

Mallard Pointe Project Data Sheet

COMPARISON of PROPOSED PLAN to R-2 DEVELOPMENT STANDARDS
(Section 19.28 of Belvedere Municipal Code)

5/21/2022		R-2 Development Standard	Proposed Project											
			Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Unit Count			2	2	1	1	1	1	1	2	2	1	2	23
Dwelling Type			Duplex	Duplex	Single Family	Single Family	Single Family	Single Family	Single Family	Duplex	Duplex	Single Family	Duplex	Apartment
Unit Mix			Two (2) 2 BD units	One (1) 2 BD unit One (1) 3 BD unit	One (1) 4 BD unit + 1 BD ADU	One (1) 4 BD unit	One (1) 4 BD unit + 1 BD ADU	One (1) 4 BD unit	One (1) 4 BD unit + 1 BD ADU	One (1) 2 BD unit One (1) 3 BD unit	One (1) 2 BD unit One (1) 3 BD unit	One (1) 4 BD unit	Two (2) 3 BD units	Six (6) 1 BD unit Twelve (12) 2 BD unit Five (5) 3 BD unit
Minimum	lot size	6,000 square feet	7,826	7,830	7,215	6,871	10,073	6,830	7,871	8,287	7,848	6,840	9,822	32,766
	lot width	60-foot average	61	76	63	90	96	77	67	76	77	69	79	110
	lot frontage	60 feet	95	78	85	97	27 (Waiver)	85	89	80	84	69	89	165
Lot area/unit	3 or more bedrooms	4,000 square feet	6,000 SF required	7,000 SF required	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	7,000 SF required	7,000 SF required	6,000 SF required (minimum lot size)	8,000 SF required	74,000 SF required (Waiver)
	2 or fewer bedrooms	3,000 square feet												
Front yard setback	Building less than 15 feet high within first 40 feet from front property line	5 feet	N/A	N/A	N/A	***lots 4, 5, 6 are located on private driveway and front setback is measured from center of driveway (property line)			N/A	N/A	N/A	N/A	N/A	N/A
	Building less than 25 feet high within first 40 feet	10 feet	14'	137"	145"	163"	1710"	21'	10'	10'11"	10'	129"	109"	N/A
	Building over 25 feet high within first 40 feet	15 feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sideyard setback	For buildings 15 feet or less in height	5 feet	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum
	For buildings 16-25 feet high	10 feet	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum
	For buildings over 25 feet high	15 feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(Waiver)
Rear yard setback	Abutting another lot	20 feet	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum
	Abutting a street	15 feet	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A
	Abutting water, an alley or private way	10 feet	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	15 feet minimum
Maximum lot coverage (1)	Structures, excluding uncovered decks, etc.	40 percent (increases to 50 percent if adjacent to open water)	33%	49%	47%	36%	36%	36%	42%	46%	45%	32%	41%	63% (Waiver)
	Total coverage	60 percent	38%	54%	50%	39%	39%	39%	45%	51%	47%	32%	42%	63% (Waiver)
Maximum height	A bonus of one foot of additional height may be allowed when an additional foot is added to the second story setbacks, to a maximum height of 26 feet from BFE+1 and no structure may exceed 29 feet from Existing Grade as defined in section 19.08.224		25'9"	29'	26'11"	27'9"	21'	27'9"	26'11"	28'11"	29'	29'	27'9"	34'6" to roof 42' to top of elevator shaft (Waiver)
Usable open space		300 square feet/unit /private or 450 square feet/unit/public	~946 SF	~1052 SF	~644 SF	~519 SF	~877 SF	~506 SF	~638 SF	~1029 SF	~834 SF	~554 SF	~1066 SF	2868 SF (Concession)
Maximum floor area ratio		Not applicable in R-2 zone	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

COMPARISON PROPOSED PLAN to OFF-STREET PARKING STANDARDS (Section 19.68 of Belvedere Municipal Code)

Off-street parking (2)(3)	Dwelling Type	Standard	Proposed Project											
			Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
	Single-Family Dwellings	2 spaces	N/A	N/A	3 garage 3 uncovered	2 garage 1 uncovered	2 garage	2 garage 1 uncovered	3 garage 1 uncovered	N/A	N/A	2 garage 1 uncovered	N/A	N/A
	Two-Family Dwellings	4 spaces	2 garage 2 uncovered	3 garage 2 uncovered	N/A	N/A	N/A	N/A	N/A	3 garage 3 uncovered	3 garage 1 uncovered	N/A	4 garage 1 uncovered	N/A
	Apartments	1.25 spaces/1-2 BD units/2.0 spaces/3 BD units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	46 garage
		Garage Parking	Total											
		Compact	14	0	0	0	0	0	0	0	0	0	0	14
		Standard	59	2	3	3	2	2	2	3	3	2	4	30
		Accessible	2	0	0	0	0	0	0	0	0	0	0	2
		Apron/Surface												
		Compact	11	1	2	1	1	0	0	1	3	0	1	1
		Standard	15	1	0	2	0	0	1	0	0	1	0	9
		Accessible	1	0	0	0	0	0	0	0	0	0	0	1
			102											

(1) Lot Coverage (Structures) of the proposed project is 42%. Total Lot Coverage of the proposed project is 45%.

(2) State Density Bonus Law allows for maximum parking requirements of 1.5 spaces per 2 bedroom unit. Per SDBL, on-site spaces may be provided through tandem or uncovered parking. This requirement is requested for Lot 1, Lot 2, Lot 8, and Lot 9. Per Section 19.68.020 B. of the Belvedere Municipal Code, "When measurements determining the number of required spaces result in a requirement of a fractional space, any fraction up to and including one half shall be disregarded, and fractions over one-half shall require one off-street parking space."

(3) 19.68.070 Compact spaces permitted. In cases where more than ten total parking spaces are required, the applicant may propose to allow up to twenty-five percent of said spaces to be designated for small or compact cars. Such spaces shall not be less than sixteen feet in length and seven and one-half feet in width, and are subject to the approval of the Planning Commission as to their location and distribution in the project. (Ord. 89-1 § 1 (part), 1989.)

Project Data Sheet

MALLARD POINTE

Belvedere, California

MALLARD POINTE
1951 LLC
Project Sponsor

MISC-4

May 23, 2022

Graphic Scale

