

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

MINUTES

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

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. This page was provided as correspondence to the Committee and has been added to the file. This was of significance because the Yale study of 01/03/18 on page 2 that was omitted by Attorney Carl Lippenberger was cited as follows: research has demonstrated substantial improvements in biodiversity from wildlife corridors as little as 25 yards in width. Committee Member Walker then stated that the proposed Artists' View Lane is 18 yards wide. 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 July 11, 2019 by the following vote:

AYES: Bryan Kemnitzer, Kathy Pearson, Barbara Winter, Carolyn Lund, Anne Marie Walker

NOES: None

ABSENT: Alison Seaman

ABSTAIN: None