @ 4:30 PM  
BELVEDERE CITY HALL COUNCIL CHAMBERS  
450 SAN RAFAEL AVENUE  
BELVEDERE, CALIFORNIA  
AGENDA**

<b>OPEN FORUM</b>
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*This is an opportunity for any citizen to briefly address the Parks and Open Space Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendaized for further discussion at a later meeting.*

<b>SCHEDULED ITEMS</b>
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1. Approve minutes of the May 9, 2019 regular meeting.  
Approve minutes of the June 6, 2019 special meeting.
2. Comments from the Chair – Bryan Kemnitzer.
3. Nomination and Election of Committee Chair and Vice-Chair.
4. Staff Reports – Robert Zadnik, Public Works Manager.
5. Reports from subcommittees.
6. Old Business.
  - a. Continued Discussion of Golden Gate Lane: Update from Public Works Manager on construction progress and planned ground breaking ceremony.
  - b. Continued discussion of Community Park Playground Update and news from Playground Resident Committee.
  - c. Final 2019-20 Fiscal Year budget review.
  - d. Continued Discussion of planting at Five Corners: reschedule of previous work day.
7. Future Agenda items.
  - a. Continued discussion of trash management strategy for Community Park and review of trial trash containers.

## **ADJOURN**

### **NOTICE: WHERE TO VIEW AGENDA MATERIALS**

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### **NOTICE: AMERICANS WITH DISABILITIES ACT**

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Posted: July 5, 2019

**REGULAR MEETING  
PARKS AND OPEN SPACE COMMITTEE  
THURSDAY, MAY 9, 2019, 4:00 P.M.  
COUNCIL CHAMBERS  
450 SAN RAFAEL AVENUE, BELVEDERE, CA**

**MINUTES**

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**COMMITTEE PRESENT:** Kathy Pearson, Jean Bordon, Jeremy Fair, Alison Seaman, Anne-Marie Walker and Carolyn Lund

**COMMITTEE ABSENT:** Bryan Kemnitzer, Barbara Winter

**OTHERS PRESENT:** Office Coordinator Christina Cook, Senior Maintenance Worker Gerhard Laufer and Public Works Manager Robert Zadnik

*These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at [www.cityofbelvedere.org](http://www.cityofbelvedere.org)*

**CALL TO ORDER OF REGULAR MEETING**

The meeting was called to order at 4:00 PM.

**OPEN FORUM**

- Attorney John Sharpe addressed the committee on behalf of the property owners at 475 Belvedere Avenue speaking about the Artists' Lane project. He noted that the property is an "Open Space" not a "Lane" and to develop this area as a "Lane" would require a modification of the General Plan.
- Attorney Carl Uppenberger addressed the committee on behalf of property owners concerned about the Artists Lane project. He also noted that this is an "Open Space" not a "Lane" and to develop this area as a "Lane" would require a modification of the General Plan.
- Committee Member Anne-Marie Walker commented that she felt the proposed Artists View Lane may be a viable escape route for residents in an emergency situation.

## **SCHEDULED ITEMS**

1. Approved minutes of the March 14, 2019 regular meeting as amended.
2. Comments from the Chair - Bryan Kemnitzer
  - N/A
3. Staff Reports - Robert Zadnik, Public Works Manager.
  - Introduced Christina Cook Office Coordinator and Administrative liaison to the committee
  - Announced an upcoming pre-construction meeting on Golden Gate Lane scheduled for May 14, 2019. The groundbreaking ceremony and start of construction is scheduled for May 20, 2019. The contract was awarded to RWR Construction.
4. Reports from subcommittees.
  - N/A
5. Old Business
  - a. Continued discussion on Community Park Playground update.
    - Robert Zadnik, Public Works Manager met informally with a group of Belvedere dads and they determined 4 items to concentrate on;
      - Reduction or removal of sandpit
      - Shade structure by small tot area
      - Rubberized matting replacement
      - Bocce ball courts installed
    - Jean Bordon handed out an article on a play structure she thought was interesting.
  - b. Continued discussion of planting plan for Five Corners.
    - Robert Zadnik, Public Works Manager had a meeting with landscaper Rasmussen who trimmed the trees in this area.
    - Robert wants to put together a community planting day. Considering Friday May 31. He would have Public Works personnel prepare the ground for planting.
    - Jean Bordon brought up the issue of irrigation
  - c. Continued discussion of prioritization list for lane development.
    - The proposed lane development known as Artists' Lane has been met with resident opposition. Public Works Manager Robert Zadnik has received letters of non-support and has tentatively scheduled a Parks and Open Space Special Meeting for June 6, 2019 to field various questions. This meeting will focus on community outreach in regards to lane development. Robert

mentioned that City Manager Craig Middleton will be in attendance at the Special Meeting.

