



APPLICATION FOR EXTENSION OF CONSTRUCTION TIME

CITY OF BELVEDERE
450 SAN RAFAEL AVE • BELVEDERE, CA 94920-2336
PH. 415-435-3838 • FAX 415-435-0430 • WWW.CITYOFBELVEDERE.ORG

FOR STAFF USE ONLY

Date: _____ Rec'd. by: _____
Amount: _____ Receipt No.: _____
Parcel No.: _____ Zone: _____

SECTION 1 • PROJECT SUMMARY

Does this project have an active building permit? No Yes Permit No.: _____

Does this project have Planning Commission approval? No Yes Approval date: _____

Address of Property: 1-22 Mallard Rd., Belvedere, CA

Record Owner of Property: Mallard Pointe 1951, LLC

Mailing Mallard Pointe 1951, LLC Daytime Phone: 415-381-3001

Address: 39 Forrest St. Suite 202 Fax: _____

Mill Valley, CA 94941 Email: bd@thompsondorfman.com

Owner's Representative: Bruce Dorfman

Mailing 39 Forrest St. Suite 202 Daytime Phone: 415-381-3001

Address: Mill Valley, CA 94941 Fax: _____

_____ Email: bd@thompsondorfman.com

Estimated cost of construction: \$45,000,000 Building Permit completion date: _____

Construction period assigned by Planning Commission: 18 months

Please explain why an extension of construction time is needed (attach supporting documents, if any):

A waiver of the construction time limit is requested if the City believes the time limit commences upon demolition, or upon construction of site improvements but not on a lot-by-lot basis.

The CTL was clearly designed for individual single family home projects and if strictly applied here, would render project construction impossible. The max 24 mos. may work if applied PER LOT.

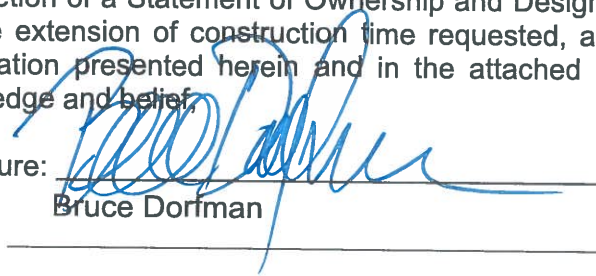
EXTENSION OF CONSTRUCTION TIME LIMIT

Prescribed by Section 20.04.035 of the Belvedere Municipal Code:

1. Within twelve months following the original approval of Design Review for the construction, and provided that no construction activity has yet commenced on the project, the applicant may apply for an extension of the established construction time limit, not to exceed an additional six months.
2. An application for an extension of the construction time limit shall be accompanied by complete working drawings for the construction, a written explanation of the reasons for the requested extension, and a fee, as established by City Council resolution.
3. Within 10 working days of receipt of a complete application for extension, said application shall be reviewed by a committee consisting of the City's Building Official, Planning Manager, and City Engineer, meeting together with the project contractor, architect, and, at the applicant's option, the applicant and/or any other representatives of the applicant. At the completion of such review, the committee shall make a recommendation to the Planning Commission whether to approve the requested extension.
4. The committee's recommendation shall be placed on the next available Planning Commission agenda and noticed as an amendment to the applicant's existing Design Review approval. Any modification by the Planning Commission of the original construction time limit shall not extend the existing expiration date of the Design Review approval.
5. Administrative extension. Within 10 working days of receipt of a complete application for extension, said application shall be reviewed by a committee consisting of the City's Building Official, the City Planner, and the City Engineer, meeting together with the project contractor, architect, and, at the applicant's option, the applicant and/or any other representatives of the applicant. The committee may recommend to the Planning Commission, and the Planning Commission may approve, an extension if it is determined that any one or more of the following factors presents an unusual obstacle to complying with the standard construction time limit:
 - a. Site topography;
 - b. Site access;
 - c. Geologic issues;
 - d. Neighborhood considerations;
 - e. Other unusual factors.

At the completion of such review, the committee shall make a written recommendation to the Planning Commission whether or not to approve the requested extension and setting forth the findings it has made justifying its decision. The Committee shall have the authority to administratively approve requests for extension, subject solely to the guidelines of Paragraphs 2 and 3 above, provided however that such extensions do not result in a construction time line exceeding 18 months.

I, the undersigned owner of the property herein described (or owner representative, as authorized by completion of a Statement of Ownership and Designation of Representative), hereby make application for the extension of construction time requested, and I hereby certify that the facts, statements and information presented herein and in the attached exhibit(s) are true and correct to the best of my knowledge and belief.

Signature: 
 Name: Bruce Dorfman

Date: 5/24/2022