

## Table of Contents

<b>A Sites Inventory.....</b>	<b>A-2</b>
A.1 Introduction.....	A-2
A.2 Regional Housing Needs Allocation .....	A-3
A.3 Sites Inventory: Analysis Framework .....	A-4
A.4 Sites Inventory Analysis .....	A-31
A.5 Sites Inventory Summary.....	A-34
A.6 Exhibits: Letter for Non-Vacant Site Redevelopment.....	A-39

## List of Tables

Table A-1: Belvedere’s Regional Housing Needs Allocation – 2023–2031 .....	A-4
Table A-2: Pipeline Projects.....	A-7
Table A-3: Vacant Sites .....	A-10
Table A-4: Projects in Development .....	A-13
Table A-6: SB 10 Candidate Sites.....	A-27
Table A-7: Sites Inventory.....	A-36

## List of Figures

Figure A-1a: Sites Inventory.....	A-6
Figure A-1b: Sites Inventory by Income Category .....	A-5
Figure A-2: Mallard Pointe Project.....	A-8
Figure A-3: Vacant Sites.....	A-11
Figure A-4: Projects in Development .....	A-16
Figure A-5: ADU Property Owner Interest .....	A-17
Figure A-6: San Rafael Ave.....	A-18
Figure A-7: 6 Community Road.....	A-20
Figure A-6: Tiburon Boulevard Commercial Area.....	A-22
Figure A-7: PUD Overlay Sites, Clusters 1 (top) and 2 (bottom).....	A-24
Figure A-8: SB 10 Candidate Sites.....	A-28
Figure A-9: St. Stephens Parking Lot .....	A-29
Figure A-10: Church of Christ.....	A-30

# A Sites Inventory

## A.1 Introduction

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Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites with the potential for redevelopment. The inventory must identify specific parcels that are available for residential development and be accompanied by an analysis of public facilities and services capacity to serve the identified sites. Further, the inventory must have sufficient capacity to accommodate the jurisdiction's share of the regional housing need, as determined by applicable the metropolitan planning organization, in this case Association of Bay Area Governments (ABAG).

The Plan Bay Area 2050 Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, HCD has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into five income categories that cover housing types for all income levels, from extremely low-income households to market rate housing.

This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing needs. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

This section of the Housing Element presents the City's inventory, identifying sites available for residential development and their realistic capacity for housing. It identifies planned and recently approved residential projects in Belvedere and it details the process for identifying suitable sites, the methodology for calculating capacity, and the availability of public facilities and services available to serve new housing.

## LEGAL REQUIREMENTS FOR INVENTORY AND SITES

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites)
- Sites owned or leased by a city, town, or county
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the need for housing affordable to lower income households unless they are rezoned to allow residential use by right at the default density for the jurisdiction, which in Belvedere's case is 20 dwelling units per acre.

Additional eligibility criteria are applicable to sites earmarked for accommodating lower income RHNA. These criteria encompass requisites such as an appropriate site size, lack of environmental restrictions, zoning compatibility for housing, presence of suitable development standards, and access to public facilities. These stipulations aim to ensure that the identified sites for lower income RHNA are practical options for housing development and can be feasibly developed in the short term. In terms of feasibility, parcels measuring less than 0.5 acres are generally considered unsuitable for lower income housing development unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible. On the other end of the spectrum, parcels exceeding 10 acres are also deemed unsuitable by HCD, as they may lead to an over-concentration of affordable housing in a single area or potentially disqualify proposed affordable housing projects from funding eligibility.

## A.2 Regional Housing Needs Allocation

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ABAG adopted its Final RHNA Plan in March 2022. Belvedere's share of the regional housing need for the eight-year period from 2023 to 2031 is 160 units, which is a 1,000 percent increase over the 16 units required by the 2014 to 2022 RHNA. The housing need is divided into the five income categories of housing affordability. Table A-1, Belvedere's Regional Housing Needs Allocation – 2023–2031, shows Belvedere's RHNA for the eight-year period.

**Table A-1: Belvedere's Regional Housing Needs Allocation – 2023–2031**

Income Group	Belvedere		Marin County		Bay Area	
	Units	Percent	Units	Percent	Units	Percent
Extremely Low Income (<30% of AMI)	24	15.3%	2,086	14.5%	57,221	12.9%
Very Low Income (30% - 50% of AMI)	25	15.3%	2,084	14.5%	57,221	12.9%
Low-Income (50%-80% of AMI)	28	17.5%	2,400	16.7%	65,892	14.9%
Moderate-Income (80%-120% of AMI)	23	14.4%	2,182	15.1%	72,712	16.5%
Above Moderate-Income (>120% of AMI)	60	37.5%	5,652	39.2%	188,130	42.6%
<b>Total</b>	<b>160</b>	<b>100.0%</b>	<b>14,405</b>	<b>100.0%</b>	<b>441,176</b>	<b>100.0%</b>

Source: ABAG, 2021

## A.3 Sites Inventory: Analysis Framework

### SITE DETAILS, OVERVIEW OF SELECTED SITES

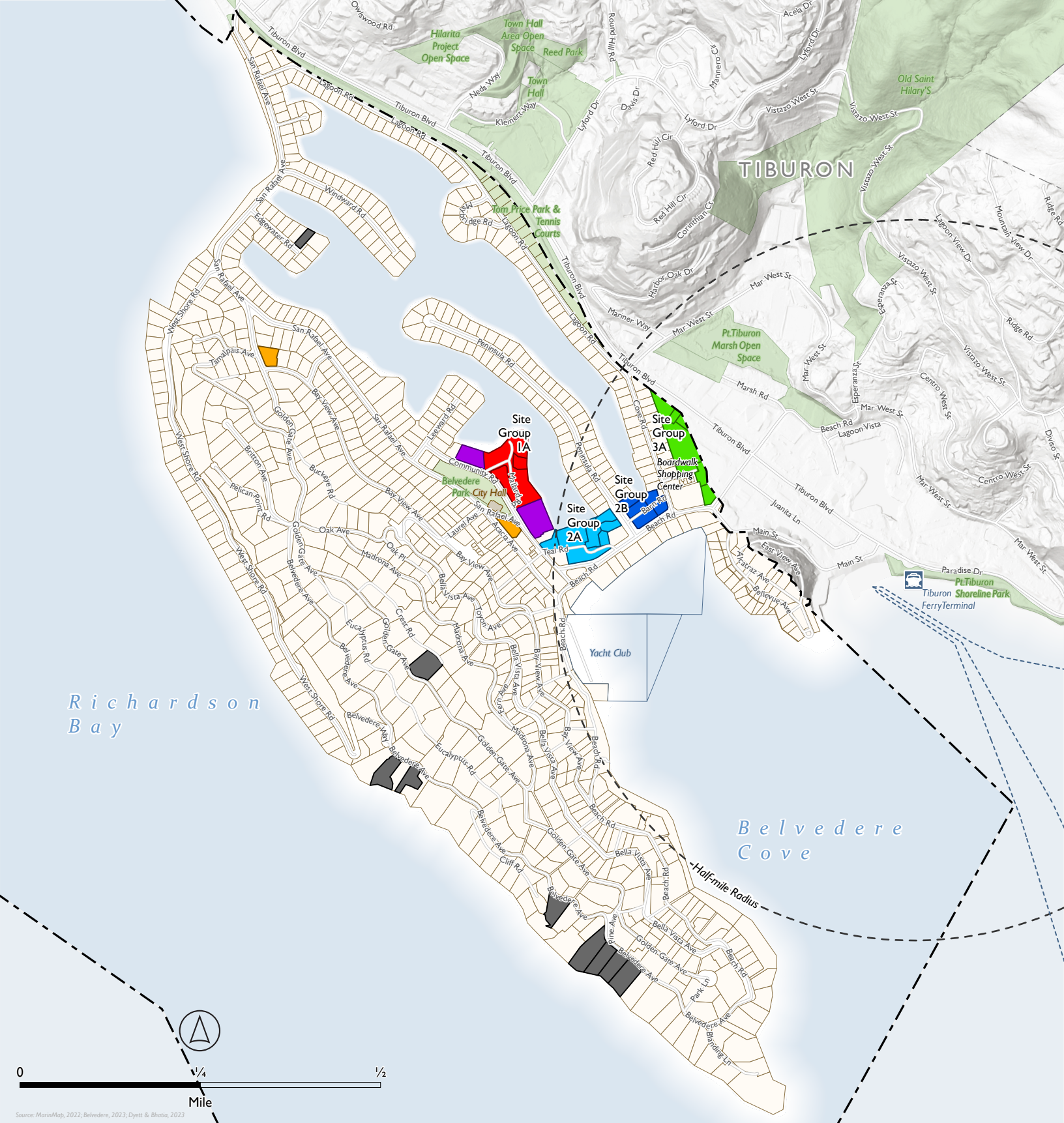
This section provides information on the current list of potential sites under consideration for determining how the City will accommodate the State's required minimum of 160 housing units. Please note that the site group numbers listed here are added only as an additional way to reference each site and easily label it on a map. The site number is not any indication of preference or priority.

Figure A-1a, Sites Inventory Map, shows an overview of the potential sites inventory map that has been developed for Belvedere's 6th Cycle Housing Element Update. Figure A-1b shows the site inventory by assumed RHNA inventory. Most sites in the inventory are assumed to develop with mixed incomes.

As indicated in Chapter 2, Community Profile, Belvedere is a small geographic area covering 1,408 total acres. Of that total only 20 percent is dry, developable land - a full 80 percent of Belvedere is water. The 287 acres of developable land is primarily built out and constrained by steep slopes, small lot sizes, and high costs of land.

Many parcels in Belvedere are adjacent to the Belvedere Lagoon or Richardson Bay, with property lines often extending beyond the coastline. While parcel acreage by site is based on Assessor and GIS data, it is important to note that the Belvedere General Plan describes net acreage as measured to include only the size of the actual developable parcel. Accordingly, Belvedere measures the developable lot size as net acreage - that portion above the coastline that is actually developable.



