

# Table of Contents

F.1 Introduction .....	F-1
F.2 List of Contacted Organizations .....	F-1
F.3 City Contact List .....	F-1
F.4 Tribal Consultation .....	F-2
F.5 Additional Outreach .....	F-2



## **F List of Contacted Organizations**

### **F.1 Introduction**

---

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Belvedere’s 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: “Blueprint for Belvedere” which can be found at <https://blueprintforbelvedere.com>. This website provides a portal to all of the housing element related public engagement activities that were available to members of the public during the update process. This includes information on housing element basics, site surveys, an SB 9 survey and materials from community workshops.

### **F.2 List of Contacted Organizations**

---

This section provides contact information for organizations and agencies in the San Francisco Bay Area that were contacted during housing element preparation.

Association of Bay Area Governments  
Bay Area Metro Center  
375 Deale Street, Suite 700  
San Francisco, CA 94105  
[housingTA@BayAreaMetro.gov](mailto:housingTA@BayAreaMetro.gov)  
415-820-7900

### **F.3 City Contact List**

---

This section provides contact information for City officials that were contacted during housing element preparation.

Irene Borba, Director of Planning & Building

Samie Malikaman, Associate Planner

Robert Zadnik, City Manager (former Public Works Director)

Mike Lantier, Tiburon Fire Marshall

Rich Pearce, Tiburon Fire Chief

## F.4 Tribal Consultation

---

This section provides contact information for all tribal consultation during housing element preparation.

Federated Indians of Graton Rancheria  
Gene Buvelot  
6400 Redwood Drive, Ste 300  
Rohnert Park, California 94928  
Cell 415-279-4844  
707-566-2288 ext 103  
gbuvelot@gratonrancheria.com

Federated Indians of Graton Rancheria  
Greg Sarris, Chairperson  
6400 Redwood Drive, Ste 300  
Office 707-566-2288  
Fax 707-566-2291  
gbuvelot@gratonrancheria.com

Guidiville Indian Rancheria  
Donald Duncan, Chairperson  
P.O. Box 339  
Talmage, California 95481  
707-462-3682  
Fax 707-462-9183  
admin@guidiville.net

Wuksache Indian Tribe/Eshom Valley Band  
Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct.  
Salinas, California 93906  
831-443-9702  
Kwood8934@aol.com

## F.5 Additional Outreach

---

- Website Blueprint for Belvedere in operation February 2022. The website is presented in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: February 2022, March 2022, June 2022, and August 2022;
- E-Notification informing the public to, “Visit our Dedicated Housing Element Website” was sent on February 2, 2022 to 680 subscribers. This announcement is still posted and will expire on January 1, 2023;
- The Belvedere E-Newsletter via Constant Contact has 618 subscribers;

- Housing Element community workshop on April 13, 2022 information was published in April of 2022;
- April 13, 2022, a Workshop of the Housing Element was conducted at a Special meeting of the Planning Commission. The workshop provided an overview of the housing and safety elements, discussed the importance of equity, and provided some strategies for sites and ways to provide feedback throughout this process;
- The Housing Element Open House on May 21, 2022 information was published in May 2022;
- May 21, 2022, EMC Planning Group and City staff held an Open House in Community Park. The Open House was to provide an in-person opportunity for the public to ask questions about the housing element process, and to discuss informally about the initial sites analysis/map as well as to continue the discussion of equity;
- Flyers have been mailed out;
- City newsletters have been sent;
- Advertisement in the local newspaper about the housing element to spark interest in the community to become involved;
- City staff have spoken with property owners interested in the housing element process and about their interests in potentially redeveloping private property with an ADU or a possible SB9 lot split;
- September 20, 2022 from 3:30-6:30 PM engagement with Hilarita residents (see attached report);
- October 20, 2022 a Joint City Council and Planning Commission Housing Element Workshop was held to discuss the draft Housing Element and the 30-day public comment period; and
- November 15, 2022, a Special meeting of the Planning Commission was held to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element.
- November 9, 2023, a community meeting was held to present the revised Housing Element concepts for meeting Belvedere's housing needs to the community and receive comments. A citywide mailer and email announcement were also sent, providing a link to the Revised Element and encouraging people to attend the workshop.
- November 21, 2023, a special meeting of the Planning Commission was held to provide an opportunity to give verbal feedback/comments on the revised Housing Element.
- January 3, 2024, a Planning Commission Hearing was held to recommend approval of the zoning amendments and IS/NMD, as well as was held to provide an additional opportunity to give verbal feedback/comments on the revised Housing Element.

