



Learn about the Fire Measure, Citizen of the Year, and Coyote Update...

Planning Commission Special Meeting on Mallard Pointe



On Tuesday evening, in a meeting that stretched well past 1 am, the Planning Commission held its first scheduled review of the Mallard Pointe development project. Before a standing-room-only audience of 100, and with over 150 attendees on Zoom, the City staff and professional consultants presented reports and recommendations on the overall project: a California Environmental Quality Act (CEQA) exemption, Design Review findings, Demolition permit, and Tentative Subdivision Map. Additional presentations focused on the implications of new State Housing Laws, including the Housing Accountability Act and Density Bonus Law.

Following a few Q&A rounds, the applicant made a presentation describing the project in detail, including a design alternative replacing the apartment building with five stand-alone fourplexes and one triplex townhome. A public comment period followed that included representatives from BRIG, the BLPOA, and all individual speakers who wanted to address the Commission separately.

The Planning Commissioners ultimately denied staff's recommendation to exempt the project from CEQA and identified specific environmental concerns to support their decision. Additional comments and direction were provided to the applicant related to the apartment building alternative; the Commission voted to continue its review following a more thorough CEQA analysis. The developer has the option to appeal this CEQA decision to the City Council.

Full Project documentation, the Staff Report, correspondence, and a recording of Tuesday's meeting can be found on [the city website](#).

Housing Element Participation



More than 60 Belvedere residents attended a community open house on November 9th to learn about Belvedere's Revised Draft Housing Element. Of key interest to participants was how Belvedere plans to meet the requirement from the California Department of Housing and Community Development (HCD) to add 160 housing units over the next eight years. The Housing Element

Update outlines where potential housing units could be built, and what zoning ordinance amendments will be required to achieve this number.

The Housing Element working group will incorporate participants' comments and concerns into the revised draft, which will be presented to the Planning Commission on November 21, 2023. The goal is to submit our final Draft Housing Element to HCD by January 2024. For more information, visit [the Belvedere General Plan & Housing Element webpage](#).

City Council Places Fire Measure Renewal on March Ballot



At Monday's City Council meeting, the Council agreed to place Belvedere's Fire Measure Renewal on the March 5, 2024 ballot. This measure is not a new tax. Every four years, Belvedere is required to receive voter approval for a spending cap increase. The measure simply allows the city to continue spending the \$1.1 million in Fire Tax revenue it already receives. These funds are 100% directed to pay for the essential fire protection and ambulatory services provided by the Tiburon Fire Protection District.

Belvedere voters have overwhelmingly approved the Fire Measure every four years – ten consecutive times – since 1984. To learn more, visit [the Fire Measure 2024 webpage](#), and please remember to vote in March!

Final EIR Review - Belvedere Seismic Upgrade Project



At its strategic planning meeting in March of this year, the City Council directed staff to finalize the in-progress EIR for Phase 1 of the Critical Infrastructure Project. Phase 1 focused on structural strengthening of the levees against earthquakes. That work progressed, and City staff is now prepared to present a Final Environmental Impact Report during the City Council meeting on December 11, 2023. This session will focus on reviewing responses to public comments that were made during the public comment period in late 2022. Council will then be asked to (1) Certify the Final EIR, (2) adopt the Mitigation Monitoring and Reporting Program, and (3) adopt the required CEQA Findings. Residents interested in understanding the project's environmental implications are encouraged to attend. The report is available for pre-meeting review on [the city website](#).

Who Will Be Our Citizen of the Year & Citizen Emeritus?

Do you know a resident who has made a significant contribution to the community? Someone who has volunteered their time and skills to help make Belvedere the wonderful place that it is? Let's honor that person! Nominations are now open for the Citizen of the Year and the Citizen Emeritus for 2023.



Guidelines for nominating, a list of past honorees, and the nomination form, are located on [the city website](#). All nominations must be received by 4:30 PM on Monday, November 20th. Send in your nominations so we can celebrate those who make the community tick!

Our Coyote Response Plan in Action



Reporting, response and support are the cornerstones of Belvedere's Coyote Response Plan, adopted in June 2023.

Reporting: Since May 2023, 30 residents have used the non-emergency reporting [form](#) or dedicated Hotline [415-435-8942] to make 76 reports of coyote sightings or minor encounters.

Response: A committee member or coyote professional responds to each report - gathering additional information and answering residents' questions. The fall is a time we may hear or see an increase in coyote activity. Please check your yards for loose fencing or holes, keep any pet food inside, and know where your smaller pets are when outside.

Support: Support is provided to meet individual needs. For example, home visits have led to personalized preventive measures, such as mylar scare ribbons, sound and light deterrents, and motion sensor water sprays. Belvedere's wildlife expert, Rebecca Dmytryk, will be available to meet with residents at their home this weekend – Saturday afternoon November 18, or Sunday morning November 19. To make an appointment please call the Hotline (415-435-8942) and leave a message with how best to reach you, or email help@humanecontrol.com.

Upcoming Meeting & Events

Regular Planning Commission Meeting

November 21, 6:30 PM
Belvedere City Hall

Special Planning Commission Meeting

December 12, 6:30 PM
Belvedere City Hall

Regular City Council Meeting

December 11, 6:30 PM
Belvedere City Hall

View full meetings & events calendar [here](#)

Belvedere Breeze Feedback

CITY OF BELVEDERE

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