



Date: 10/27/2023

Shannan West, Housing Accountability Unit Chief
Department of Housing and Community Development
2020 W. El Camino Ave. Suite 500
Sacramento, CA 95833

Subject: Response to Mallard Pointe Project Letter of Technical Assistance

Dear Ms. West:

The City of Belvedere (“City”) is in receipt of the Department of Housing and Community Development’s (“HCD”) technical assistance letter dated September 29, 2023, addressing the Mallard Pointe project at 1-22 Mallard Road (the “Project”). This letter serves as the requested response from the City to HCD’s letter of technical assistance.

The City is pleased to inform HCD that the Project application is scheduled for a public hearing before the Planning Commission on November 14, 2023. On November 1, 2023, the City plans to release and make available to the public the meeting agenda and Project materials for the public hearing.

Permitting Process: The City understands HCD’s concerns about the length of time it has taken to bring the Project to a public hearing. The Project application was determined to be complete by the City on June 23, 2022, however it was not consistent with the City’s objective standards at that time. After the application was deemed complete, the City worked with the Project applicant to ensure the proposed Project would be consistent with the City’s objective standards, resulting in numerous clarifications and documentation that required further analysis. Regardless, as stated above, the Project application will be heard by the City’s Planning Commission in approximately two weeks, on November 14, 2023.

Density Bonus Concessions and Waivers: The City understands that HCD’s position is that a concession is not required for an apartment building to be developed in the R-2 zone. However, the Project applicant has requested a concession for development of the apartment building, and the City and Project applicant have agreed on this entitlement path. Utilizing the concession for this purpose does not impact the Project’s ability to obtain waivers of other development standards and for the Project to be developed as proposed.

California Environmental Quality Act (CEQA): The City also understands HCD’s concerns regarding the CEQA determination regarding the Project. At the current time, the City’s consultant, Ascent Environmental, has completed its CEQA Investigative Memorandum. The

Planning Commission will consider the consultant's and staff's CEQA recommendation at its upcoming November 14, 2023 hearing.

Please let us know if you have any questions or would like additional information about the Project and the public hearings.

Sincerely,

A handwritten signature in black ink that reads "Robert Zadnik". The signature is written in a cursive, flowing style.

Robert Zadnik
City Manager
City of Belvedere

cc: File
Rebecca Marwick, Director of Planning & Building
Tricia Stevens, Contract Planner
Andrew Shen, City Attorney