



along with a budget, to complete some of the projects included on the list (several park benches, clean up the landscaping, etc.). He discussed the Campus Property proposal for the Sanitary District site and the plan for an access road through the site to the Monahan Pacific site.

Chair Hauser asked about the plans for parking since there was no vehicular access to the park. Mr. Gonzalez stated there would be handicapped parking near the park and there was parking proposed as part of the Sanitary District site at the City lot (by the Day Care Center). Chair Hauser asked about bicycle access to the park. Mr. Gonzalez stated that was an issue for the Commission to discuss. Chair Hauser stated access to the park was a big concern to the Commission. Mr. Gonzalez pointed out the proposed roads that would provide bicycle access. Discussions about Miwok Park have only pertained to its use as a passive park.

Ms. Lynn Berard, representing EAH, stated the project consisted of 24, one to three bedroom rental units. There will be a community room and a play area. She stated the affordability was changing over time and she discussed the eligibility requirements. The project will be a benefit to the entire community. The Planning Commission and City Council paid a lot of attention to the landscaping and the preservation of the natural state. She stated there was a 25-foot easement along the southern property line. The City Council is requesting the installation of some type of trail along this easement from the street to the property line. She stated their resources are very limited and competition for funding is tough. They would like to install a rough-grade trail through this easement that would not be handicapped accessible.

Commissioner Blauvelt suggested they install a rough trail with the idea that the Sanitary District developers could perhaps improve the trail at some future time. Mr. Gonzalez stated this was a City easement and the Council could require anything that was not hazardous to public safety.

Commissioner Aschwald had questions about maintenance of the playground. Ms Berard stated EAH was responsible for maintenance and it was not open to the public.

Commissioner Blauvelt stated the Commission's vision for Miwok Park has always been that it remains a passive park that is accessible to the public. This vision seems to be accomplished by the proposed roadway. She liked the idea of a rough trail along the southern side of the property and felt it could be revisited at another time if need be.

Chair Hauser asked about the plans for an entry gate into the project. Mr. Gonzalez stated that is no longer included in the plans. Chair Hauser asked about the plans for ingress and egress off of Sir Francis Drake Boulevard. Mr. Gonzalez stated they plan to widen the road and install a left turn lane.

Commissioner Aschwald asked if the EAH project would obstruct any views. Mr. Gonzalez stated they have done numerous studies and feel there will be no obstruction of views. In addition, the site will be screened by trees.

Chair Hauser stated the Commission was concerned about access to the park and is comfortable with the proposed access points. The Commission feels the park should be entered by anything other than a vehicle. They would also like the park improvement fees to go towards the park.

## **PUBLIC HEARING**

### 2. Request to Remove Palm Tree at 225 Monte Vista Avenue

Fire Chief Sinnott presented the staff report. The applicants have submitted plans to tear down the existing structure and rebuild a new dwelling. Prior to the demolition of the structure, the owners realized the Palm tree met the definition of a Heritage Tree. The tree does not match the character of the new home and is located in the middle of the proposed driveway. Recreation Director Wilkinson stated staff received one letter of protest and several letters in support of removing the tree.

Chair Hauser opened the Public Hearing.

The landscape architect stated the tree was a non-native species that was in poor condition. He stated they plan to replace the tree with a native species that will provide shade and screening for the new home. He stated removal of the tree would not adversely affect the health, safety, or welfare of the neighborhood or cause erosion. Eight of the surrounding neighbors support the removal of the tree.

Commissioner Blauvelt stated the tree was quite old and not worth preserving. A native tree in that location would be more in character with the surrounding area.

Commissioner Aschwald asked about the required posting of the notice to remove the tree. Fire Chief Sinnott stated the public posting is not usually on the tree itself but rather somewhere in the immediate area. A notice is mailed to residences within a 300-foot radius.

Commissioner Aschwald stated she could approve the request since the neighbors are in support.

M/s Blauvelt/Aschwald to approve the removal of the Palm tree at 225 Monte Vista based on the required findings.

Ayes: All Absent: Wall

Chair Hauser stated there was a 15-day appeal period.

## **RECREATION DIRECTOR'S ORAL REPORT**

Recreation Wilkinson reported it has come to the attention of staff that the Marin Rowing Association has two boat docks, one of which is owned by the City. It is the responsibility of the City to maintain the dock and it is currently in disrepair. Commissioner Scammell asked if the dock is frequently used. Recreation Director Wilkinson stated it is apparently used quite a bit. Staff will submit a recommendation for the repair of the dock at the September meeting. He reported that tomorrow was the last day of the very successful Ross Valley Summer School Program at Bacich. The gym at Hall Middle School was rented for two basketball camps during the last week of June and the first week of July. Dominican College will hold a high school girl's tournament in the gym next week with NCAA scouts in attendance. The Friday Night Developmentally Disabled Dance is now held in the gym. The Larkspur Art 'n Sport Camp starts next week and attendance is higher than last year. The No Limits Camps, a non-traditional camp for the older kids, also starts next week. Field and picnic rentals are strong, with a Lacrosse Camp, The Giant's Camp, several baseball camps, and a soccer camp occurring. The second "Movies in the Moonlight" is scheduled for next Saturday night. He discussed the Corte Madera Recreation Department ballet programs that are held at "Body and Soul" in the Bon Air Shopping Center. The Tidalwaves Championships will be held this weekend. There will be no Commission meeting in August.

## **COMMISSIONERS' REPORTS/OUTREACH PROGRAM REPORTS**

There were no reports.

## **ADJOURNMENT**

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Toni DeFrancis  
Recording Secretary