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**From:** Marika Bergsund  
**Sent:** Monday, August 10, 2015 12:05 AM  
**To:** Mary Neilan - City Manager; Irene Borba - City Planner  
**Cc:** Rich Bergsund  
**Subject:** Letter to City Council regarding Proposed Amendments to Lagoon Heights

Dear Belvedere City Council and City Staff,

Again I am writing to support the adoption of reasonable height limitations for the Lagoon that will address the impacts of the new FEMA requirements while also minimizing building heights and protecting the beauty and lifestyle of our community. I urge you to adopt the Staff Report Recommendations to the City Council for General Plan and Municipal Code amendments that adopt the "Option B" height limitations that my husband, Rich Bergsund, and I presented at the May 4, 2015 Joint Hearing. The Recommendations proposed in the Staff Report appear to be consistent with Option B as we presented it.

Option B received overwhelming support at the May 4, 2015 Joint Hearing in both public comment and letters submitted, and it was specifically recommended by a majority of both the Belvedere City Council and Planning Commission at the close of the Joint Hearing. Option B allows everyone to build two stories (in fact, over 90% of homes would have more than 22 feet to work with), while also preserving the look and feel of the Lagoon neighborhood.

In addition, I strongly urge you to adopt the Planning Commission and Staff Report recommendation that the Option B height limits apply to the R-2 Zone on the Lagoon. I was shocked when I realized that the R-2 Zone had been quietly and inexplicably removed from the recent proposed recommendations. If this action is not taken, the 30+ lots on the Lagoon in Zone R-2 will not be covered by the updated height limits. This is (1) contrary to the many hearings and public comments made before the Planning Commission and the City Council regarding heights on the Lagoon and (2) creates a confusing and inequitable discrepancy in regulation for a handful of lots whose buildings and potential heights have equal impact on the look and lifestyle of the Lagoon community.

- 1) Starting 2012, nearly all of the public hearings before the Commission and Council included Zone R-2 in the staff reports and discussions for new height limits.
- 2) The Initial Study/Proposed Mitigated Declaration issued in November 2014 included changes to the R-2 Zone consistent with the changes proposed for the R-1L Zone being addressed tonight.
- 3) All of the citizens who have spoken and written to you for the past 4+ years have assumed that they were speaking for all lots of the Lagoon itself, all of which would have equal adverse impacts on the community if allowed to build beyond the advocated maximum height of 29ft above Existing Grade.

- 4) If not included, the General Plan and Municipal Code will create confusion and distrust as it will create two different height limitation regulations, that will potentially result in very different outcomes, for adjacent and cross-water properties.

After over 4 years of hearings, reports, letters and community discussion, I urge you to act NOW to adopt the reasonable and widely supported Option B solution. I first presented this two-prong proposal to you in February 2012 (max height since increased by 1ft to 29ft due to revised FEMA), it has had broad community support since that time, and you have endorsed it at various hearings for the past 3 years. Please wait no longer to act on this issue that has sown confusion and discord in our community for too long.

Thank you for all your dedication and service to finding a solution to this problem that we all would rather not be forced to address. I appreciate greatly your support for protecting the beauty, lifestyle and community of the Lagoon.

Sincerely,  
Marika Bergsund

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