



existing bike trail near the railroad right-of-way and how the landscaping would be widened past the end of the store. This would be a short, 5-foot stretch with a wall that would be landscaped. The other major connection is by the southwest corner connecting to Ward Street. She noted the plan for an emergency vehicle access (EVA) off of Ward Street. Councilmember Chu had indicated that years ago the Nivens were required to provide a Class I Bike Path between the path south of the creek up to the railroad right-of-way. Commissioner Matteo asked for clarification on a Class I path. Planning Director Kaufman stated it was a 10 to 12 foot wide path that is off-street and intended for bicycles and pedestrians. The plan currently shows just a sidewalk but the developers have agreed to install the Class I path.

Planning Director Kaufman stated the developers have agreed to donate or dedicate all 2.79 acres. She pointed out the .20-acre strip between Camellia Circle and the shopping center. The usable area for a community facility would be 2.59 acres. Commissioner Hauser asked about the plans for the community facility. Recreation Director Wilkinson stated that has not been decided but there have been discussions about a library/joint use facility. Planning Director Kaufman stated the CLASP envisioned a 10,000 square foot community center. Chair Blauvelt asked if that included the parking. Planning Director Kaufman stated “yes”. The City Council decided not to discuss the type of community facility until they got further along in the CLASP process. Chair Hauser asked about on-going plans for a library/community center. Recreation Director Wilkinson stated there would be meetings between the Library Board and the Commission beginning sometime next year. Planning Director Kaufman stated this was the Preliminary Plan stage and the application must go back to the Planning Commission and the City Council with a Precise Development Plan.

Chair Blauvelt stated there was no park area in the development and she asked if any of the 2.59 acres would be used for this purpose. Planning Director Kaufman stated .80 acre would be required for park dedication. The developers are also proposing a small park with benches along the northeast side of the creek and in the area of the senior complex. Chair Blauvelt noted there seemed to be some shared open space area near the senior complex.

Commissioner Hauser asked if there would be access through the shopping center. Planning Director Kaufman stated “yes”. Commissioner Wall asked if the major access to the development would be from Doherty Drive. Planning Director Kaufman stated “yes”. The City Council has made it very clear that they do not want vehicular access (except for emergency vehicles) to the development from Ward Street. Chair Blauvelt stated the Commission should stress the importance of a bicycle/pedestrian connection from Ward Street.

Planning Director Kaufman discussed the need for a walking path along Rose Lane for seniors. She is suggesting using a different colored and textured paving material for the walkway to distinguish it from the driving lane.

Chair Blauvelt stated the Commission's main concern is access to schools, recreation, shopping. She was concerned that one would come off from the bike path and it stops at the road. Planning Director Kaufman stated the one coming from the Lucky's Supermarket crosses the street and picks up again. Chair Blauvelt asked if the width could be the same on both sides of the street. Planning Director Kaufman stated they want to encourage people to go towards the community facility to the crosswalk that leads to Hall Middle School. There is a sidewalk on the west side of the Camellia Circle entry. They also expanded the width of the sidewalk on the north side of Orchid Drive to 8 feet. The Class I path on Doherty Drive will be on the property to the south of the Liquid Amber trees.

Chair Blauvelt asked if Orchid Drive and Camellia Circle would have much traffic. Planning Director Kaufman stated the plan calls for 85 units and she did not think the development would be a huge traffic generator. Commissioner Hauser asked what percentage would be senior units. Planning Director Kaufman stated 42 of the 85 would be senior units, or almost 50%. Chair Blauvelt asked if the connection that comes in off the bike path towards Camellia Circle would be safe since the traffic would be light. Planning Director Kaufman stated it would need to be looked at in terms of stop signs, crosswalks.

Commissioner Matteo asked if any of the existing bike paths would be eliminated. Planning Director Kaufman stated "no".

Commissioner Hauser had questions about the sidewalk along Camellia Circle next to the community center. Planning Director Kaufman stated on the east side it would be a 12-foot bike path and on the other side it would be a regular sidewalk. There would also be a path through the community center area.

Chair Blauvelt asked if the Commission would have an opportunity to review the plan again. Planning Director Kaufman stated she could schedule a meeting with the Commission before the complete application goes to the Planning Commission. Recreation Director Wilkinson stated he would ask the applicants to attend.

The Commission thanked Planning Director Kaufman for her presentation.

## 2. Review of Donation Policy

Recreation Director Wilkinson presented the staff report. He noted the Public Works Department is concerned about the number of plaques and the problem with vandalism. He cited the two options: 1) Discontinue putting plaques on donated benches; 2) Leave the existing Donation Policy in its current form.

Commissioner Wall suggested the following two clarifications: 1) The final location for a bench or a tree is at the sole discretion of the City; 2) The City will not guarantee the health or replacement of a tree or replacement of a bench. These clarifications could

solve the Public Works Department's concerns. The Commission supported these modifications.

Recreation Director Wilkinson asked for comments about plaques.

Commissioner Hauser stated people would not want to make a donation without a plaque. Recreation Director Wilkinson agreed. Commissioner Matteo asked how many requests are received per year. Recreation Director Wilkinson stated about three to four per year. Staff is currently putting in a bench at Greenbrae School Park.

Commissioner Hauser stated the policy regarding plaques should not change.

M/s Hauser/Matteo, to adopt the changes suggested by Commission Wall and to keep the current policy regarding plaques.

Ayes: All

#### RECREATION DIRECTOR'S ORAL REPORT

Recreation Director Wilkinson reported that next month's agenda would include the Election of Chair and Vice Chair and the Renewal of the Marin Rowing Association Lease. Recreation Supervisor Whitley has been on vacation for the last week. It has been quiet at the office due to the holidays and the completion of the fall programs. City Hall will be closed from December 24<sup>th</sup> through January 2<sup>nd</sup>. The Parks and Recreation Department Brochure will be ready for distribution the beginning of January. It will include an extensive section on the Centennial Celebration. The celebration would include a Boards, Commissions, and staff picnic at Piper Park on September 21<sup>st</sup>. The Rose Bowl Dance will be held the week before the picnic.

#### COMMISSIONERS' REPORTS

Chair Blauvelt asked if the Council had reviewed the plan for Magnolia Park. Recreation Director Wilkinson stated the plan is being reviewed by the Public Works Department. Chair Blauvelt asked Recreation Director Wilkinson to try to expedite the plans so they could move onto other projects.

Commissioner Wall stated Mayor Hartzell has done a wonderful job at chairing the Centennial Committee and has raised approximately \$195,000. Chair Blauvelt stated the Commission should start planning for the Family Picnic scheduled for Piper Park on July 12<sup>th</sup>. She suggested they form a subcommittee.

#### ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Toni DeFrancis  
Recording Secretary