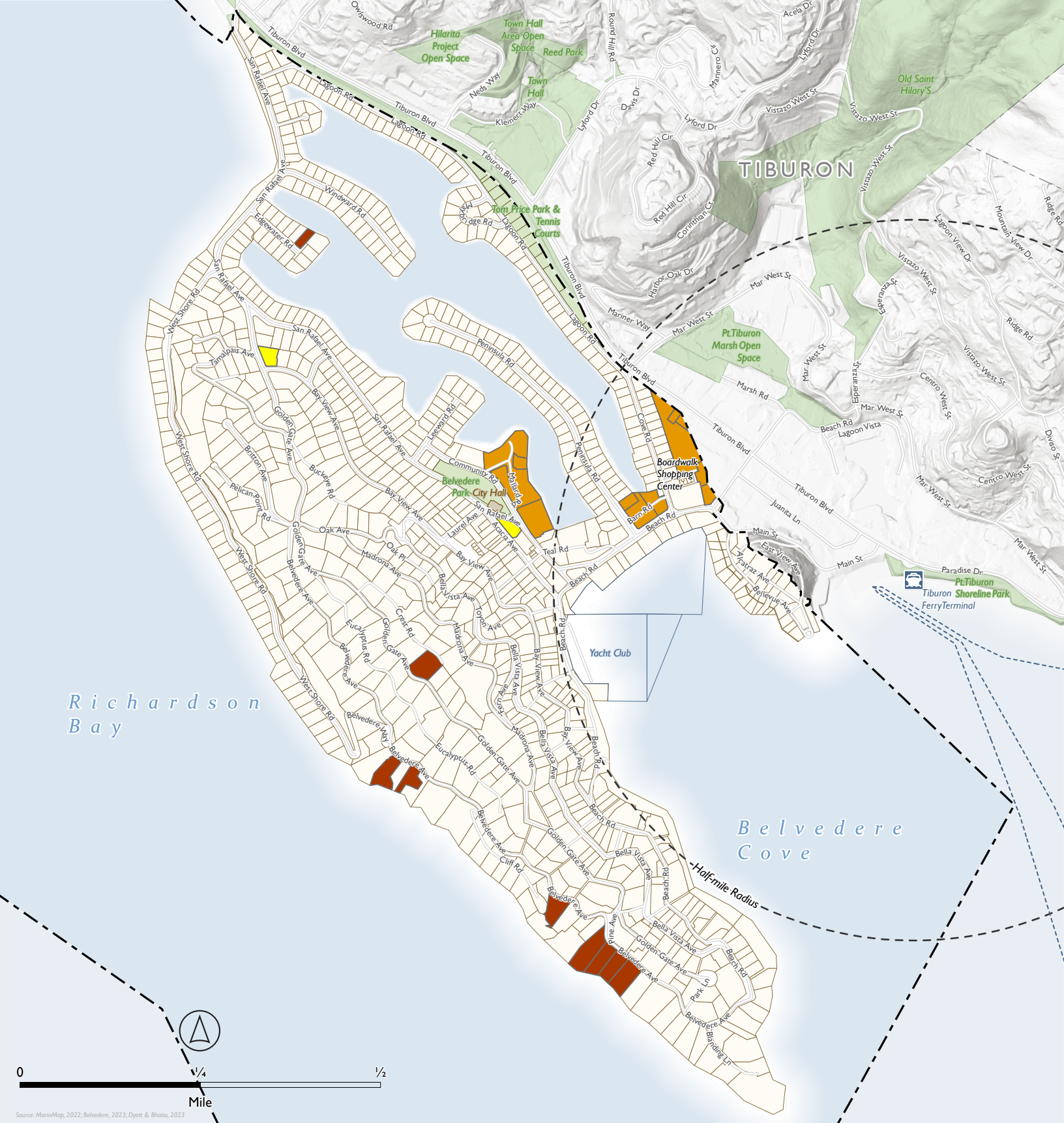


Source: MarinMap, 2022; Belvedere, 2023; Dyett & Bhatia, 2023

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|--|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Proposed Project                           | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Belvedere City Limit | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black;"></span> City Hall | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black;"></span> Ferry Terminal |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #00bfff; border: 1px solid black;"></span> Add Multifamily Capacity (Cluster 1)   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted black;"></span> Neighbor City        | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Yacht Club  | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed blue;"></span> Ferry Route                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> Add Multifamily Capacity (Cluster 2)   |  | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Park        | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Half-mile Radius                         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black;"></span> Mixed Use Redevelopment                |  |   |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black;"></span> Church-Owned Site (SB 10)              |  |   |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Vacant Land                            |  |   |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Sites with Existing Residential Zoning |  |   |  |

**Figure A-1a:**  
**Sites**  
**Inventory**





Source: MarinMap, 2022; Belvedere, 2023; Dyett & Bhatia, 2023

- Above Moderate Income
- Mixed Income
- Low Income
- Belvedere City Limit
- Neighbor City
- City Hall
- Yacht Club
- Park
- Ferry Terminal
- Ferry Route
- Half-mile Radius

Figure A-1b: Sites Inventory by Income Category

This section provides an analysis of the land available within Belvedere for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

A citywide parcel database, aerial photos, site visits by the Housing Element Advisory Committee, and the City's General Plan and zoning GIS data were used to locate parcels for this update. Parcels were reviewed by the Housing Element Advisory Committee. Input from the public and property owners helped to determine the feasibility of developing potential sites during the 6th Cycle.

In order to most accurately identify specific viable sites and to best present the factors that support development within the 6th Cycle, Belvedere's site inventory analysis has been divided into the following categories:

**A. Sites with Existing Capacity**

- a. Pipeline and Proposed Projects
- b. Vacant Land
- c. Accessory Dwelling Unit (ADU) Projections
- d. Other Sites with Existing Residential Zoning

**B. Sites Requiring Rezoning Action**

- a. Mixed Use Redevelopment
- b. Planned Unit Development (PUD) Overlay Sites
- c. Senate Bill (SB) 10 Sites

**C. Other Sites Considered**

## **SITES WITH EXISTING CAPACITY**

### **Pipeline and Proposed Projects**

According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (June 30, 2022 – January 15, 2031) can be counted toward the 2023-31 cycle RHNA. Two projects, 46 Cliff Road, and 218 Bayview Avenue, have received building permits/certificates of occupancy for single family development. Table A-2 includes details of these two projects, both of which will provide two above moderate income units.

**Table A-2: Pipeline Projects**

<i>Address</i>	<i>APN</i>	<i>Parcel Size</i>	<i>Zoning</i>	<i>Number of Units (AMI)</i>
46 Cliff Road	060-132-18	0.39	R-15	1
218 Bayview Avenue	060-173-43	0.13	R-15	1

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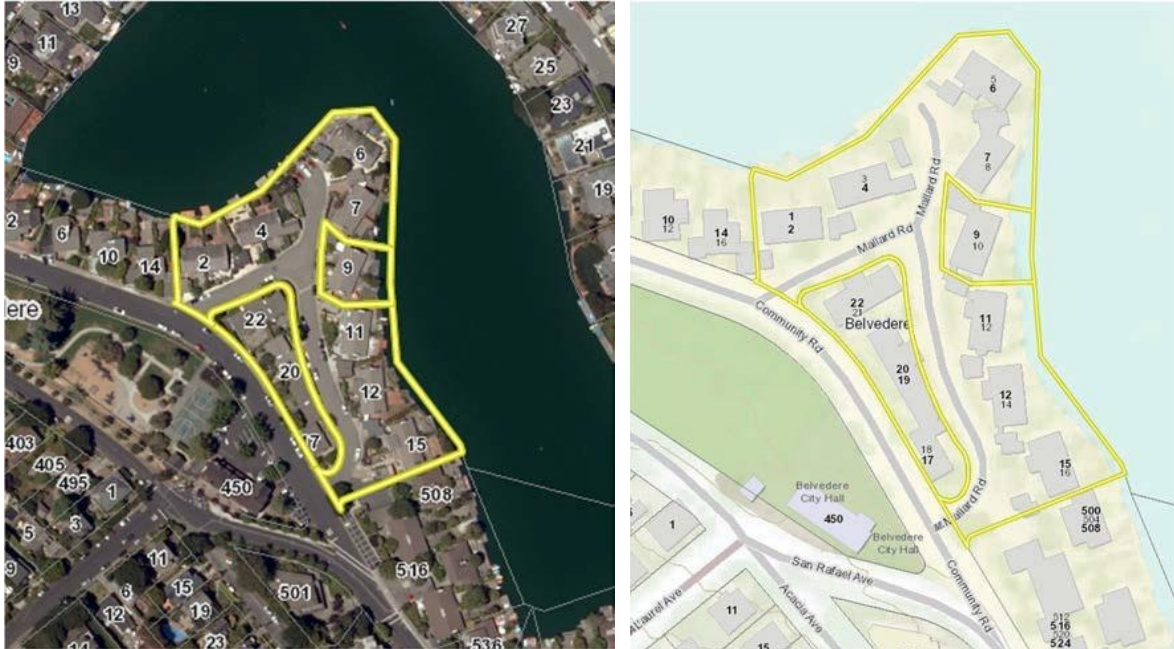
AMI= Above Moderate Income

Source: City of Belvedere, 2023

### Project in Development: Mallard Pointe

While the Mallard Pointe project is not currently approved, its application is complete.

**Figure A-2: Mallard Pointe Project**



**Address:** 17 Mallard Road, 1 Mallard Road, 9 Mallard Road

**Parcel Number(s):** 060-072-18, 060-072-27, 060-072-28

**Zoning:** This parcel is in the R-2 zone as well as the T3SN ODDS overlay zone. The R-2 zone is designed for two-family house-scale structures, or duplexes, defined as any building with two apartments or residences. The Suburban Neighborhood zone within the ODDS overlay is a residential zone allowing a wide variety of small-to-medium footprint housing choices.

**Size:** 2.84 total acres with three (3) parcels, 2.40 net acres

On June 18, 2021, a preliminary application was received for a proposed residential redevelopment submitted is a “SB 330 preliminary housing application” for a housing development on three parcels, currently developed with 22 residential units (duplexes).

The project proposal includes demolition of the existing residential units and construction of forty (40) new residential units, which include single-family dwellings, accessory dwelling units, duplexes and apartments. As submitted, the project would contain sixteen (16) single-family and duplex units, one (1) ADU, and twenty-three (23) apartments. Based on its SB 330 application, the project will include 36 market rate and 2 very low- and 2 moderate-income (deed-restricted) units. Five

units will be one-bedroom apartments presumed to be affordable to moderate incomes. In accounting for existing units, the project represents a total net gain of eighteen (18) units.

The project submitted its application prior to the City's adoption of objective design and development standards (ODDS), so requirements of the R-2 zone apply. The project has requested a density bonus for waivers of development standards and a cost concession related to the allowable housing choices in the R-2 zone.

Allowable density for this site is 5-20 units per net acre. At 2.40 net acres this parcel has the potential capacity of forty-eight (48) residential units. While this proposed development is an underutilization of the allowable density, a total of 40 residential units has been identified as the capacity based on the owner's stated development intent. This area is well suited for additional density, and greater intensification of use would provide the opportunity to foster a more inclusive community. The City has proposed to the property owner a greater use of multi-family housing choices in place of the six (6) single-family residences in the project application.

This site is also a part of and subject to the governing rules of the Belvedere Lagoon Property Owners Association (BLPOA). The Lagoon and the properties surrounding it are an environmentally sensitive area with specific development standards and requirements in place to ensure the safety and stability of the area.

City staff are in the process of confirming compliance with SB 330, including density bonus waivers and a cost concession, making CEQA exemption determination, confirming compliance with all City development standards in underlying zones, and reviewing compliance requirements associated with comments received from BLPOA.

Sites that are proposing to displace existing residential units that are occupied by lower-income households are subject to a housing replacement program according to Gov. Code § 65583.2 (g)(3). In compliance with State Law and Belvedere's policies supporting housing replacement programs, City staff has requested from the applicant levels of existing affordable housing as well as information relating to their plans to offset displacement for units of all affordability levels. Program 17 in the Housing Action Plan describes requirements for site replacement.

## **Vacant Land**

Belvedere has a limited supply of vacant parcels. Table A-3 identifies and analyzes the development opportunity for vacant sites within Belvedere. All the sites in this list are zoned either R-1L or R-15 and designated medium- or low-density SFR in the General Plan. Both zones are designed for single-family dwellings. All these parcels are adjacent to a developed residential area. Parcels are shown in Figure A-3.

The proposed developments on the vacant sites are within the allowable density and the development standards for the zones. Given the prevailing land costs, all capacity on these 9 sites is assumed to be one unit on each parcel, for above moderate income. The potential for ADUs/JADUs on these sites is projected separately on a citywide basis.

**Table A-3: Vacant Sites**

Address	APN	Size	Zoning	Status	Allocated Units
12 Crest Road	060-163-07	0.72	R-15	Approval exists for SRF plus ADU (though ADU is counted in projection). New owner is considering development options.	1
401 Belvedere Avenue	060-221-45	0.57	R-15	Four (4) vacant contiguous parcels. While these parcels have been used in the previous HE, the property owner has changed and has recently updated the property for stability and marketability. These parcels are actively being marketed. Expectation is that a minimum of four (4) units would be developed on the overall site, though there is potential for additional ADU development.	1
n/a	060-221-47	0.92	R-15		1
415 Belvedere Ave	060-221-14	0.54	R-15		1
419 Belvedere Ave	060-221-19	0.70	R-15		1
111 Belvedere Ave	060-181-34	0.64	R-15	Two (2) vacant contiguous parcels. These large waterfront parcels are actively being marketed. Expectation is that a minimum of two (2) units would be developed on the site.	1
117 Belvedere Ave	060-181-25	0.45	R-15		1
333 Belvedere Ave	060-221-43	0.56	R-15	Vacant lot currently for sale with the SFD on a contiguous parcel.	1
14 Edgewater Road	060-031-07	0.21	R-1L	Vacant lot currently for sale with the SFD on a contiguous parcel. This parcel is for sale individually. Parcel size is consistent with surrounding developments.	1
<b>Total Allocated Units for Vacant Sites</b>					<b>9</b>

Source: City of Belvedere, 2023; Dyett & Bhatia, 2023





## Accessory Dwelling Unit Projections

ADUs are an important part of Belvedere's strategy to create new units in a city that is largely built-out, as well as to create a variety of housing types in different neighborhoods to support a more inclusive community. Belvedere's physical development pattern provides ample opportunity for the development of accessory dwelling units (ADUs), while demographic trends in the community, including an increasing aging population, signal a growing need for this type of housing. As discussed in Chapter 2, the City is predominantly comprised of single-family homes, many of them built on lots that can accommodate ADUs and JADUs. At the same time, older adults make up a growing share of the local population, with the population aged 85 tripling between 2000 and 2019. ADUs can be an important resource that allow older adult residents to "age in place," helping them to stay in their homes longer by providing housing opportunities for live-in caregivers, who may be professional home health aides or family members. A sizable share of the local population is also made up of families, many with the financial means to hire nannies, au pairs, and live-in housekeepers. ADUs can provide a valuable source of housing for these groups, public servants, and others who work in the area.