6. Future Agenda items.
  - a. Discussion of fence or hedge barrier at Tom Price Park for dogs.
    - Removed per unanimous vote
  - b. Summary of approved 2019-20 Fiscal Year projects.
    - No discussion
  - c. Continued discussion of trash management strategy for Community Park.
    - Moved to July 11, 2019 meeting

**Adjourn**

The meeting was adjourned at 5:17 PM.

**THE FOREGOING MINUTES** were approved at a regular meeting of the Parks and Open Space Committee on July 11, 2019 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:** \_\_\_\_\_

Brian Kemnitzer, Chairman

**ATTEST:** \_\_\_\_\_

Robert Zadnik, Public Works Manager

**SPECIAL MEETING  
PARKS AND OPEN SPACE COMMITTEE  
THURSDAY, JUNE 6, 2019, 5:30 PM  
COUNCIL CHAMBERS  
450 SAN RAFAEL AVENUE, BELVEDERE, CA**

**MINUTES**

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**COMMITTEE PRESENT:** Kathy Pearson, Jean Bordon, Anne-Marie Walker, Barbara Winter, Alison Seaman, Carolyn Lund and Chair Bryan Kemnitzer

**COMMITTEE ABSENT:** None

**OTHERS PRESENT:** Public Works Manager Robert Zadnik, City Manager Craig Middleton, City Attorney Emily Longfellow and Office Coordinator Christina Cook

*These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at [www.Cityofbelvedere.org](http://www.Cityofbelvedere.org)*

**CALL TO ORDER OF REGULAR MEETING**

The meeting was called to order at 5:30 PM.

**OPEN FORUM**

Steger Johnson, 89 Bayview Avenue, reported that the lawns and grass at the Community Park are in terrible shape and should be removed and replaced. The drainage is not sufficient.

**SCHEDULED ITEMS**

1. Community discussion on the proposed Lane development at Artist's View.

Chair Kemnitzer outlined that the job of the Parks and Open Spaces Committee (POSC) is simply to make a non-binding recommendation to City Council with regards to whether or not it should consider Artists' View Lane the next Lane for the City to improve. The process that was taken to begin the Lane rehabilitation program was reviewed and it was mentioned that the public response has been fantastic. Chair Kemnitzer gave a status report on the project and what steps brought the Committee to the Artists' View Lane recommendation. The Mason Wells' grant of the property that the City accepted was discussed.

Chair Kemnitzer called for public comment;

John Sharp, attorney representing Michael Davis and Jill Johnstone of 475 Belvedere Avenue, contested the proposed improvements of Artists' View Lane. Mr. Sharp stated that an environmental study should be done per the City's General Plan. Chair Kemnitzer requested that Mr. Sharp share the position of his clients. Mr. Sharp explained that they think that science should drive this project and that his clients are interested in habitat preservation. Chair Kemnitzer commented that Mason Wells specifically said that this property is best used for pathways.

Michael Davis, 475 Belvedere Avenue, contested the proposed improvements of Artists' View Lane. Mr. Davis said the stairs from his property to the Artists' View lot predated his purchase of his home.

Carl Lippenberger, Attorney for Karl and Klaus Johannsmeier of 6 Blanding Lane, contested the proposed improvements of Artists' View Lane. Mr. Lippenberger said Artists' View is open space, not a Lane, and suggested that the Committee consider other open space uses such as a wildlife habitat.

Mr. Davis again contested the proposed improvements of Artists' View Lane. He mentioned it may "become Ganz 2.0" and that problems may start to occur at the area including responsibility for cleanup.

Mr. Lippenberger again contested the proposed improvements of Artists' View Lane and commented that the deed for Artists' View stated it could be used for hiking, not that it must be. He requested the City consider alternatives.

Nancy Cappelloni, 303 Belvedere Avenue, spoke about the different designations of the Artists' View property and asked questions about the definition of open space. Ms. Cappelloni suggested that if there were to be a path at Artists' View, perhaps there could be a compromise as to the hours for usage.

The Committee reviewed uses for open space zones, discussed installing a gate at Artists' View Lane and limiting usage times.

