



Dear Community Members,

For the past three years, Mallard Pointe has been a hot topic. At every step of this process, much has been said and written about our housing proposal. Today, we want to take this opportunity to provide some relevant information as we enter a new phase.

This week, we submitted an alternative Builder's Remedy application for 70 units on our 2.8-acre property. This was not an easy decision, but it was necessary following the Planning Commission's recent determination to add significant delays to this years-long review.

To explain how we got here, it is important to look back. Before submitting the application in 2021 to revitalize the existing site of 70-year-old structures, we worked with community members to design a balanced plan. The common theme was to create a project that fit within the existing development pattern of Belvedere. We heard about addressing needs like downsizing for empty-nesters and increasing inventory across all housing types. The result of this collaboration was a modest proposal of 40 total units with a mix of apartments, duplexes, and single-family homes, representing 50% of the allowable density at the site. In total, the proposal represents a net increase of 18 new units that would demonstrate a commitment to implementing the Housing Element and meeting the state's mandate of 160 units by 2031.

We greatly appreciate the work of city staff and the many residents who have expressed enthusiasm for this new housing. Unfortunately, what started as a collaborative discussion with others has turned into a relentless opposition campaign. CEQA has been their weapon of choice and it is a common delay tactic. But when the Planning Commission overruled independent CEQA experts, it revealed that a different set of rules were being applied to Mallard Pointe. We have appealed this decision to the City Council because they have the authority to objectively analyze the CEQA determination and get the current application back on the right course.

However, we have no choice but to preserve a viable pathway to redevelop our property should our appeal fail. The 70-unit Builder's Remedy alternative includes 55 apartments, six single-family homes (plus one ADU), two duplexes, and one fourplex. It increases the affordability with 14 deed-restricted units. It also includes a modified site plan providing all future residents with access to Belvedere Lagoon, which is in direct response to ongoing market interest.

For some time, we have viewed the Builder's Remedy as a last resort. We acknowledge that the increase in height and density of this alternative changes the original design intent, but if we are faced with an additional year-long CEQA analysis with significant costs, the only justification is for it to cover a larger project.

To be clear, the 40-unit plan remains our preference given the time and effort we have put into this proposal. But we are prepared if the smaller project needs to be abandoned. Regardless of the design chosen, this property will need to be improved and expanded in the future given its condition. We fully appreciate the significance of our project and want you to know that Mallard Pointe will be constructed with the utmost commitment to the highest environmental and design standards.

If you would like more information or have any questions concerning the current application or the Builder's Remedy alternative, please visit us at www.mallardpointe2026.com.