January 16, 2024, the City Council held a hearing to consider and adopt a resolution approving the IS/NMD, approve the draft Housing Element Update for submittal to HCD, and first reading of an ordinance amending the Zoning Code to implement the Housing Element programs needed to accommodate the RHNA. The opportunity to give verbal feedback/comments was given.

## **Outreach Incorporation Post-Adoption**

---

Since initial adoption in January 2023, additional community engagement on the revised 6<sup>th</sup> Cycle Element was primarily collected as part of the November 9<sup>th</sup> community meeting and the November 21<sup>st</sup> study sessions/hearings. A description of relevant input received and how it was incorporated into the Housing Element is as follows:

- **Workforce and Senior Housing.** Commenters noted the need for workforce housing in Belvedere, but recognized the challenges involved in building it. One commenter noted that it is unlikely to happen without government incentives and another pointed to the example of Farley Place, an affordable senior housing project in Belvedere that received a property tax abatement from the City and a land donation from a local resident to support construction. In response, Program 3-D: Funds for Workforce Housing; and Program 3-J: Supportive Senior Housing were added to respond to these challenges and encourage this needed housing type.
- **SB 10 Ordinance Evacuation Concerns.** In response to the SB 10 Ordinance proposal, several community residents expressed concern over the potential need for evacuation on sites in the R-15 zone. In response, the City developed an additional eligibility criteria that require sites to be located on through-streets and do not have street parking restrictions.
- **Mallard Pointe Project Process-** Two letters were received (attached) related to the approval of an ongoing application. The letters raise the following issues:
  - **Perceived conflicts between General Plan and R-2 Zoning.** The applicant indicates requirements in the City's Zoning make it infeasible to develop up to the maximum density specified for the R-2 Zone in the General Plan. *See bullet below for more information on this comment.* The applicant also indicates a perceived inconsistency between allowed housing type in R-2 zoning and the City's ODDS guidelines. No inconsistency exists, however, because ODDS guidelines represent overlay zones that govern qualified Housing Accountability Act, Senate Bill 330, and Senate Bill 35 development projects.
  - **Approval timelines:** The applicant perceives estimated processing timelines to be inaccurate based on his project's process. The project's aberrant nature has been described and added to Appendix C: Constraints.
  - **Fees and Exactions:** The applicant notes that water and wastewater connection and metering fees are not analyzed. As indicated on page C-32, "The special districts providing services to Belvedere's residents and businesses also impose fees on new development in addition to their charges for service on an ongoing basis. These fees, which range from 1.0 to 2.0 percent of the construction value, are imposed on all the communities these districts serve and have not been included in Table C-9, which summarizes city fees on prototypical single-family and multi-family projects".
  - **"Pipeline" Project Status:** As indicated in the first letter, the applicant indicates that more information would be needed in order to classify the project as "pipeline." Because of the ongoing and evolving nature of the application process, the team reclassified the project to a site with existing residential zoning.
- **Development in the R-2 Zone.** Some community members and developers expressed that the current lot area per unit requirement did not allow development of up to 20 units in the R-2 zone, as specified in the General Plan. To address this concern, the City has revised density requirements in the R-2, R-3, and R-3C zone so that they refer to the General Plan density designation, rather than lot area per unit.