Mimi Ganz, 111 Bayview Avenue, sympathized with the neighbors of the Artists' View Lane and proposed a gate with a coded keypad that would allow only Belvedere residents to use the space.

An anonymous speaker commented on the current Lanes, signs, usage, and lack of complaints he has heard over time. He voiced his support for honoring Mason Wells' wishes to develop the property as a Lane.

Ken Johnson, 16 Windward Road, mentioned that the City has acknowledged that the Artists' View Lane property is a fire hazard and feels they should remedy the hazard as soon as possible.

Jerry Butler, 25 Cove Road, spoke in support of the proposed Artists' View Lane improvements.

John Pearson, spoke in favor of the proposed improvements of Artists' View Lane.

An anonymous speaker commented on the Lane offering emergency access to the water for residents.

Klaus Johannsmeier, 6 Blanding Lane, contested the proposed improvements of Artists' View Lane, citing the wildlife that would be negatively affected.

Astrid Johnson, suggested milkweed be planted on the Artists' View Lane property for monarch butterflies to enjoy.

Nancy, no last name or address provided, commented that she was not comfortable using anyone's property without specific permission.

Mr. Lippenberger again contested the proposed improvements of Artists' View Lane.

David Walker, Madrona Avenue, stated his appreciation for the Parks and Open Spaces Committee's time on the Artists' View Lane matter.

Seeing no one else wishing to speak, Chair Kemnitzer closed the public forum and brought the discussion back to the Committee.

Committee Member Bordon thanked everyone for their participation and reminded the audience of the Committees schedule. She also spoke of her relationship with the Artists' View Lane property donor, Mason Wells, and the history of Lanes, steps and open spaces. Committee Member Walker spoke of the long history of Belvedere Lanes and paths. Committee Member Walker also pointed out that the information Attorney Carl Lippenberger provided to the Committee was missing page two and she provided it to the Committee. Committee Member Winter commented that Belvederes' Lanes are here for all to enjoy, including wildlife.

Chair Kemnitzer called for a Committee recommendation and received a motion from Committee Member Bordon and seconded by Committee Member Winter to recommend to the City Council that Artists' View be designated as the next Lane project consistent with the grantees generous gift to the citizens of Belvedere. The motion was passed unanimously.

## **ADJOURN**

The meeting was adjourned at 7:00 PM.

**THE FOREGOING MINUTES** were approved at a regular meeting of the Parks and Open Space Committee on \_\_\_\_\_ by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:** \_\_\_\_\_  
Bryan Kemnitzer, Chairman

**ATTEST:** \_\_\_\_\_  
Robert Zadnik, Public Works Manager

RECEIVED

MAY 28 2019

City of Belvedere

10 Maybridge Road  
Belvedere CA  
94920

May 23, 2019

Belvedere Parks and Open Space Committee

Dear Committee,

I want to extend my sincere thanks to this committee, specifically Alison Seaman for rejecting the renewed effort to install a fence at Tom Price Park.

I am grateful that the local newspaper The Ark, reported on this in the May 22 edition. I did not attend the May 9th meeting because I did not know about it. As a resident of Maybridge Road, I have attended meetings over the years to oppose the idea of a fence at the park. In the past, Annette Ryan, a former committee member and neighbor would inform me of open space meetings because we were both concerned about the fence proposal.

To Alison Seaman specifically, your quote "If we've voted for it twice not to be there, I think it's a done deal". I say "Exactly".

The Tiburon residents proposing to pay for and install this fence are incorrect in their statement that the unfenced park poses a safety issue. There has never been a safety issue regarding this park. If there IS a safety issue, it would be the numerous cars parked at the intersection of Lagoon and Maybridge Road at 4 pm weekdays and the multiple dogs running off leash with owners paying little or no attention. If anyone/thing is colliding with children or bikers it's off leash dogs.

At past meetings, Jeanne Price expressed her concerns in the building of a fence, as did Harvey Rogers who was kind enough to leave a lasting legacy of his incredible generosity and love of the neighborhood, by installing the trees that line the bike path side of the yard. He was very concerned that a fence would interfere with the health of those trees.

Tom Price Park, contrary to popular opinion, is an open space to be enjoyed by everyone - most importantly, the people it was intended to be enjoyed by - the neighbors and residents of Belvedere and Tiburon and visitors, not just those who are dog owners.

Again, my sincere thanks to this committee for voting, yet again, to oppose this fence proposal.

Yours very truly,

  
Donna Motluk

[dmotluk@icloud.com](mailto:dmotluk@icloud.com)

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