In February 2023, the City adopted an ADU Ordinance that allows for ministerial approval of ADUs that comply with established objective standards. Since the adoption of the ADU Ordinance, the City has seen a rapid rise both in the number of ADU applications and in the number of building permits issued. Table A-4 shows the APNs of all parcels where construction permits have been issued since 2018 as well as applications currently in the process. Belvedere has six (6) units that have been completed since 2018, nine (9) more actively under construction, and an additional two (2) are permitted and preparing for construction. In addition, three (3) units have been approved and entitled since June of 2022 and Belvedere is currently reviewing twelve (12) active applications for new units. The details of these projects are included in Table A-4, and locations of these projects are shown in Figure A-3.

In recent years Belvedere has implemented programs (such as fee waivers, public education, etc.) and adopted regulations to streamline ADU production/comply with State law, and 15 projects were in the pipeline as of 2023. Added to the 17 building permits issued, this rate increases to about 5.2 ADUs per year. Along with an increase per year in the number of building permits issued, these pipeline trends indicate that it can reasonably be expected that 5 ADUs per year will be completed in the future. Over the course of the 8-year cycle, this represents 40 units. The Association of Bay Area Governments has conducted analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions for affordability of ADUs can be made: 30 percent very low income, 30 percent low income, 30 percent moderate income, and 10 percent above moderate income. Thus, 90 percent of Belvedere's 40-unit projection (36 units) can be counted for lower and moderate income sites.

The Belvedere community has stepped up to the challenge to contribute towards RHNA goals, with 41 letters of intention submitted from property owners to construct an ADU within the next eight years (described in Table A-5; properties are shown in Figure A-4). The survey of residents listed also provides support for Belvedere's projection of 40 units over the course of the planning period. Property owners submitted their interest on a web form through the City's "Blueprint for Belvedere" website.



**Table A-4: Projects in Development**

Address, APN	Type	Status	Units
<b>Completed</b>			
300 Bella Vista, 060-212-04	ADU	Completed, 8/2022	1
6 West Shore Road, 060-272-03	ADU	Completed, 2/2023	1
10 Pomander Walk, 060-211-02	ADU	Completed, 3/2023	1
13 Crest Road, 060-163-14	ADU	Completed, 5/2023	1
213 San Rafael Ave	ADU	Completed, 5/2021	1
62 Lagoon	ADU	Completed, 8/23/2021	1
<b>Under Construction</b>			
46 Cliff Road, 060-201-11	JADU	Permitted, Currently Under Construction	1
270 Beach Road, 060-225-01	ADU	Permitted, Currently Under Construction	1
431 Golden Gate Ave, 060-232-15	ADU, JADU	Permitted, Currently Under Construction	2
30 Cliff Road, 060-221-44	ADU	Permitted, Currently Under Construction	1
209 San Rafael Ave, 060-113-03	ADU	Permitted, Currently Under Construction	1
207 Beach Road, 060-212-22	ADU	Permitted, Currently Under Construction	1
310 Beach Road, 060-223-07	ADU	Permitted, Currently Under Construction	1
19 Windward Rd, 060-021-26	JADU	Permitted, Currently Under Construction	1
<b>Building Permit Issued</b>			
27 Acacia Ave, 060-155-05	ADU	Approved, permit issued 8/2022	1
28 Eucalyptus, 060-182-11	ADU	Approved, permit Issued 5/2023	1
<b>Approved and Entitled</b>			
2 Cliff Road, 060-201-10	ADU	Approved, valid entitlement thru 8/2023	1
215 Golden Gate Ave, 060-182-18	ADU	Approved, valid entitlement thru 3/2024	1
53 Alcatraz Ave, 060-102-46	ADU	Approved, valid entitlement thru 4/2024	1
<b>Plans in Development</b>			
135 Belvedere Ave, 060-181-36	ADU	Application submitted, in review 5/2023	1
31 Cove Road, 060-082-21	ADU	Application submitted, in review 5/2023	1

**Table A-4: Projects in Development**

Address, APN	Type	Status	Units
30 San Rafael Ave, 060-011-12	ADU	Application submitted, in review 5/2023	1
8 West Shore Road, 060-272-04	ADU	Application submitted, in review 5/2023	1
43 Cliff Road, 060-201-07	ADU	Application submitted, in review 5/2023	1
34 Eucalyptus Road, 060-182-08	ADU	Application submitted, in review 5/2023	1
16 Crest Road, 060-163-05	JADU	Application submitted, in review 5/2023	1
18 Laurel Ave	ADU	Application submitted	1
401 Golden Gate	ADU	Application submitted, in review 8/21/23	1
105 Golden Gate	ADU, JADU	Application submitted	2
13 Crest Rd, 060-163-14	JADU	Application submitted	1
<b>Application in Review</b>			<b>12</b>
<b>Total Projects in Development (Units)</b>			<b>33</b>

Source: City of Belvedere, 2023; Dyett & Bhatia, 2023

**Table A-5: Accessory Dwelling Unit Intentions to Construct 2023-2031**

ADU Site	Address	ADU Site	Address
1	7 Alcatraz Avenue	22	4 Maybridge Road
2	40 Bayview Avenue	23	8 North Point Circle
3	74 Bayview Avenue	24	1 Oak Ave.
4	266 Beach Road	25	12 Pelican Point Road
5	7 Beach Road	26	9 Peninsula Road
6	8 Cliff Road	27	13 Peninsula Road
7	32 Cove Road	28	17 Peninsula Road
8	16 Crest Road	29	40 Peninsula Road
9	1 Edgewater Road	30	50 Peninsula Road
10	14 Eucalyptus Road	31	56 Peninsula Road
11	16 Eucalyptus Road	32	200 San Rafael Ave.
12	18 Eucalyptus Road	33	311 San Rafael Ave.
13	20 Eucalyptus Road	34	312 San Rafael Ave.
14	137 Golden Gate Ave	35	320 San Rafael Ave.

**Table A-5: Accessory Dwelling Unit Intentions to Construct 2023-2031**

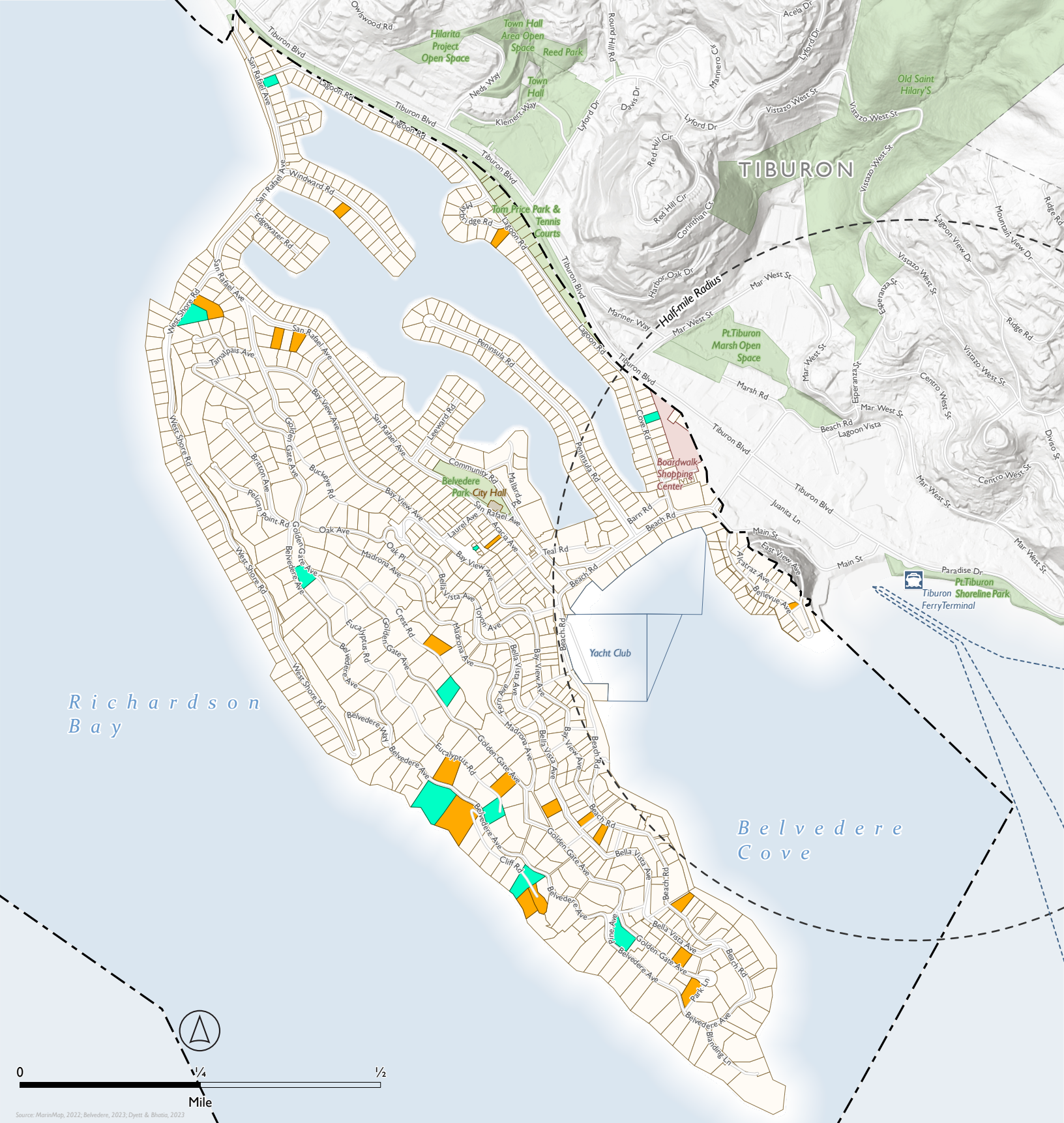
ADU Site	Address	ADU Site	Address
15	213 Golden Gate Ave	36	18 Tamalpais Avenue
16	412 Golden Gate Ave	37	2 Windward Road
17	112 Golden Gate Ave	38	4 Windward Road
18	1 Lagoon Road	39	8 Windward Road
19	80 Lagoon Road	40	19 Windward Road
20	6 Leeward Road	41	70 Lagoon Rd
21	176 Madrona Ave		

Source: City of Belvedere, EMC Planning Group Inc.

In total there are over 700 parcels with zoning that permits ADUs or JADUs, with an average size of 0.26 acres. More than 630 of these parcels are greater than 10,000 square feet in area. Subtracting these 32 properties completed or in development from the total number of parcels available for ADU/JADU development and accounting for existing caretaker units developed prior to 2018, this leaves over 670 parcels of adequate size to accommodate the 40 new ADUs projected over the planning period. Therefore, there is more than sufficient capacity for the level of ADU/JADU production projected.

The Housing Action Plan includes several programs to incentivize the creation of ADUs affordable to lower income households, including technical assistance, programs for homeowners who commit to making ADUs affordable to lower incomes, and fee relief for deed-restricted ADUs/JADUs.

Additionally, the City's program for a forthcoming inclusionary ordinance indicates that any future single-family development will require construction of an ADU or an option to pay an in-lieu fee to the Affordable Housing Fund.



