



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Regular Meeting
January 10, 2007 – 7:30 PM**

ACTION MINUTES

CALL TO ORDER AND ROLL CALL 7:30 PM

Chairman Fraser, Vice Chairman Aguirre, Commissioner Collins, Commissioner Kunzweiler, Commissioner O'Donnell

ORAL COMMUNICATIONS There Were None

Persons wishing to address the Planning Commission on any subject not on the agenda may do so under this portion of the agenda. Please note that the Planning Commission is not able to undertake extended discussion, or take action on, items that do not appear on this agenda. Matters requiring action will be referred to Town Staff for consideration and/or placed on a future Planning Commission agenda. Please limit your comments to no more than three (3) minutes.

COMMISSION AND STAFF BRIEFING There Were None

Staff Update
Commission Information Items

PUBLIC HEARING

1. REQUEST TO OBTAIN LOCAL HISTORIC LANDMARK DESIGNATION FOR THE FORMER RAILROAD TRESTLE MOUND NEAR BLACKIE'S PASTURE; Leslie Doyle, Belvedere-Tiburon Landmarks, Applicant; Assessor's Parcel No. 055-071-02
Comments forwarded to Heritage and Arts Commission

DISCUSSION ITEMS

2. Major Peninsula Project Status Update **Accepted**
3. 2007 Planning Commission Calendar **Accepted**

MINUTES

4. Planning Commission Minutes - Regular Meeting of November 8, 2006
Approved 4-0

ADJOURNMENT *At 8:10 PM*

**MINUTES NO. 943
PLANNING COMMISSION
January 10, 2007
Regular Meeting
Town of Tiburon Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

CALL TO ORDER AND ROLL CALL

Chair Fraser called the meeting to order at 7:30 P.M.

Present: Chair Fraser, Vice-Chair Aguirre, Commissioners Kunzweiler and O'Donnell

Absent: Commissioner Collins

Staff Present: Director of Community Development Anderson and Assistant Planner Phillips

ORAL COMMUNICATIONS

There were none.

COMMISSION AND STAFF BRIEFING

There was none.

PUBLIC HEARING

1. **REQUEST TO OBTAIN LOCAL HISTORIC LANDMARK DESIGNATION FOR THE FORMER RAILROAD TRESTLE MOUND NEAR BLACKIE'S PASTURE; Leslie Doyle, Belvedere-Tiburon Landmarks Society, Applicant; Assessor's Parcel No. 055-071-02**

Assistant Planner Phillips presented the staff report. He noted that the purpose of the item is to seek Commission observations and recommendations that will be forwarded to the Heritage and Arts Commission and Town Council regarding the designation request. Phillips stated that the railroad trestle was initially constructed in 1883 and that after 84 years of use, train service ended in 1967. The wooden trestle was removed the next year, but the mound remained. The Town of Tiburon acquired the land in the 1970's and the tracks were removed in 1974. With respect to land use and zoning, Phillips informed the Commission that the Richardson Bay Lineal Park (RBLP) is

designated as Parks & Recreation in the General Plan and Zoning Ordinance. He also noted that there is an adopted Precise Plan for the Blackie's Pasture portion of the RBLP; various precise plans for the area have been adopted over the decades, with the latest adoption in 1992. The 1992 Precise Plan shows the "grading out" of substantial portions of the former trestle mound, and further calls for the planting of a mixed hardwood forest in that location. In 1993, the Town Council voted not to proceed with construction of the center-piece of the Precise Plan, which was a large salt marsh located where the statue of Blackie the swayback horse now stands. Later that year, the Council authorized limited improvements to the Blackie's Pasture area at the request of Blackie's Brigade. Work on the former trestle mound was not included in the Blackie's Brigade effort. Phillips indicated that the 1992 Blackie's Pasture Precise Plan technically remains in effect. The inconsistency of the historic landmark designation proposal with the Precise Plan's approved "grading out" of the former trestle mound would need to be resolved as part of the designation process, should it move forward.

