

Karen H Akin
Belvedere, CA 94920

September 9, 2022

Mr. Robert Zadnik
Belvedere City Manager
450 San Rafael Avenue
Belvedere, CA 94920

Ms. Irene Borba
Belvedere Director of Planning and Building
450 San Rafael Ave.
Belvedere, CA 94920

Re: Mallard Pointe and R2 Zoning

Dear Mr. Zadnik and Ms. Borba,

I am writing you to express my concerns regarding the Mallard Pointe project. I am a member of BRIG as well as a homeowner on Windward Road. I have closely followed this project's developments since the initial application was filed. Assuming you have received many letters and opinions regarding the controversial aspects of Mallard Pointe, I will keep my comments short.

My main concern is that Thompson Dorfman is attempting to get away with building an R3 apartment house in an R2 zone. My understanding is that Belvedere's zoning codes expressly prohibit the construction of an apartment building in an R2 zone. In order to circumvent this restriction, the developer is claiming that the R2 zoning can be treated in the same category as height or setback restrictions for density bonus waivers under state law. Unbelievable! If this apartment house is allowed to go ahead, then what happens to every other R2 lot in Belvedere going forward? Zoning codes provide protections for quality of life and controls.

Please reject the Mallard Pointe project as proposed with the 23-unit apartment house. There must be a better solution for providing more housing as well as affordable units in that particular location.

Thank you for all your time and effort,
Karen H. Akin

cc: Members of City Council
Members of Planning Commission