### ADU Trends

- Approved, Plans in Development
- Building Permit Issued; Under Construction; Completed

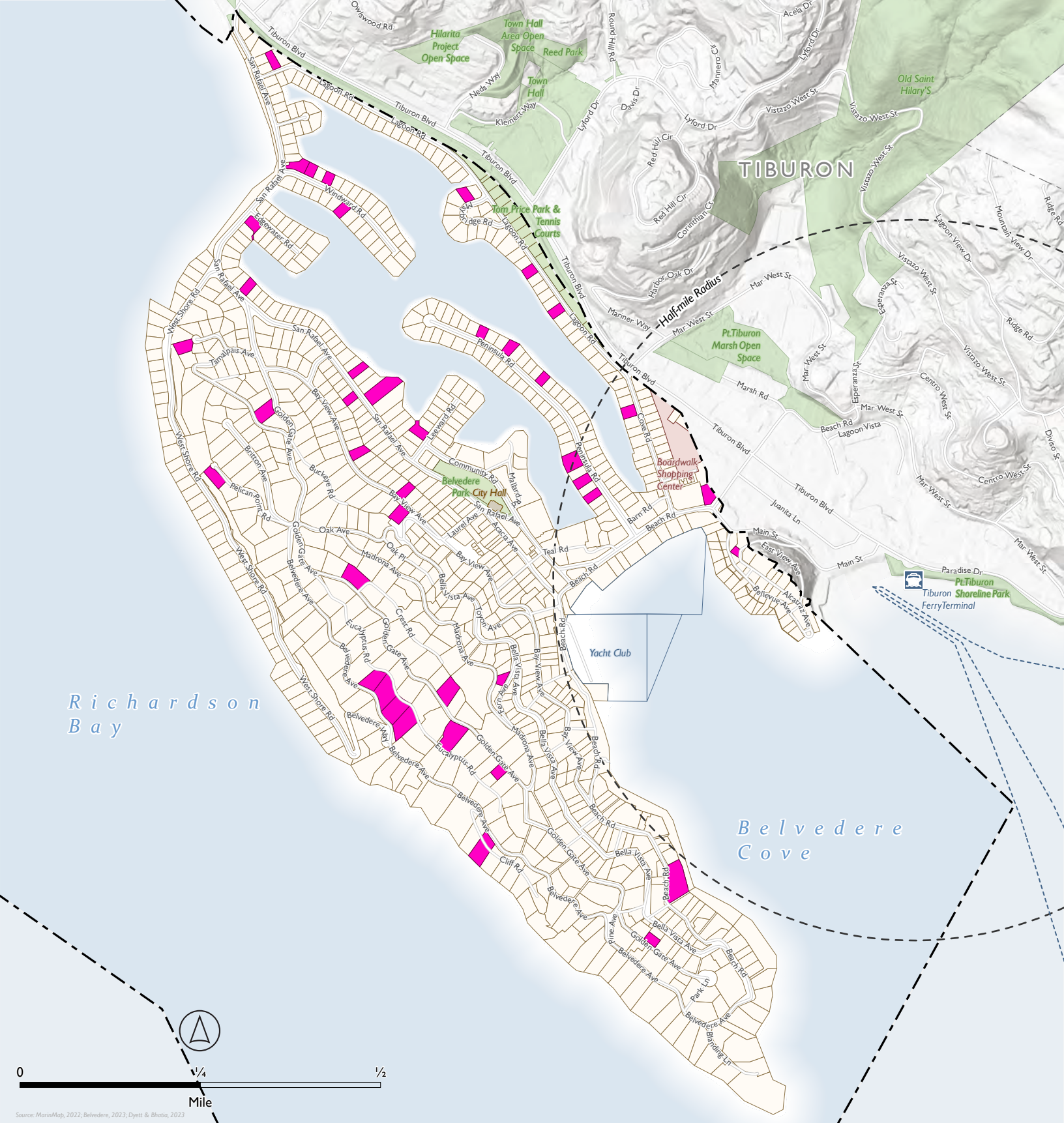
- Belvedere City Limit
- Neighbor City
- City Hall
- Boardwalk Shopping Center
- Yacht Club
- Park

- Ferry Terminal
- Ferry Route
- Half-mile Radius

**Figure A-5:**  
**ADU Projects in Development**

Source: MarinMap, 2022; Belvedere, 2023; Dyett & Bhatia, 2023





Source: MarinaMap, 2022; Belvedere, 2023; Dyett & Bhatia, 2023

- |   |   |  |
|---|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Property Owner Interest | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black;"></span> City Hall                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Ferry Terminal |
| <span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed black;"></span> Belvedere City Limit                              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f5deb3; border: 1px solid black;"></span> Boardwalk Shopping Center | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed blue;"></span> Ferry Route                        |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Neighbor City                                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Yacht Club                | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; border-radius: 50%;"></span> Half-mile Radius     |
|   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> Park                      |  |

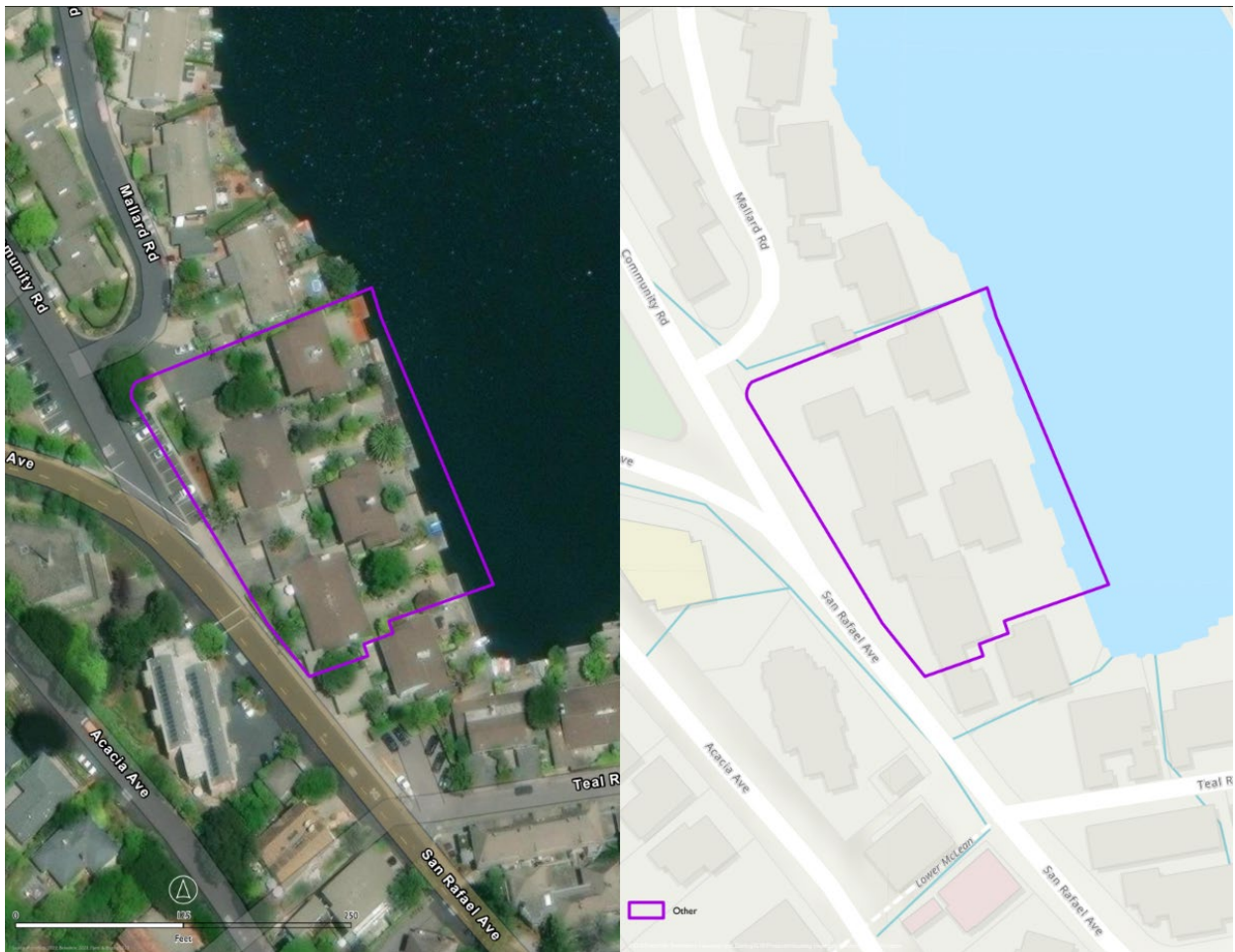
**Figure A-6: Property Owner Interest in ADU Development**

### Other Sites with Existing Residential Zoning

There are two sites in Belvedere that currently have underlying zoning to accommodate additional housing units, each with demonstrated property owner interest in redevelopment. These include 500 San Rafael Ave, and 6 Community Road.

#### 500 San Rafael Ave

**Figure A-6: San Rafael Ave**



**Address:** 500 San Rafael Avenue

**Parcel Number:** 060-091-10

**Zoning:** The site is in the **R-2** zones as well as the **T3SN** ODDS overlay zone. The R-2 zone is designed for two-family dwellings. The Suburban Neighborhood zones within the ODDS overlay is a residential zone allowing a wide variety of small-to-medium footprint housing choices.

**Size:** 0.99 gross acres; 0.85 net acres

500 San Rafael Ave is located on the southwest side of the Belvedere Lagoon. This area is a walkable distance from several amenities along Tiburon Boulevard, including the Boardwalk Shopping Center and various office uses. Neighboring uses include multi-family and single-family residential uses.

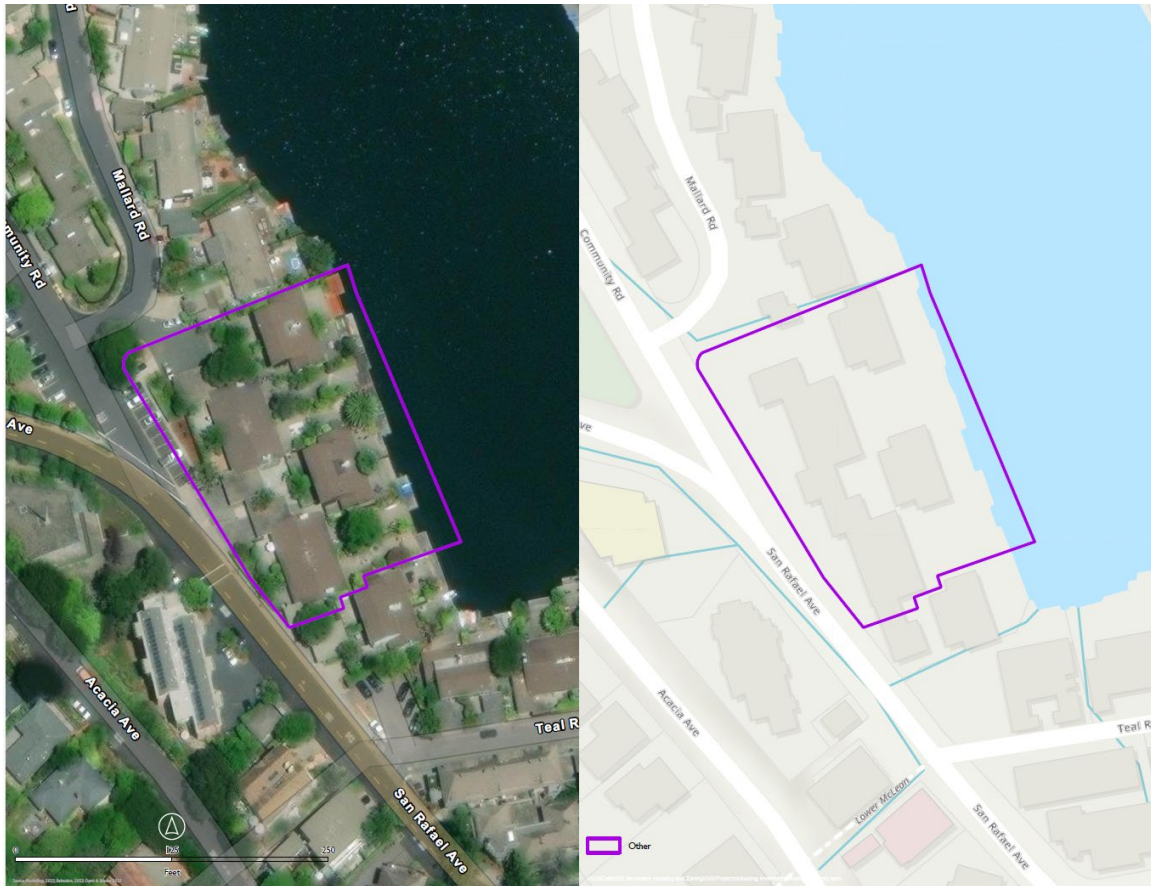
The current use on the site includes eight existing multi-family residential units owned by Belvedere Land Company and their related entity HBA. The property owner has submitted a letter of interest in redeveloping with an additional eight units. At 0.85 net acres, this addition would fall within zone's allowable density range of 5-20 units per net acre. As with other multifamily properties around the Lagoon, remodeling or redevelopment would require a displacement plan if demolition of units is required. Mitigation or 100-year FEMA flood zones would be necessary through building permit review, as well as CEQA mitigation measures tied to this environmentally sensitive area. The site is also part of and subject to the governing rules of the Belvedere Lagoon Property Owners Association (BLPOA).