With respect to practical effects of the historic designation, Phillips noted that future approval of significant physical alterations to the trestle mound would likely require an environmental impact report as there would be a presumptive significant effect on a historic resource under the California Environmental Quality Act. In short, the former trestle mound would likely be protected indefinitely from major human-induced changes, such as the "grading out" called for in the adopted Blackie's Pasture Precise Plan.

The Landmarks Society is also suggesting minor enhancements to the trestle mound, such as a decomposed granite path leading to the end of the mound with an informational plaque and potentially a bench. Phillips added that the Landmark's Society has indicated that it would be responsible for ongoing maintenance of any physical improvements that it might install on the trestle mound.

Dave Gotz, Chairman of the Tiburon Heritage and Arts Commission, stated that his Commission would be receiving the recommendations of the Planning Commission at a future meeting and would hold a public hearing at that time. He noted that prior to this staff report, he was unaware of the 1992 Blackie's Pasture Precise Plan.

Chair Fraser opened public comment. There being none, public comment was closed.

Chair Fraser asked each Commissioner in turn to comment on the request.

Commissioner Kunzweiler noted that the Commission was being asked for comments on three specific items; 1) on the historic designation; 2) on the suggested physical improvements; and 3) on the designations inconsistency with the Blackie's Pasture Precise Plan. He stated that he supported the designation and supported the physical improvements provided that the Town incurred no costs or maintenance. He found the Precise Plan to be somewhat out-of-date and the proposed hardwood forest a "non-starter", and indicated that the Town Council should seriously consider revising the Precise Plan either by amending the portions of it dealing with the trestle mound area or revisiting the entire Precise Plan.

Vice-Chairman Aguirre agreed with Commissioner Kunzweiler, and added that public hearings should be held on the matter. He was curious how much public input was associated with the adoption of the 1992 Precise Plan. He supports the historic designation in concept, but wants to see

more public input on the matter before a final decision is made. He further commented that the proposed physical improvements seem simple and adequate.

Commissioner O'Donnell recommended that the Town Council look seriously at repealing the Precise Plan elements that have not been implemented after so many years and with the Town having a new General Plan. He wanted the Town to take a broader view of the RBLP and not simply reconsider the trestle mound area elements of the Precise Plan.

Chairman Fraser supported the comments of his fellow commissioners and would like to see a modest plan for improvements to the trestle mound, on the belief that less is better. He also expressed a strong desire for additional public input on this issue, and agreed that the review of the Precise Plan needs to focus on "the big picture" rather than just the railroad trestle mound, as the historic designation could potentially have significant effects on the surrounding area. He wanted to avoid the tendency to piece-meal public park plans and improvements.

In response to questions, Anderson stated that public hearings were held on the 1992 Precise Plan but that the trestle mound area elements did not generate much controversy in his recollection. In hindsight, a hardwood forest in that area seems unlikely to be approved today given view blockage concerns.

It was the unanimous recommendation of the Planning Commission members present to support the historic landmark designation and urge the Town Council to revisit the 1992 Blackie's Pasture Precise Plan in its entirety.

DISCUSSION ITEMS

2. Major Peninsula Project Status Update

Anderson stated this was the annual update on major Tiburon Peninsula projects. Commissioner Kunzweiler asked about the most recent Sanitary District No. 5 plans to annex property along Paradise Drive, and Anderson provided a brief update.

3. 2007 Planning Commission Calendar

Anderson stated that the annual calendar appeared to indicate a less hectic year than 2006 but that it was too early in the year to be certain. The Commission had no comments.

MINUTES

4. Planning Commission Minutes - Regular Meeting of November 8, 2006

M/S Kunzweiler/Aguirre to approve Minutes #942 as submitted. Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned at 8:10 P.M.

JIM FRASER, CHAIRMAN

ATTEST:

SCOTT PHILLIPS, SECRETARY (Acting)