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Belvedere sets strict path to undo historic home designation

Tax-break loss sparks debate over fairness, preservation

By TYLER CALLISTER

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Belvedere residents who own historic homes can now request the designation be removed — but in most cases, they'll have to win approval from two city boards and pay a fee.

The City Council voted 4-0 on Sept. 8, with member Peter Mark absent, to add a new chapter to the city's municipal code creating a process to decertify historic homes. Councilmembers agreed they generally wanted that process to be a strict one, given the importance the city has placed on protecting historic and architecturally significant homes.

The council will conduct a second, required reading and vote on the ordinance at its Oct. 13 meeting.

"From my perspective, the historic homes help make Belvedere what it is," said Mayor Jane Cooper. "We're all very proud of the homes and how they add to the community and the city and the history involved with them. And people certainly appreciate them and cherish them."

About 30 homes in the city are designated as historic, including Locksley Hall at 440 Golden Gate Ave., built in 1895 by architect John Cotter Pelton and sometimes referred to as the Blanding House, the mansion of the larger former Blanding estate; the Casino House at 450 Belvedere Ave., built in 1913 by architect Julia Morgan and also part of the former Blanding estate; and the Belvedere Land Co. building, built in 1905 by architect

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Traffic agency, Belvedere back bike-lane removal in Caltrans' final draft

Cyclists show school buses skip, fit in stops, undermining safety claims

By FRANCISCO MARTINEZ

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Local agencies are endorsing Caltrans' latest design plans that remove contentious bike lanes from next summer's Tiburon Boulevard maintenance project, citing school-bus safety concerns. But cycling advocates are disputing those claims with field observations showing buses are skipping supposedly "critical" stops, picking up outside proposed lane areas and operating safely in

similar conditions elsewhere. Caltrans spokesperson Matt O'Donnell confirmed Sept. 11 that the new design plans postpone construction of proposed

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TED McDONNELL / FOR THE ARK

From left, the Local Tiburon Band plays at the Scotty Lapp Foundation event Sept. 12 at the Tiburon Yacht Club. Members include Tim Baker on bass, Jeff Jennings (rear) on drums, Nick Agrawal on guitar and vocals and singer Joleen Lenihan, with Rob Acker and Peter Gillespie obscured at right.

From jam sessions to center stage

Local Tiburon Band brings classic rock hits to charity events and community gatherings

By TYLER CALLISTER

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Six Tiburon Peninsula residents have discovered that forming a rock cover band offers more than just musical ex-

pression — it's become a cornerstone of community connection.

Local Tiburon Band, a classic rock cover group, has evolved from casual

See **BAND**, page 26

City rejects most critiques in grand jury's housing review

Belvedere says it's already doing what's required, but state rules are unrealistic

By TYLER CALLISTER

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Belvedere officials are pushing back against a Marin civil grand jury report that criticizes local jurisdictions for failing to meet state housing goals, with Mayor Jane Cooper calling it a "one-size-fits-all" approach that ignores the city's unique circumstances.

In a 4-0 vote Sept. 8, the City Council approved a formal response that disputed six of nine findings in the grand jury's June report titled "The Worrisome Future of Marin Housing." The legally required response will be signed by Cooper and returned to the grand jury.

"One of the most problematic issues with (the California Department of Housing and Community Development) that we face in Marin is their one-size-fits-all laws for everyone, no matter the size of the community or amount of land," Co-

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