The City sees no obstacles related to the development of this property, and as such, 8 additional units is considered a realistic capacity. Coupled with the City's inclusionary program, the site's appropriate size supports capacity assumptions of 1 unit affordable to lower incomes, of the 8 total.



## 6 Community Road

**Figure A-7: 6 Community Road**



**Address:** 6 Community Road

**Parcel Number:** 060-072-25

**Zoning:** This site is in the R-2 zones as well as the T3SN ODDS overlay zone. The R-2 zone is designed for two-family dwellings. The Suburban Neighborhood zones within the ODDS overlay is a residential zone allowing a wide variety of small-to-medium footprint housing choices.

**Size:** 0.52 gross acres; 0.48 net acres

6 Community Road is located along the lagoon, which is predominantly defined by single-family residential homes and duplexes. This area is served by a community park and community center. Current use on the site includes duplexes owned by Richardson Bay Land Company. The site is located in an area that is more densely developed and less likely to be seen as a change in the existing conditions.



The property owner has expressed an interest in developing an additional 6 units on this site; however, the allowable density for this site is 5-20 units per net acre. At 0.48 net acres this site has the potential capacity of nine (9) residential units. In consideration, the City assumes a capacity of 3 additional units on this site. These units are assumed to be affordable to above moderate incomes.

## **SITES REQUIRING REZONING ACTION**

All developable land in Belvedere was considered for its potential to accommodate residential development. After analyzing the development opportunities and describing above (including projects in development, vacant land, and ADU capacity projections, and sites with existing zoning), the remaining development opportunities are primarily on underutilized parcels with zoning not currently consistent with its development potential.

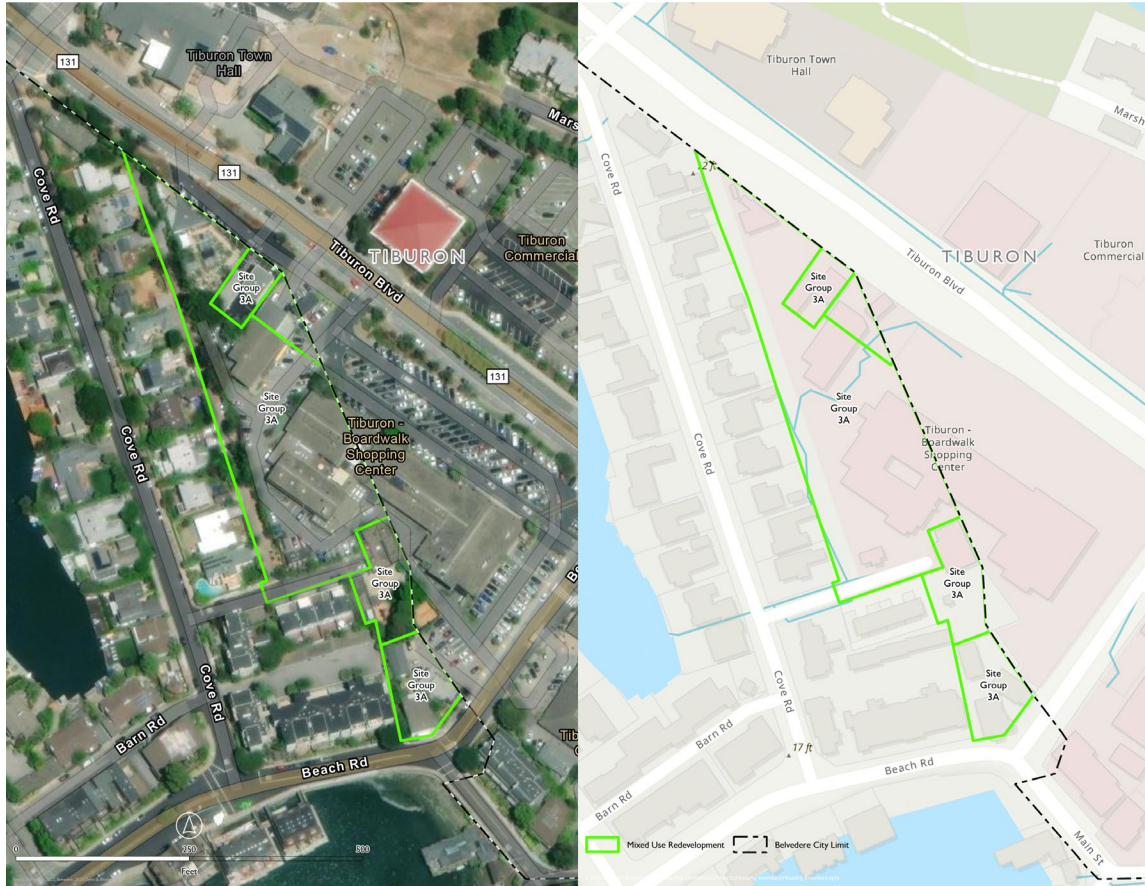
Without adjustments to the City's land use policy and zoning standards, the City would be challenged to fully accommodate the RHNA. A key tenet of Belvedere's approach to providing sites to address its lower income housing needs will be through rezoning incentives in order to increase permitted residential densities, often coupled with incentives to provide additional affordable housing. Property owner interest has been an important consideration as sites were evaluated for inclusion. In the instances when there is no stated property owner development interest, the City carefully considered a number of factors, including parcel size, General Plan land use and density designation, parcel configuration, and level of utilization to determine inclusion.

A significant number of Belvedere's shortfall in its lower income RHNA will be accommodated on sites that will allow a mix of uses, as well as densification of existing multifamily development. As such, several programs in the Action Plan describe rezoning actions the City will take to allow for increased density at its major commercial mixed use centers, regulatory incentives for more affordability as part of redevelopment in the Planned Unit Development Overlay, leveraging congregation-owned land, and an SB 10 strategy to increase housing mobility and affirmatively further fair housing.

The following site detail section provides information on each of the sites that require zoning amendments.

## Mixed Use Redevelopment

**Figure A-6: Tiburon Boulevard Commercial Area**



**Address:** 1530 Tiburon Boulevard, 1515 Tiburon Boulevard, 1520 Tiburon Boulevard, 7 Beach Road, 15 Cove Road Place

**Parcel Number(s):** 060-082-32, 060-082-59, 060-082-60, 060-082-41, 060-082-48

**Zoning:** This parcel is in the C-1 Zone as well as the T4SMS.S ODDS overlay zone. The C-1 zone is for commercial use along with multi-unit housing allowed with conditional use permit. The Suburban Main Street Small zone within the ODDS overlay is a mixed-use zone allowing a wide variety of commercial and housing choices.

**Size:** The full Tiburon Boulevard commercial area is more than 4.5 acres, bifurcated by the city boundary line between Belvedere and Tiburon. The entirety of the area within the City of Belvedere is 2.74 acres; the area owned by the Belvedere Land Company is 2.1 acres, and other parcels adjacent to these represent a total of 0.64 acres.

Belvedere's primary mixed use commercial corner serves the city and surrounding area, currently defined by retail and office uses, apartments, a nursery school, and multi-family residential uses.

On the Tiburon side is a grocery store and other retail establishments. The primary landowner, the Belvedere Land Company (BLC), has indicated its interest in constructing up to 180 new housing units across the whole of the contiguous sites they own in a mixed use format within the planning period, with at least 65 of those units on the Belvedere side.

Adjacent to the two Belvedere parcels owned by the BLC are three parcels with existing underutilized development, including a dry cleaner (APN 060-082-32), a nursery school (APN 060-082-48), and multifamily residential development. The current property owner of APN 060-082-48 has indicated they would like to redevelop with additional housing. With the exception of the nursery school, all parcels have assessed value ratios of less than 1, indicating incentive for property owner redevelopment. All structures are 40 or more years old.

Redevelopment of this site represents an opportunity to transform the underutilized area into a mixed use, mixed income project. These parcels are located at the center of the vibrant commercial area and are close to transportation and services. The parcels are also located in an area that is already more intensely developed and less likely to be seen as problematic by those concerned about neighborhood compatibility. This holistic approach over the entirety of the commercial area will help remove existing constraints to Boardwalk redevelopment, increase project development feasibility and capacity, and integrate the project into the surrounding community.

To facilitate transformation of this area, these five parcels will be rezoned to mirror the zoning standards that Tiburon has proposed in their adopted Housing Element for their portion of the site, including a density range of 30-35 du/ac. For the two BLC-owned sites, this represents a range of 63 to 74 units. The Sites Inventory estimates a total of 65 units on these sites. Over the 2.73-acre area, this represents 82 to 96 units. As indicated in Program 1-A and 2-D, due to the complexity of this site, this area will be exempt from Belvedere's inclusionary program, and inclusionary standards that match Tiburon's will apply. Program x specifies that Belvedere will work closely with the City of Tiburon and the property owner to streamline, facilitate, and expedite planning and building permit applications, review, and approval.

To incentivize lot consolidation over the entire area, a project over 2.3 acres that provides additional housing for lower and moderate incomes beyond the inclusionary requirement will be entitled to bonus density (up to 40 du/ac) and reduced parking requirements. Thus, potential capacity for the site can be estimated at 109 units. The City will also explore other incentives for smaller units affordable to moderate income units (80-100 percent of AMI).

