

## **Developers trying to subvert zoning codes.**

September 8, 2022

We write to you as residents of Belvedere since 2010, and as concerned members of BRIG. When we purchased our home, it was with appreciation and understanding of the existing zoning codes for the City of Belvedere. Codes that we expected to be honored and sustained.

The Tiburon Peninsula is waking up to the pressure the state of California is putting on small towns to rapidly build significant amounts of housing. The intent of these many housing laws: SB 330, SB 35, SB 9, SB 10, to name a few, is commendable - to increase the amount of low-income and affordable/workforce housing.

Sadly, these laws are being used by developers to try to subvert local zoning codes by instead proposing high-end homes and apartments while offering as few affordable units as possible.

Belvedere currently faces this situation with the proposed Mallard Pointe development, therefore, we urge you to reject it.

Sincerely,

Bethany and Jim Hornthal

We ask that you please distribute the letter above (and attached) to Mr. Zadnick, Ms. Borba, the Belvedere City Council, and the Belvedere Planning Commission Members. We would also appreciate it if you post this letter on the City's Website as Mallard Pointe Public Comments.