

**SPECIAL JOINT MEETING
BELVEDERE CITY COUNCIL &
PLANNING COMMISSION
FEBRUARY 2, 2021, 4:00 PM
REMOTE VIA ZOOM
MINUTES**

COUNCIL PRESENT: Steve Block, James Lynch, Nancy Kemnitzer, Sally Wilkinson, and James Campbell.

COUNCIL ABSENT: None

COMMISSIONERS PRESENT: Peter Mark, Patricia Carapiet, Nena Hart, Marsha Lasky, Claire Slaymaker, and Larry Stoehr

COMMISSIONERS ABSENT: None

STAFF PRESENT: City Manager Craig Middleton, Planning & Building Director Irene Borba, Public Works Director Robert Zadnik, Senior Planner Rebecca Markwick, Building Official Brian Van Son, City Attorney Emily Longfellow, Fire Marshall Mike Lantier, and City Clerk Beth Haener

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available: <https://www.cityofbelvedere.org/agendacenter>.

CALL TO ORDER IN REMOTE OPEN SESSION

The meeting was called to order by Mayor Campbell at 4:00 PM via remote Zoom meeting. COVID-19 disclaimer was read. City Manager Middleton conducted a roll call.

Councilmember Kemnitzer and Commissioner Stoehr recused themselves as their properties are within 500 feet of the property discussed.

SCHEDULED ITEM

Item 1. Study Session – The City Council and Planning Commission will receive a presentation for a potential future residential project located at the Mallard Pointe properties located in the R-2 zoning district across from City Hall and the park. The City Council and Planning Commission will not take any formal action on the potential future project, but direction to staff may be given. This is a Study Session/Preliminary Review of a potential project.

Planning & Building Director Borba provided a brief introduction on the scheduled item and stated that the presentation is a preliminary review of a potential project and no decision will be made at this meeting. Director Borba stated that the Mallard Road properties currently consisted of three separate parcels, the site is approximately 2.8 acres, and is currently developed with a total of 22 duplexes. Director Borba stated that the parcels are located in a flood zone and any new project would be required to meet the FEMA threshold. Building Director Borba introduced those presenting on the possible residential development: Erik Hohmann, Paul Lettieri, Ron Sutton, Francis Gough, and Bruce Dorfman.

Members of the City Council and Planning Commission listened to a presentation from Erik Hohmann, a partner in the Mallard Point 1951 Properties and a Belvedere resident. Hohmann described the area, the original property conditions, and the preliminary plan for the units moving forward. Hohmann stated that they have undertaken a community outreach effort, which has informed the design direction, and that they realize they must minimize the impact this project will have on neighbors. Hohmann discussed the community benefits of this potential residential project, such as a FEMA-compliant design,

inclusionary housing, property tax increment, and sustainable design features.

Paul Lettieri, Principal of the Guzzardo Partnership, presented a site plan that is organized around Mallard Road with 7 duplexes, 4 single family cottages, and 26 apartment units in the inner circle. All living units will be elevated for flood protection. Lettieri went into detail of the living units' designs.

Ron Sutton of Sutton Suzuki Architects presented a potential plan for the Lagoon units and discussed the units' materials, designs, sizes, and layouts in detail. Architect Francis Gough presented a potential plan for the apartments in the inner circle and discussed the units' designs, sizes, materials, and layouts in detail.

The presentation team took questions from Council and Commission. Mayor Campbell then opened the meeting for public comment.

Mrs. Woodring of Peninsula Road asked if this project meets the ABAG requirement for additional housing in Belvedere. Building Director Borba stated that the new units would count towards the regional housing number that the City is required to meet.

Bethany Hornthal of 13 Peninsula Road asked for a construction timeframe for this project. Bruce Dorfman stated that, if they were to build it in one faze, the project could take anywhere from 18 to 24 months.

Susan Cluff of Peninsula Road requested more notice before meetings, stated that the current rental duplexes were originally created to provide a different mix of housing, and asked who benefits from the change.

Richard Fink of 15 Windward Road expressed concern about the design on Community Road and with increasing density. He also stated that he has a tremendous amount of faith in this group of architects.

Ken Johnson stated his concern with the lighting and reflection on the Lagoon, and also expressed a concern about the amount of glass that is being used in the renderings.

Jill Barnett of 50 Peninsula Road stated her concern about traffic impacts and water conservation, and asked for more notification. Mayor Campbell stated that all meetings are listed on the City's website and reiterated that this is just a preliminary meeting and that no decisions will be made at this meeting.

Jill Nash of 6 Leeward Road stated her concern about the traffic impact of the project. Director Borba indicated that it is very early on in the project and the traffic impacts have not been evaluated at this point.

Liz Elle asked for an explanation of the workforce housing and if there is an affordability element. Bruce Dorfman stated the City does not have an inclusionary housing requirement so it is part of a further discussion, but the original plan was that the workforce units would be oriented for first responders. Liz Elle also asked if existing tenants might be displaced. Bruce Dorfman stated that they plan to work with the residents and would welcome all existing residents to come back.

Robert Leitstein of 17 Peninsula Road stated that he would like to see the proposed design superimposed on what is there now to see on paper what the height, mass and bulk will be.

Mr. Hanns Kristen of 31 Peninsula Road asked if, in order to comply with FEMA regulations, dirt will be used to raise the buildings. Bruce Dorfman stated buildings will more than likely be raised with concrete. Hans also stated his concerns about traffic.

Mr. Dunbar of 7 Peninsula road stated his concerns about the timeline of construction, traffic, parking and noise disruption that comes with construction.

Larry Stoehr stated concerns about landscaping and issues of having enough space.

Mayor Campbell closed public comment. The Council and Commission discussed issues that were raised by the public. Mayor Campbell thanked all for their involvement, and adjourned the meeting.

ADJOURN

The meeting was adjourned at 5:36 P.M.

THE FOREGOING MINUTES were approved at a regular meeting of the Belvedere City Council on March 8, 2021, by the following vote:

AYES: Steve Block, James Lynch, Nancy Kemnitzer, Vice Mayor Wilkinson, and Mayor Campbell

NOES: None

ABSENT: None

RECUSED: None

Approve: James Campbell
James Campbell, Mayor

Attest: Beth Haener
Beth Haener, City Clerk