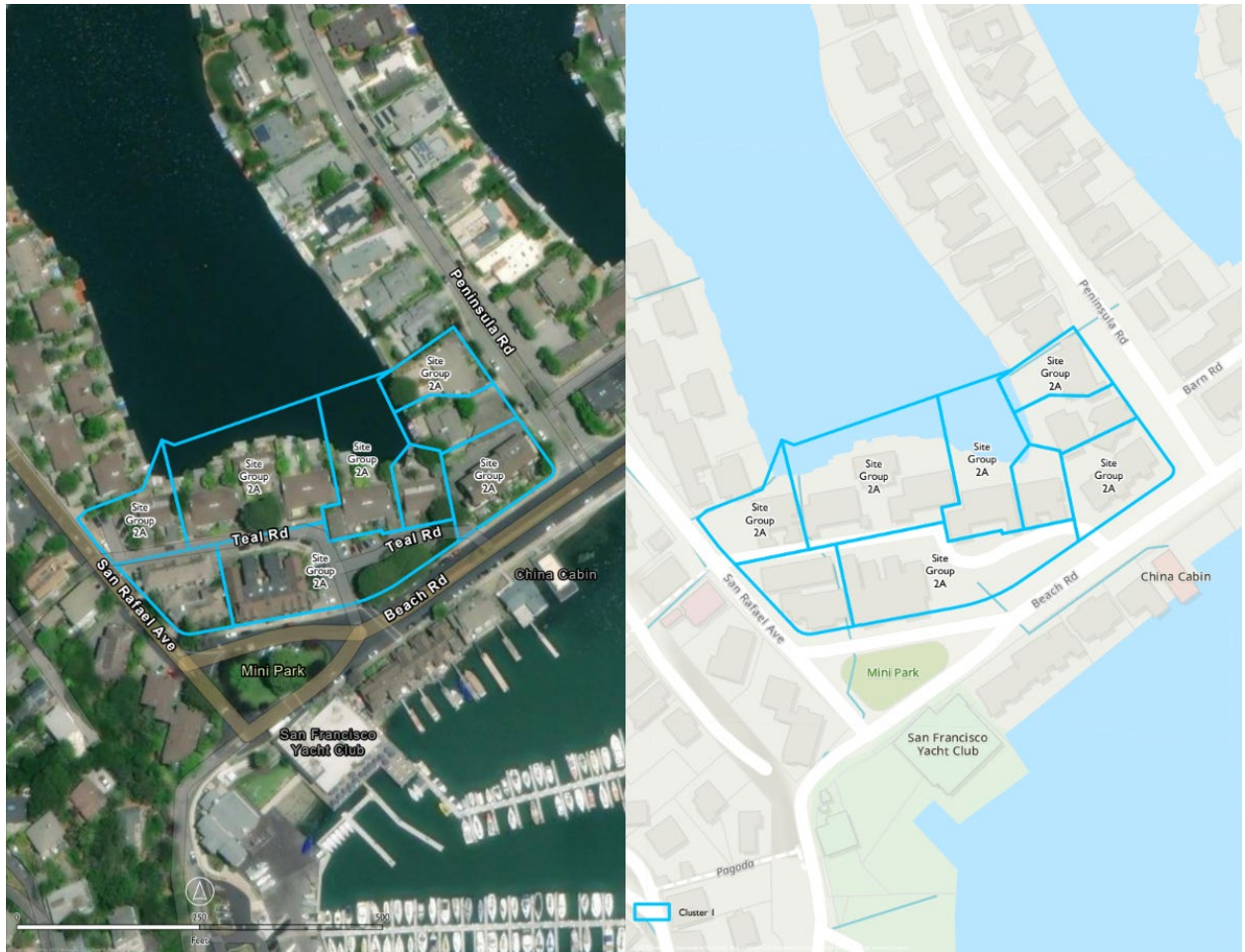
Tiburon's inclusionary ordinance for projects over 12 units requires twenty percent of the total number as units affordable by very low, low, or moderate-income households, with a minimum of five percent affordable to very low- or low-income households. This represents a minimum of 5 units of lower income housing and 16 units of moderate-income housing capacity. Coupled with incentives, the Sites Inventory estimates a total of 84 units across this area, with approximately 37 percent of units (31 units) at the 2.73-acre area will be affordable to lower and moderate incomes. In comparison, Tiburon has estimated approximately 94 percent of its share of total Boardwalk development (66 units) will be affordable to lower and moderate incomes.

The inclusion of and further development of this site improves fair housing conditions because the potential increase to allowable density will add more housing choices and more unit sizes. As

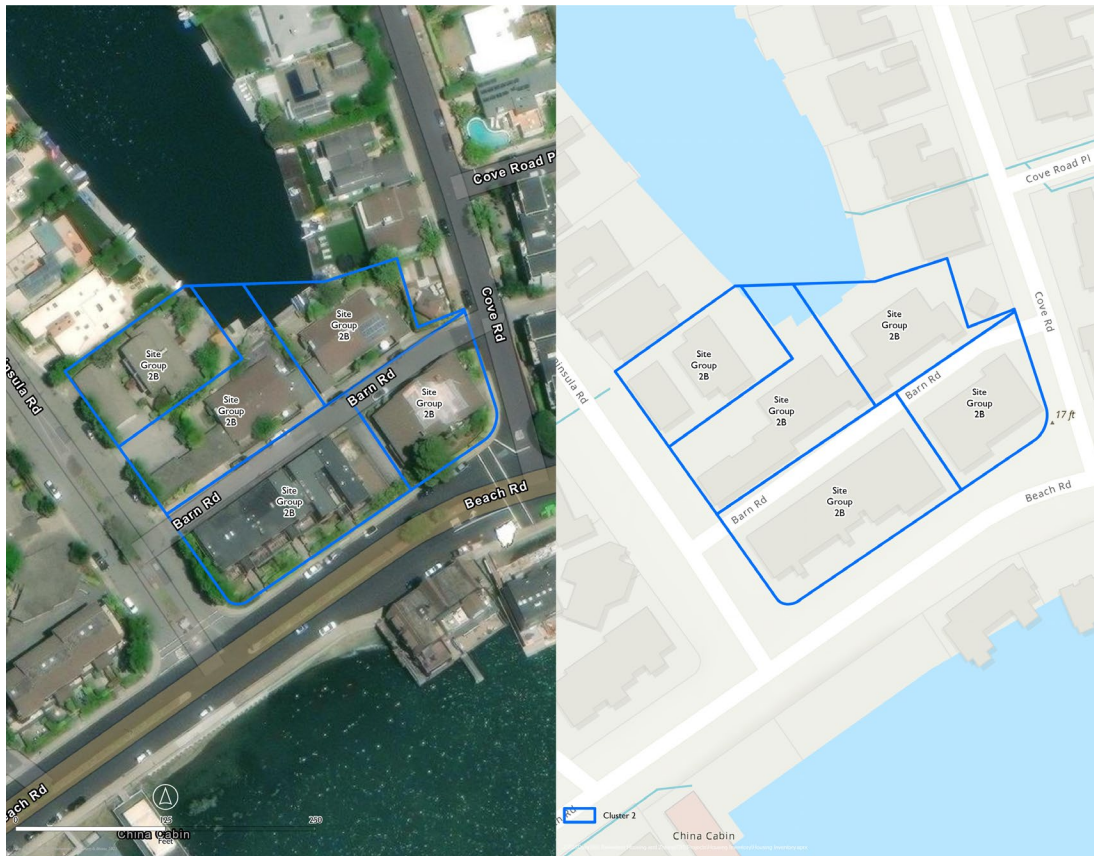
indicated in programs 2-D and 2-E, the City will work with the property owners with the goal of providing affordable housing opportunities to more income levels.

### Planned Unit Development (PUD) Overlay Sites

**Figure A-7: PUD Overlay Sites, Clusters I (top) and 2 (bottom)**





**Address:**

Cluster 1: 7, 11, 15, 27 Teal Road; 1A and 3A Peninsula Road; 81, 61, and 95 Beach Rd

Cluster 2: 6 A Peninsula Rd; 2 Cove Rd; 3 and 7 Barn Rd; 45 Beach Rd

**Parcel Number(s):**

Cluster 1: 060-092-10-13; -14; -15; -16; -17; -18; -19; -20; -21

Cluster 2: 060-093-04;-05; -06; -07

**Zoning:** Both Cluster 1 and Cluster 2 contain R-2 zones fronting the Lagoon, and R-3 zones fronting San Rafael and Beach Rd. The parcels are also within the T3SN and T34SN ODDS overlay zones. All parcels in the cluster are subject to a Planned Unit Development agreement. The PUD is an overlay zone designed to allow for developments that vary from the City's development standards.

**Size:** Cluster 1 is 3.42 gross acres and 2.80 net acres; Cluster 2 is 1.41 gross acres and 1.30 net acres.

The purpose of Belvedere's planned unit development (PUD) overlay zone is to designate land for the creation of unique development or design solutions that vary from the City's development

standards in exchange for public benefits or amenities not otherwise required, such as open space, scenic views, and undergrounding of utilities. Belvedere Land Company and HBA properties all of the multifamily development in Belvedere in the PUD zone, and these are on parcels of appropriate sizes to accommodate lower income units. There are two clusters of BLC parcels around the Lagoon area, as shown in Figure A-7. Cluster 1 represents 40 existing multifamily units on 9 parcels over 2.8 net acres; Cluster 2 represents 16 existing multifamily units on 5 parcels over 1.3 net acres. The base zoning in these clusters includes R-2 and R-3. These areas are a walkable distance from several amenities along Tiburon Boulevard, including the Boardwalk Shopping Center and various office uses. Many of the existing multifamily buildings are over 70 years old.

BLC has expressed interest in redeveloping and/or adding units to these parcels if additional density and height are made available. Program 3-F provides increased development capacity to the property owner in exchange for below market rate units to help the City meet its lower and moderate-income RHNA obligations. The program offers the following zoning incentives in return for a commitment to affordability in a portion of proposed units:

- Permit density (i.e., minimum lot area/unit) to be calculated over the total combined areas for contiguous parcels under common ownership within the PUD overlay;
- Reduce required parking to 1 dedicated space per unit and 150 square feet of common space per unit;
- Reduce required public open space to 150 feet if within 1,000 linear feet of an existing park;
- Increase maximum lot coverage from 40 percent to 45 percent; and
- Increase the permitted height of buildings with frontage on Beach Road by 2 feet to a maximum of 38 feet.

To qualify for the incentives above, projects or additions over 3 units in size must meet the following affordability criteria: 20 percent of the new units must be affordable to households making less than 80 percent of the area median income, and 5 percent of the new units must be affordable to households making between 80 and 120 percent of the area median income. As noted in Exhibit 1, the property owner indicated initial interest in 45 additional units on properties in these cluster parcels. Based on incentives described above, a total capacity of 52 additional units (on top of the existing 52 units) could result over both clusters (4.1 acres), with 11 lower and 2 moderate income units. This Inventory uses a realistic capacity of 50 units, with capacity for 10 units of lower income housing, and 2 units of moderate income housing. This overall density of 25.9 du/ac is in line with other higher density projects in Marin County (see Exhibit 2).

## **SENATE BILL (SB) 10 SITES**

Senate Bill (SB 10), enacted into law in 2021, allows local governments a streamlined path to zone infill neighborhoods for light touch, missing middle density at up to ten units per parcel — if they choose. This authorization will require that a legislative body pass a resolution, and exempts that zoning action from being considered a project under the California Environmental Quality Act. To be eligible for this local action, an area must be urban infill<sup>1</sup>, consistent with the definition used in

Senate Bill 35 (2017). When the local government passes this resolution, it can choose whether the individual projects will be ministerial/by right or subject to discretionary approval.

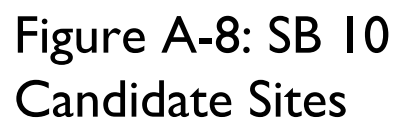
### *Sites with Potential SB 10 Eligibility*

Belvedere contains approximately 21 vacant and underutilized parcels over 0.25 acres where SB 10 zoning could be used as a strategy to increase housing mobility and affirmatively further housing opportunities in predominantly single family neighborhoods. At a capacity of 10 units per lot, this represents an overall capacity for approximately 200 units (accounting for existing development on these sites). The details of these potential sites are included in Table A-6, and shown in Figure A-8.

**Table A-6: SB 10 Candidate Sites**

Address	APN	Type of SB 10 Site	Zoning	Parcel Size (Acres)	Existing Units
18 Crest Road	060-163-04	Vacant	R-15	0.35	-
421 Golden Gate Avenue	060-222-03	Underutilized	R-15	0.51	2
333 Belvedere Avenue	060-221-43	Vacant	R-15	0.56	-
N/A	060-231-03	Vacant	R-15	0.67	-
501 San Rafael Avenue	060-091-13	Institutional	R-3	0.28	-
N/A	060-113-17	Institutional	R-15	0.35	-
N/A	060-163-19	Vacant	R-15	0.33	-
415 Belvedere Avenue	060-221-14	Vacant	R-15	0.54	-
419 Belvedere Avenue	060-221-19	Vacant	R-15	0.72	-
N/A	060-221-47	Vacant	R-15	0.92	-
N/A	060-221-45	Vacant	R-15	0.57	-
12 Crest Road	060-163-07	Vacant	R-15	0.72	-
N/A	060-241-31	Vacant	R-15	0.43	-
117 Belvedere Avenue	060-181-35	Vacant	R-15	0.34	-
111 Belvedere Avenue	060-181-34	Vacant	R-15	0.64	1
200 Golden Gate Avenue	060-191-06	Underutilized	R-15	0.98	1
77 Belvedere Avenue	060-161-16	Underutilized	R-15	0.51	1
443 Belvedere Avenue	060-231-04	Underutilized	R-15	0.54	1
7 Blanding Lane	060-241-24	Underutilized	R-15	0.47	1
401 Golden Gate Avenue	060-222-01	Underutilized	R-15	0.52	1
217 Golden Gate Avenue	060-182-19	Underutilized	R-15	0.46	2

Source: City of Belvedere, 2023; Dyett & Bhatia, 2023





The City's Program 2-G would require that properties seeking to develop more than 3 units as part of SB 10 development provide a percentage of affordable units greater than that required by the inclusionary ordinance. A requirement of 25 percent affordable units, and 5 percent moderate units would result capacity of 50 units of housing affordable to lower incomes, and 10 units of moderate income housing. While development of up to 10 units per lot remains at the property owner's discretion, even if just 10 percent of this lower income and moderate income capacity was realized, SB 10 provides a potential strategy for the City to address No Net Loss. To authorize this action, the City would need to pass an SB10 ordinance with objective standards incorporated to permit missing middle housing on these sites.

