

## V. OPEN SPACE, SCENIC ROUTES & CONSERVATION ELEMENT

In 1972 a long-range development plan for parks and recreation was prepared, including the entire open space fabric of the City.

### A. SETTING

#### 1. Environmental Quality -- Existing Environment

As a compact, small scale, almost wholly developed community, Belvedere's environmental assets include: structures that tend to fit with existing hill and lagoon terrain; lush vegetation; narrow winding streets; open water surroundings; magnificent marine views from the streets, walks and lanes; intimate, inward-oriented views for the Lagoon area; and important public open spaces, including Community Park, Belvedere Cove, San Rafael Avenue waterfront, and Tom Price Park. Vistas of the Tiburon hills and ridge and of the Sausalito waterfront and hillsides form a backdrop to Belvedere residents' vistas, and are an important part of Belvedere's environmental context.

#### 2. Existing Open Space

Existing permanent open space includes water related areas, parks, lanes, paths, and view areas.

##### a. Water Related Areas:

1. The open water and landlocked water areas within the city limits.
2. The city-owned beaches and tidelots, including parts of the Belvedere Cove and the edge of Richardson Bay along San Rafael Avenue and West Shore Road.
3. The privately owned harbor and tidelots, including approximately 1,000 linear feet along Beach Road owned by Belvedere Land Company, and the San Francisco Yacht Club.

##### b. Parks:

4. "Community Park," the city park adjacent to Community Hall.
5. "Tom Price Park," the strip between Lagoon Road and Tiburon Highway.
6. The small, City-owned, central island at

the intersection of Beach Road and San Rafael Avenue.

c. Lanes and Paths

7. The lanes and paths are discussed in detail in the Circulation Element of this General Plan.

d. View and Other Areas:

8. Areas providing views of Belvedere Lagoon are found along San Rafael Avenue between Windward and Edgewater Roads, on Lagoon Road at the Belvedere Sailing Society, and at the dredging access to the Lagoon near the end of Mallard Road.

9. "Cove Beach," the area along Beach Road between the China Cabin and the Tiburon Town limit.

10. View area at Beach Road and Belvedere Avenue at the Winifred Allen Bench.

11. View easements at turn-arounds on West Shore Road.

12. Cliff areas above West Shore Road owned by the City.

13. Corinthian Island Overlook at the southeast end of Corinthian Island.

14. All existing lanes on Belvedere and Corinthian Islands, whether in use or dormant.

15. Various small spaces at street junctions where City-owned rights of way permit development, in varying degrees, of small rests, short-cut walks and steps, planted areas, etc.

Examples are:

Juncture of Oak and Bella Vista Avenues  
Juncture of Oak and Bayview Avenues  
Juncture of Fern and Madrona Avenues  
Juncture of Lagoon Road and Tiburon Boulevard  
Circular park at end of Golden Gate Avenue

16. Underdeveloped privately owned properties, including buildable lots and non-buildable contiguous substandard lots.

17. Gateway to Belvedere at the intersection of San Rafael Avenue and Tiburon Blvd.

18. Views and vistas of open lands in surrounding communities including Tiburon, Sausalito, Strawberry and Mill Valley.

#### B. OPEN SPACE PLAN

The Parks and Recreation Long Range Development Plan, adopted in 1970, incorporated plans for individual and key public open spaces within an open space system plan which includes the two important scenic routes and the proposals concerning the design considerations of important auto and pedestrian ways. The open space plan is depicted in Exhibit 3. The following specific plans and recommendations are incorporated by reference:

For public open spaces, the plans for:

1. Main park at the Community Center Complex
2. Cove Beach
3. Tom Price Park
4. The island at Beach Road and San Rafael Avenue, in front of the San Francisco Yacht Club.

For scenic routes:

1. Tiburon Blvd. view of Tom Price Park
2. San Rafael Avenue and Beach Road
3. The Pedestrian System: walks, lanes, and proposed interconnections.

#### Additional Recommendations

1. Where there is pedestrian access to beach and water areas, it should be maintained. Potential for additional views or access along unmaintained or unimproved lanes should continue to be investigated.

2. As an alternative to acquiring open space properties through eminent domain proceedings, a Belvedere land trust or foundation has been created to assist in financing the acquisition of open space land, easements and development rights, and in holding such properties on behalf of the City.

3. The City should continue ongoing efforts to assist the Town of Tiburon in securing open space which is visually important to the City of Belvedere. In 1993 Belvedere and Tiburon voters passed Measure L, a bond

issue to acquire open space in Tiburon.

### C. POLICIES

The following are the environmental quality policies and related implementation devices.

1. Views are to be preserved.
2. Open space should be secured by a variety of means, including purchase, dedication of land, development rights, and view easements or view corridors. Provisions for dedication were incorporated as part of Zoning Ordinance revisions.
3. Encroachment on open water should be limited to public trust purposes. At present, open water is protected by a combination of public ownership, Audubon Society and yacht club ownerships, recreation zoning, and Army Corps of Engineers and Bay Conservation and Development Commission (BCDC) jurisdiction. BCDC's San Francisco Bay Plan imposes such stringent limitations that it is unlikely development would be permitted on the few privately held open water lots. Additionally, the Richardson Bay Special Area Plan, adopted by the City in 1985, recommends against any development of open water areas. Zoning should be provided for these areas.
4. The scenic qualities of major circulation routes within the city should be enhanced.
5. All public and private actions that significantly affect the quality of the environment will be reviewed in accordance with the unique characteristics of each proposed action and each potential location under the specific mandatory procedures adopted. The responsibility for this review is delegated to the Planning Commission.

As mentioned in the Land Use Element policy section, considerations of view, of compatibility with the surrounding environment, and of intensity of site use are factors to be reviewed.

6. Areas prone to geologic hazards should be closely regulated, field investigation of hazards prior to development should be required, and the City should consider dedication of land as open space for safety reasons. However, liability and insurance considerations may limit the City's ability to accept dedication of such

properties or to permit their development.

7. The City should continue to cooperate with the Town of Tiburon in preserving open space in Tiburon which has a major visual impact on the views of residents of Belvedere. Further, efforts should be made to work with other neighboring communities in their efforts to preserve open areas which are visible from Belvedere. The City of Belvedere should preserve open space visible from neighboring communities.