



APPLICATION FOR SUBDIVISION

CITY OF BELVEDERE • PLANNING COMMISSION
450 SAN RAFAEL AVE • BELVEDERE, CA 94920-2336
PH. 415-435-3838 • FAX 415-435-0430 • WWW.CITYOFBELVEDERE.ORG

FOR STAFF USE ONLY

Date: _____ Rec'd. by: _____ Amount: _____ Receipt No.: _____
Assessors Parcel No: _____ Zone: _____

SECTION 1 • PROJECT SUMMARY

- Type of Application (check one): Lot Line Adjustment – Parcel Map
 Minor Subdivision (creates four or fewer lots)
 Subdivision (creates five or more lots)

Address of Property: 1-22 Mallard Rd., Belvedere, CA

Record Owner of Property: Mallard Pointe 1951, LLC

Mailing 39 Forrest St. Suite 202 Daytime Phone: 415-381-3001

Address: Mill Valley, CA 94941 Fax: _____

_____ Email: bd@thompsondorfman.com

Owner's Representative: Bruce Dorfman

Mailing 39 Forrest St. Suite 202 Daytime Phone: _____

Address: Mill Valley, CA 94941 Fax: _____

_____ Email: bd@thompsondorfman.com

Project Description

Please refer to the Project Description provided in the Mallard Pointe Project Narrative.

Properties Affected

Assessor's Parcel Number	Address	Parcel Size
APN 060-072-27	1 Mallard Rd., Belvedere, CA	2.2 acres
APN 060-072-28	9 Mallard Rd., Belvedere, CA	0.2 acres
APN 060-072-18	17 Mallard Rd., Belvedere, CA	0.4 acres

Submittal Requirements

1. Attach a survey map including the proposed and current boundaries, easements, rights-of-way, and existing structures.
2. Attach a legal description of each proposed lot.
3. If any of the proposed lots fail to comply to existing zoning or subdivision laws, a variance will be required. Obtain a variance application from City Hall.

SECTION 2 • ENVIRONMENTAL INFORMATION REQUIRED BY CEQA*(To Be Completed by Applicant)*Date Filed: May 23, 2022**General Information**

1. Name and address of developer or project sponsor: Mallard Pointe 1951, LLC, 39 Forrest Street Ste 202
2. Address of project: 1-22 Mallard Rd., Belvedere, CA Mill Valley, CA 94941
Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project:
Bruce Dorfman, 39 Forrest Street Suite 202, Mill Valley, CA 94941 415-381-3001
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Subdivision Map; Construction Time Limit extension; Time limit extension for Design Review approval expiration and demolition debris removal.
7. Proposed use of site (Project for which this form is filed): 23 multifamily units; 6 single family residential homes; 10 duplex residential units; 3 Accessory Dwelling Units
8. Year built: 1951 Original architect: Per historical research, no original designers or builders have been definitively identified and no original documentation has been located.

Project Description

9. Site size. 120,079 sq. ft. Gross Area; 106,354 sq. ft. Net Area
10. Square footage. 90,940 gross sq. ft. (including garage, corridors, circulation); 61,332 net livable sq. ft.
11. Number of floors of construction. 1-2 stories of residential
12. Amount of off-street parking provided. 102 total (75 assigned spaces; 27 unassigned or apron spaces)
13. Attach plans. Yes
14. Proposed scheduling. 2022: Entitlements; 2023: Permitting; 2024-2025: Construction

15. Associated projects, such as required grading or staging. Site preparation, demolition of existing structures, grading, and construction staging will be required.
16. Anticipated incremental development. N/A
17. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. See attached Mallard Pointe Program Summary.
18. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
19. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A
20. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. See Project Description.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
22. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Site on filled land or on slope of 10 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
See provided Historic Resource Evaluation for a thorough description of the property setting, characteristics, and project.
35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.
See provided Historic Resource Evaluation and Cultural Resources Study for a thorough description of the property setting, characteristics, and project.

SECTION 3 • ACKNOWLEDGEMENT OF HOURLY BILLING COSTS

This Section advises you of the costs that may be involved in processing Planning-related applications and/or appeals. You are hereby requested to acknowledge this information and agree to be responsible for all expenses incurred in the processing of your application(s)/appeal(s).

As the property owner/appellant, you agree to be responsible for the payment of all costs, both direct and indirect, associated with the processing of the applications(s)/appeals(s) referenced below. Such costs may be incurred from the following source:

Hourly billing costs as of July 1, 2008, (subject to change without notice):

Planning Manager	\$ 67.07
Assistant Planner	\$ 39.29
City Attorney	\$185.00
Specialized Planning Consultant	Actual costs + 25% overhead

For all applications and appeals, an initial deposit is required at the time of submittal, with the amounts determined by City Council resolution. In addition to the initial deposit, the property owner/appellant may be required to make further deposits for anticipated work. Invoices are due and payable within 15 days. Application(s) /or appeal(s) will not be placed on an agenda until these deposits are received.

**STATEMENT OF PROPERTY OWNERSHIP,
CERTIFICATION OF APPLICATION, & DESIGNATION OF REPRESENTATIVE**

All property owners must complete this Section.

Street address of subject property: 1-22 Mallard Rd., Belvedere, CA

Assessor's Parcel No(s). of subject property: APN 060-072-27, APN 060-072-28, APN 060-072-18

➤ **Properties Owned by Individuals**

I, _____, state under penalty of perjury under the laws of the State of California that I am the record owner of the above-described subject property.

I hereby make application for approval of the lot line adjustment/minor subdivision/subdivision requested. I have read this application and hereby certify that the statements furnished above and in the attached exhibits present the data and information required for the use permit to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief

I agree to be responsible for all costs incurred in connection with the processing of my application and appeals, if any.

Signed this _____ day of _____, 20____, at Belvedere, California.

Signature _____

➤ **Properties Owned by a Trust, LLC, Corporation, Partnership, or Other Entity**

For properties owned by a trust, please attach the trust document or a certificate of trust, including any attachments thereto. For an LLC, corporation, partnership, or other entity, please attach proof of ownership and certification of the signer's authorization to enter into contracts on behalf of the entity.

I, Bruce Dorfman, state under penalty of perjury under the laws of the State of California that the above-described subject property is owned by a trust, LLC, corporation, partnership, or other entity and that my signature on this application has been authorized by all necessary action required by the LLC, corporation, partnership, or other entity.

I hereby make application for approval of the lot line adjustment/minor subdivision/subdivision requested. I have read this application and hereby certify that the statements furnished above and in the attached exhibits present the data and information required for the lot line adjustment/minor subdivision/subdivision to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief

I agree to be responsible for all costs incurred in connection with the processing of my application and appeals, if any.

Signed this 23rd day of May, 2022, at Belvedere, California.
Signature [Handwritten Signature] Signature _____
Title(s) Mallard Pointe 1951, LLC Title(s) Manager
By: TDP-Belvedere-2020, LLC, its Managing Member
By: Bruce Dorfman, Manager
 Trustee(s) Partners: Limited or General Corporation Other LLC
Name of trust, LLC, corporation, or other entity: Mallard Pointe 1951, LLC

➤ **Designation of Owner's Representative (Optional)**

I, _____, hereby authorize _____ to file on my behalf any applications, plans, papers, data, or documents necessary to obtain approvals required to complete my project and further authorize said person to appear on my behalf before the Planning Commission and/or City Council. This designation is valid until the project covered by the application(s) is completed and finalized or until the designation is rescinded in writing.

Signature of Owner: _____ Date: _____

Signature of Representative: _____ Date: _____