### *Church Sites*

Two church sites, the St. Stephens parking lot and the Church of Christ, represent possible candidates for higher density housing development to help the City meet its RHNA obligations.

**Figure A-9: St. Stephens Parking Lot**



**Address:** Bay View Avenue (existing parking lot does not have an address)

**Parcel Number(s):** 060-113-17

**Zoning:** This site is zoned R-15 and designated Church/School in the General Plan. The R-15 zone is designed for single-family dwellings.

**Size:** 0.35 acres

**Figure A-10: Church of Christ**

**Address:** 501 San Rafael Avenue

**Parcel Number(s):** 060-091-13

**Zoning:** This parcel is in the R-3 as well as the T4SN.S ODDS overlay zone and designated Church/School in the General Plan. The R-3 zone is designed for multi-unit housing. The Suburban Neighborhood Small zone within the ODDS overlay is a residential zone allowing a wide variety of small-to-medium footprint housing choices.

**Size:** 0.28 acres

Both parcels meet the definition of urban infill. While they are less than 0.5 acres in size, the SB10 allowance of up to 10 units per site would provide increased density to help with the financial feasibility of housing development. Belvedere also has a history of development on smaller sites, and many of its most recent multi-unit construction projects were on small properties that were permitted to be reutilized and intensified:

- Eleven apartment units at 515 San Rafael Avenue in 1988 (built on a one-third acre infill site);
- Four condominium units on Cove Road Place in 1984 (built on a one-third acre re-utilized site); and
- Four condominium units on Bayview Avenue in 1987 (the Belvedere School Condominiums were built on a 25,676 square-foot lot that was a former school).

Property owners have also indicated interest in redevelopment with housing. Additionally, both sites would potentially be eligible for reduced parking requirements and other incentives available to faith-based organizations interested in pursuing affordable housing projects through AB1851 and Program 3-H of the Action Plan. The rationale for rezoning these parcels would be to leverage institutionally owned land for affordable housing and to affirmatively further fair housing, consistent with State law. The resulting density for both sites would be at a level deemed affordable for lower income households, and therefore, all units could be counted toward lower income RHNA.

## **OTHER SITES NOT INCLUDED**

As part of the Inventory Assessment, three other City-owned sites were analyzed but ultimately removed for consideration due to significant constraints. These parcels include APN 060-105-75, at the corner of Beach Road and Main Street, and APN 060-302-02, at West Shore Road.

The 0.48-acre Beach and Main site would require construction over the water. While there are surrounding multifamily residential developments, including immediately adjacent on the water, there may be regulatory hurdles due to FEMA restrictions and Bay Conservation District Commission (BCDC) permitting requirements. The long, narrow 1.5-acre parcel at West Shore Road has an average slope of approximately 81 percent, making any type of larger-scale development challenging.

The City-owned Corp Yard currently has a building with existing City offices and parking for City-owned vehicles (APNs 060-06-112 to -114; a total of 0.85 acres). The Corp Yard offices and City vehicle parking uses are not compatible with development of residential units and the City has no other location for them. Accordingly, the City cannot currently find these properties to be unnecessary for City use as is required to dispose of them under the Surplus Lands Act.

Nonvacant sites are expected to accommodate more than 50 percent of the City's lower income housing need. Belvedere will include findings, based on substantial evidence and characteristics for sites described above, in the resolution adopting the Housing Element.

## **A.4 Sites Inventory Analysis**

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### **NONVACANT SITES**

As discussed above, Belvedere is almost fully built out, and there are no vacant sites with existing zoning available to accommodate lower-income housing. Instead, nonvacant candidate sites were selected based on the expressed interest of the property owners, analysis of zoning that supports default densities for affordable housing, market trends, age of the structures on site, and assessed value ratios.

Housing Element programs and policies demonstrate the City's commitment to redevelopment and have established clear program requirements related to property owner support and engagement, lot consolidation, permit streamlining, fee waivers for affordable units, and other redevelopment incentives. Based on the expressed interest of the property owners, the age of the existing

structures, underutilized nature of properties, proposed rezoning to significantly higher residential densities, and the new programs and policies that incentivize lot consolidation and affordable housing, the use of nonvacant lots will support the development of residential housing units to meet the RHNA during the planning period.

## **INFRASTRUCTURE**

Since the City is built-out, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the existing utilities, which already exist in the right-of-way. As such, infrastructure, including water, sewer, and utilities (electricity, natural gas, telephone, cable, internet, and cellular service) is available at or adjacent to housing sites. The Marin Municipal Water District (MMWD) provides water to the City of Belvedere as well as the incorporated cities and Cities of San Rafael, Mill Valley, Fairfax, San Anselmo, Ross, Larkspur, Corte Madera, Tiburon and Sausalito and communities in unincorporated areas of Marin County. MMWD's primary water supply is local surface water obtained from rainfall collected from a watershed with six reservoirs. The District receives a supplemental water supply from the Sonoma County Water Agency. The District's 2020 Urban Water Management Plan (UWMP) has determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. The District intends to update the UWMP to reflect the Association of Bay Area Governments' new population projections to ensure sufficient water supplies.

Sewage collection and treatment is provided by several agencies, Sanitary District No. 5 of Marin County provides collection and treatment of wastewater to parts of the Tiburon Peninsula and the City of Belvedere. The District serves over 3,500 households and has been servicing the area since the early 1940's. The District collects, processes and treats wastewater in accordance with State and Federal Regulations under an NPDES (National Pollution Discharge Elimination System) Permit which regulates sanitary agencies. Mill Valley Refuse Service provides solid refuse services. It is anticipated that sewage, wastewater, and solid waste services can adequately serve new development resulting from implementation of the Housing Element.

All other facilities have sufficient capacity to serve the additional planned housing units. Upgrades to sewage collection facilities, including options such as onsite lift stations, pipe resizing, and re-routing, if needed, will be addressed in coordination with the related agencies as a part of any application for new development.

Chapter 727, statutes of 2005, requires water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. MMWD and the wastewater agencies are aware of the statute. Chapter 727 also requires cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers within a month after adoption. The City will comply with this requirement.

All residential developments in the City require the submittal of soil reports for review by the City. Additionally, for hillside development, review of geology reports is necessary. This ensures that the grading is done to minimize cuts, fills and retaining walls, and it minimizes the chances of geologic problems. While Belvedere's topography and geography pose many challenges to

development, the City's requirements for site development and public improvements do not pose a constraint to development.

Program 2-E of the Action Plan addresses policies to adhere to Gov. Code § 65589.7. Procedures are to be established to deliver the housing element to MMWD and Sanitary District #5, and to confirm that the service providers grant priority to developments with units affordable to lower-income households.

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

ABAG's regional housing allocation methodology for the 6th housing element cycle was designed to encourage greater housing growth in high resource areas, including Belvedere. This aims to create more balanced and integrated communities across the Bay Area. Belvedere, with its exceptionally high RHNA compared to the previous cycle (10 times higher versus 2.4 for the regional allocation), plays a key role in providing more housing opportunities and promoting diversity.

The Housing Element also includes programs aimed at enhancing housing mobility and expanding new housing options in Belvedere, benefiting both current residents and the wider region. These include actions to create inclusionary housing regulations; facilitate and promote accessory dwelling units, particularly those that are deed-restricted; adopt mixed use zoning and zoning incentives to facilitate production of lower and moderate-income housing; implement an SB 10 and co-housing overlay to add housing of different types in primarily single family neighborhoods; offer assistance for extremely low income households and expanding workforce housing through development of a fund. See Table 4-2 for detailed information on these and other programs.

Despite Belvedere's significant constraints, including steep slopes, smaller parcel sizes, and environmental constraints, the inventory attempts to include balanced mix of sites intended to accommodate lower income housing need in all areas of the city. About half of Belvedere's lower income sites in the inventory are found near its existing commercial areas and multifamily zones, both of which are within walking distance of transit; amenities, parks, and services; and grocery stores.. On Belvedere Island, SB 10 designations leverage congregationally- owned land for affordable housing and to affirmatively further fair housing, consistent with State law. In addition to SB 10, ADU programs also incentivize development of deed-restricted units on the island.

### **AB 725**

AB 725 makes it easier for cities to allow medium-density housing by helping local governments, especially those in high-cost coastal areas, plan for more inclusive, multigenerational neighborhoods that accommodate various income levels. Specifically, under AB 725, local governments are required to plan for:

- At least 25 percent of moderate income housing to be located in areas zoned for at least four units of housing per parcel, but not more than 100 units per acre.
- At least 25 percent of above-moderate income homes to be located in areas zoned for at least four units of housing per parcel.

All moderate-income sites in the inventory are located in T3SN and T4SN.S ODDS overlay zones, which allow four units of housing per parcel. Additionally, at least 25 percent of above-moderate income sites are located in these zones. The City's SB 10 strategy, which will allow ten units per parcel, also opens up opportunity in areas of the City that currently do not allow 4 units per lot.

## **SITES IDENTIFIED IN PRIOR PLANNING PERIODS**

One of Belvedere's nonvacant Housing Element sites was included in a prior element, 7 Beach Road. As part of the Action Plan, this site will be rezoned to allow residential use by right, meaning the City will not require a conditional use permit; a planned unit development permit; or other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code; at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households.

## **A.5 Sites Inventory Summary**

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For communities like Belvedere that are largely built out and surrounded on all sides by water and other communities, redevelopment and densification is the only practical solution to providing a fair share of housing for the San Francisco Bay Area. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. Revisiting the current adopted Objective Design and Development Standards, along with rezoning and modifications to other ordinances, will assist property owners to better predict how to best add to the variety of housing types and affordability levels in the future.

This appendix provides the formal inventory of sites that the City of Belvedere will rely on in the 6<sup>th</sup> Housing Element planning cycle. Per state law and Housing Program 1 (see Chapter 4 of this 6<sup>th</sup> Cycle Housing Element), the City is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with excess capacity. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by the City Council.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in doing so, ensuring that the number of units listed for each parcel in the table (Total New Capacity) is achieved. Should the City approve development that is inconsistent with the parcel's planned capacity, it is then required as part of that approval to:

- Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City's 6<sup>th</sup> Cycle RHNA; or
- Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 144 percent of the City of Belvedere's Regional Housing Needs Allocation for the 6<sup>th</sup> Cycle planning period. This "cushion" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "cushion" essentially provides a degree of flexibility for policy makers as they make development decisions. Table A-7, Sites Inventory, provides details and capacity estimates for each of the parcels identified in the sections above.

While Belvedere's above moderate-income capacity is very high, fees resulting from Belvedere's inclusionary program (Program 1-A in the Housing Action Plan) can generate crucial revenue streams that bolster the funding of affordable housing development initiatives, ultimately fostering a more balanced and inclusive housing landscape.

Every effort has been made to diversify future housing locations, so that the impacts and rewards of the proposed plan will be borne by everyone. Belvedere is a unique community with specific challenges. Due to the City's size and many environmental safety constraints, these sites will have the best and most realistic chance of success in building housing. With careful planning, Belvedere can provide inclusionary and affordable housing to better serve the needs of the community.

Table A-7: Sites Inventory

Site Group (if applicable)	Address	APN	Existing Use	Zoning	Density (units/ acre)	Acreage (Gross)	Acreage (Net)	Existing Units	LI	MI	AMI	Total New Capacity
PIPELINE (TO BE SUBTRACTED FROM RHNA)								0	0	0	2	2
SITES WITH EXISTING CAPACITY												
Project in Development												
IA Subtotal	9 Mallard Rd 1 Mallard Rd 17 Mallard Rd	060-072-28 060-072-27 060-072-18	Duplex	R-2	5-20	2.84	2.4	22	2	7	9	18
Vacant Land												
12 Crest Rd		060-163-07	Vacant	R-15	1-3	0.72	0.72	0	0	0	1	1
401 Belvedere Avenue		060-221-45	Vacant	R-15	1-3	0.57	0.57	0	0	0	1	1
n/a		060-221-47	Vacant	R-15	1-3	0.92	0.92	0	0	0	1	1
415 Belvedere Ave		060-221-14	Vacant	R-15	1-3	0.54	0.54	0	0	0	1	1
419 Belvedere Ave		060-221-19	Vacant	R-15	1-3	0.7	0.7	0	0	0	1	1
111 Belvedere Ave		060-181-34	Vacant	R-15	1-3	0.64	0.64	0	0	0	1	1
117 Belvedere Ave		060-181-25	Vacant	R-15	1-3	0.45	0.45	0	0	0	1	1
333 Belvedere Ave		060-221-43	Vacant	R-15	1-3	0.56	0.56	0	0	0	1	1
14 Edgewater Road		060-031-07	Vacant	R-1L	1-3	0.21	0.21	0	0	0	1	1
Vacant Land subtotal									0	0	9	9
Redevelopment Sites with Existing Zoning												
500 San Rafael Ave		060-092-10	Multifamily	R-2	5-20	0.99	0.81	8	1	0	7	8
6 Community Road		060-072-25	Multifamily	R-2	5-20	0.52	0.48	6	0	0	3	3
Redevelopment sites with Existing Zoning Subtotal									1	0	10	11
ADU Projections									24	12	4	40
Subtotal: Sites with Existing Zoning									27	19	34	80
RHNA Shortfall									-50	-4	-26	-80
SITES REQUIRING REZONING ACTION												



Table A-7: Sites Inventory

Site Group (if applicable)	Address	APN	Existing Use	Zoning	Density (units/ acre)	Acreage (Gross)	Acreage (Net)	Existing Units	LI	MI	AMI	Total New Capacity
PUD Overlay												
2A	95 Beach Rd	060-092-21	Multifamily/Mixed Use	R-3	5-20*	0.28	0.28	11				
2A	61 Beach Rd	060-092-18	Multifamily	R-3	5-20*	0.33	0.33	5				
2A	83 Beach Rd (81 Beach Rd)	060-092-20	Duplex	R-3	5-20*	0.67	0.67	8				
2A	7 Teal	060-092-19	Duplex	R-3	5-20*	0.16	0.16	2				
2A	27 Teal Rd	060-092-13	Duplex	R-2	5-20*	0.28	0.26	2				
2A	15 Teal	060-092-14	Duplex	R-2	5-20*	0.77	0.50	6				
2A	1 Peninsula A	060-092-17	Duplex	R-2	5-20*	0.24	0.20	2				
2A	11 Teal	060-092-15	Duplex	R-2	5-20*	0.45	0.20	2				
2A	1 Peninsula B (3 Peninsula)	060-092-16	Duplex	R-2	5-20*	0.24	0.20	2				
2A subtotal*						3.42	2.80	40	6	1	25	32
2B	45 Beach Rd	060-093-08	Multifamily	R-3	5-20*	0.40	0.40	6				
2B	2 Cove Rd	060-093-07	Multifamily	R-3	5-20*	0.24	0.24	4				
2B	6A Peninsula Rd	060-093-04	Duplex	R-2	5-20*	0.22	0.20	2				
2B	7 Barn Rd	060-093-05	Duplex	R-2	5-20*	0.31	0.25	2				
2B	3 Barn Rd	060-093-06	Duplex	R-2	5-20*	0.24	0.21	2				
2B subtotal*						1.41	1.30	16	4	1	13	18
PUD Overlay subtotal						4.83	4.10	56	10	2	38	50
Mixed Use Redevelopment												
3A.1	1515 Tiburon Blvd	060-082-59	Retail/General Commercial	C-1 (to be rezoned)	30-35*	0.11	0.11	-	19	-	46	65
3A.1	1520 Tiburon Blvd	060-082-60	Retail/General Commercial	C-1 (to be rezoned)	30-35*	1.96	1.96	-				
3A.2	1530 Tiburon Blvd	060-082-32	Retail/General Commercial	C-1 (to be rezoned)	30-35*	0.13	0.13	-	2	1	1	4

Table A-7: Sites Inventory

Site Group (if applicable)	Address	APN	Existing Use	Zoning	Density (units/ acre)	Acreage (Gross)	Acreage (Net)	Existing Units	LI	MI	AMI	Total New Capacity
3A.2	7 Beach Rd	060-082-41	Multi Family Residential	R-3 (to be rezoned)	30-35*	0.26	0.26	5	2	1	1	4
3A.2	15 Cove Rd Pl	060-082-48	School/Educational Facility	R-3 (to be rezoned)	30-35*	0.25	0.25	-	4	2	2	8
Mixed Use Redevelopment Subtotal						2.72	2.72	5	27	4	50	81
SB 10 Sites-Institutionally-Owned Land												
501 San Rafael Ave		060-091-13	Church	R-3	5-20	0.28	0.28	-	10	-	-	10
n/a		060-113-17	Parking Lot	R-15	1-3*	0.35	0.35	-	10	-	-	10
Subtotal: Sites Needing Rezoning									57	6	88	151
GRAND TOTAL									84	25	122	231
RHNA Allocation									77	23	60	160
Surplus/Deficit									7	2	62	79
Percentage of RHNA									109%	109%	203%	144%

\*Density allowed as result of rezoning action

## **A.6 Exhibits: Letter for Non-Vacant Site Redevelopment**

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On the following page is a letter received from the Belvedere Land Company. This letter indicates an intention to add units to various BLC-owned parcels.

Exhibit 2 includes a sample of higher density projects in Marin County jurisdictions.

Irene Borba

Planning Direction, City of Belvedere

**Re: RHNA participation for Belvedere Land Co LP & HBA Properties**

Dear Ms. Borba:

August 18, 2022

The owners of Belvedere Land Company LP and the owners of the three properties labeled HBA Properties (included on the worksheet below) are interested in exploring redeveloping our properties. The age and condition of our buildings as well as lack of housing supply are major considerations for us. However, we cannot make specific plans for any redevelopment without first having updated zoning in place.

The Boardwalk shopping center (1550 Tiburon Blvd) has the greatest potential for housing units due to the lot size and central location, but currently a jurisdictional line between Tiburon and Belvedere splits the lots. Assuming the whole shopping center could be redeveloped as a mixed-use center through one development, potentially 100 – 180 new units could be added to this area; approximately 65 of these new units on what is now the Belvedere side of the jurisdictional split. We suggest rezoning this area to accommodate residential / commercial development, increasing the FAR and height limit to five stories (we assume a portion of the project would have two levels of podium parking).

In addition, should zoning allow for increased height and unit count of our existing apartment properties, approximately 61 units could be added; for example, by adding an additional story to a single-story building or by adding a unit over an at-grade garage. These sites are close to City and transit, and are currently zoned for multi-unit housing. The following worksheet details the aforementioned opportunities to add new residential units within Belvedere.

Owner	APN	Address	Existing Units		Potential Increase
HBA	060-092-10	500 SR AVE	8		8
HBA	060-091-09	559 SR AVE	7		2
HBA	060-072-25	6 Community Rd	6		6
BLC LP	060-082-57	1550 Tiburon Blvd	0		65
BLC LP	060-093-06	3 Barn	2		2
BLC LP	060-093-05	7 Barn	2		4
BLC LP	060-092-17	1 A Peninsula	2		2
BLC LP	060-092-16	3 A Peninsula	2		2
BLC LP	060-093-04	6 A Peninsula	2		2
BLC LP	060-092-20	81 Beach	8		3
BLC LP	060-092-21	95 Beach	11		4
BLC LP	060-093-08	45 Beach	6		4
BLC LP	060-093-07	2 Cove	4		2
BLC LP	060-092-12	532 SR Ave	2		2
BLC LP	060-092-18	61 Beach	5		5
BLC LP	060-092-19	7 Teal	2		2
BLC LP	060-092-15	11 Teal	2		2
BLC LP	060-092-14	15 Teal	6		6
BLC LP	060-092-13	27 Teal	2	3	
79					126

Please let us know what other information you need from us. Sincerely,

Chloe Byruck

**Table of Representative Residential Projects from Marin County Jurisdictions**

Location	Fairfax	Corte Madera	San Rafael	San Anselmo	Novato	Sausalito	San Anselmo	Novato	Sausalito	San Quentin
Name	Victory Village	Bell Mt. Tam	Second & B Street	18-20 Mariposa Ave	Verandah	676-686 Bridge-way	Ross Avenue Homes	First and Grant	Bridgeway Commons	Oak Hill Apartments
Address	2626 Sir Francis Drake Blvd	195 Tamal Vista Blvd	815 B Street	18-20 Mariposa Ave	7711 Redwood Blvd	676-686 Bridgeway	45 Ross Avenue	1107 Grant Ave	1755 Bridgeway	East Sir Francis Drake Blvd
Status	Built	Built	Built	Built	Built	Built	Built	Approved	Under Review	Under Review
Existing/Prior Use <sup>1</sup>	Community Facility (Church & School)	Industrial Facility (Factory)	Commercial & Residential	Residential	Vacant	Commercial & Residential	Residential & Industrial (warehouse)	Industrial Facility	Residential	Vacant (non-taxable)
Zoning	Residential (UR7: Upland R)	Mixed-Use (M)	Mixed-Use	Commercial (C-3)	Planned District/Affordable Housing Overlay	Commercial (CC)/Downtown Historic District Overlay	Specific Planned Development (SPD) over R-3 Residential	Downtown Core Retail (CDR)	Residential	N/A
Density (du/ac)	27	40	40	22.2	20	20	18.4	37.6	27	37.3
Land Value (prior) <sup>2</sup>	\$ 155,201.00	\$ 15,344,540.00	\$ 2,607,671.00	\$ 600,000.00	\$ 2,900,040.00	\$ 3,346,500.00	\$ 682,834.00	\$ 3,599,999.00	\$ 2,385,551.00	N/A
Improvement Value (prior) <sup>2</sup>	\$ 286,583.00	\$ 3,200,000.00	\$ 230,448.00	\$ 350,000.00	\$ -	\$ 2,576,400.00	\$ 299,781.00	\$ 1.00	\$ 227,633.00	N/A
Prior AV Ratio	1.85	0.21	0.09	0.58	N/A	0.77	0.44	0.00	0.10	N/A
Site Area (SF)	87,120	196,000	23,614	8,000	174,240	6,602	16,500	37,153	25,461	291,852
Prior Building Area (SF)	49,986	91,340	8,117	1,458	N/A	8,351	5,719	22,754	6,421	N/A
Redeveloped Building Area (SF)	51,000	273,526	68,774	7,973	124,184	8,351	14,375	77,399	18,814	1,775,000

Prior FAR	0.574	0.466	0.344	0.182	N/A	1.265	0.347	0.612	0.252	N/A
Year Built	2020	2017	2021	2019	2023	2018	2022	N/A	N/A	N/A
Year Built Prior <sup>3</sup>	1961	1969	1890	1926	Vacant	1913	1938	1947	1900/1917	N/A

<sup>1</sup> Existing or prior use before redevelopment

<sup>2</sup> As of tax roll year 2015 or 2022; Source: County Of Marin Assessor Recorder County Clerk

<sup>3</sup> Built year of existing structure prior to redevelopment