



City of Belmont

General Plan Update

THE PUBLIC REVIEW DRAFT OF THE GENERAL PLAN UPDATE IS NOW AVAILABLE!

The City of Belmont is in the process of updating its General Plan to create a vision for the city for 2035, and we have reached an important milestone. We are excited to announce that the Public Review Draft General Plan is now available for review!

The Public Review Draft General Plan is the culmination of extensive community outreach and a series of study sessions with the Planning Commission, Parks and Recreation Commission, and City Council. The Public Review Draft General Plan includes goals, policies, and implementing actions that will enable the City to realize its vision for 2035.



What is the General Plan?

The General Plan is the guide for the future social, physical, and economic development of Belmont. It establishes a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision. The Plan is a basis for land use decision-making by policymakers such as the Planning Commission and City Council, and it is a key tool for guiding new development and influencing the quality of life in Belmont. The Plan is designed to be used on an ongoing basis, as State law requires a variety of City regulations, requirements, and actions to be consistent with the General Plan.

What's in the General Plan?

The General Plan consists of seven chapters, or elements, that are required by State law. Each element consists of text, maps, tables, and diagrams that describe current conditions and future direction in Belmont; followed by a set of goals, policies, and actions pertaining to each topic. The seven elements are Land Use; Circulation; Parks, Recreation, and Open Space; Conservation; Safety; Noise; and Housing. According to State law, the Housing Element must be updated more frequently than the rest of the General Plan, and Belmont's Housing Element update was most recently adopted in 2015. The six other elements included in the Public Review Draft General Plan are consistent with and supportive of policies and programs in the Housing Element.



How Can I Review the Public Review Draft General Plan?

The Public Review Draft General Plan is available for downloading as electronic PDFs on the General Plan website - <http://www.belmont-2035generalplan.com>. Printed copies of the Draft Plan can be found at City Hall and at the Belmont Library.



How Can I Provide Feedback?

A successful General Plan reflects the goals and values of the community. We invite you to review the Public Review Draft General Plan, and we welcome your thoughts and suggestions. Share your comments on the General Plan website comment feedback form, or contact Belmont's Community Development Director Carlos de Melo at cdemelo@belmont.gov or 650-595-7440 with your input.

What's in the Plan?

The General Plan contains six chapters, or elements, that cover a range of topics that affect growth, development, and quality of life in Belmont. The summaries below present the main ideas in each element.

Land Use Element

- Maintain and preserve existing residential neighborhoods.
- Use the Belmont Village PDA Specific Plan to guide land use, urban design, and development standards in Belmont Village.
- Focus future change and economic growth in certain areas: Belmont Village PDA; El Camino Real Corridor; Harbor Industrial Area; East of Highway 101; and Carlmont Village.
- Protect and preserve historic and cultural resources.

Circulation Element

- Provide a safe and efficient transportation system in Belmont that serves all types of mobility – pedestrians, bicyclists, vehicles, children, persons with disabilities, seniors, goods movement, and public transportation.
- Updated street typology allows for flexible and contextually appropriate street design.
- Use existing transportation infrastructure more efficiently, rather than building more streets to accommodate more automobile traffic.
- Reduce vehicle miles traveled in Belmont.

Noise Element

- Strive to achieve an acceptable noise environment for present and future residents.
- Protect noise-sensitive land uses, such as schools and care facilities, from exposure to excessive levels of noise.
- Work with other agencies to reduce traffic, airport, and train noise levels in Belmont.

Parks, Recreation, and Open Space Element

- Provide an expanded, high quality, and diversified park system that serves the entire Belmont community.
- Support a balanced and integrated open space system reflecting a variety of considerations, including natural resource conservation, outdoor recreation, and public health and safety.
- Pursue sufficient and dedicated funding for parks, recreation facilities, recreational programming, and natural open spaces.

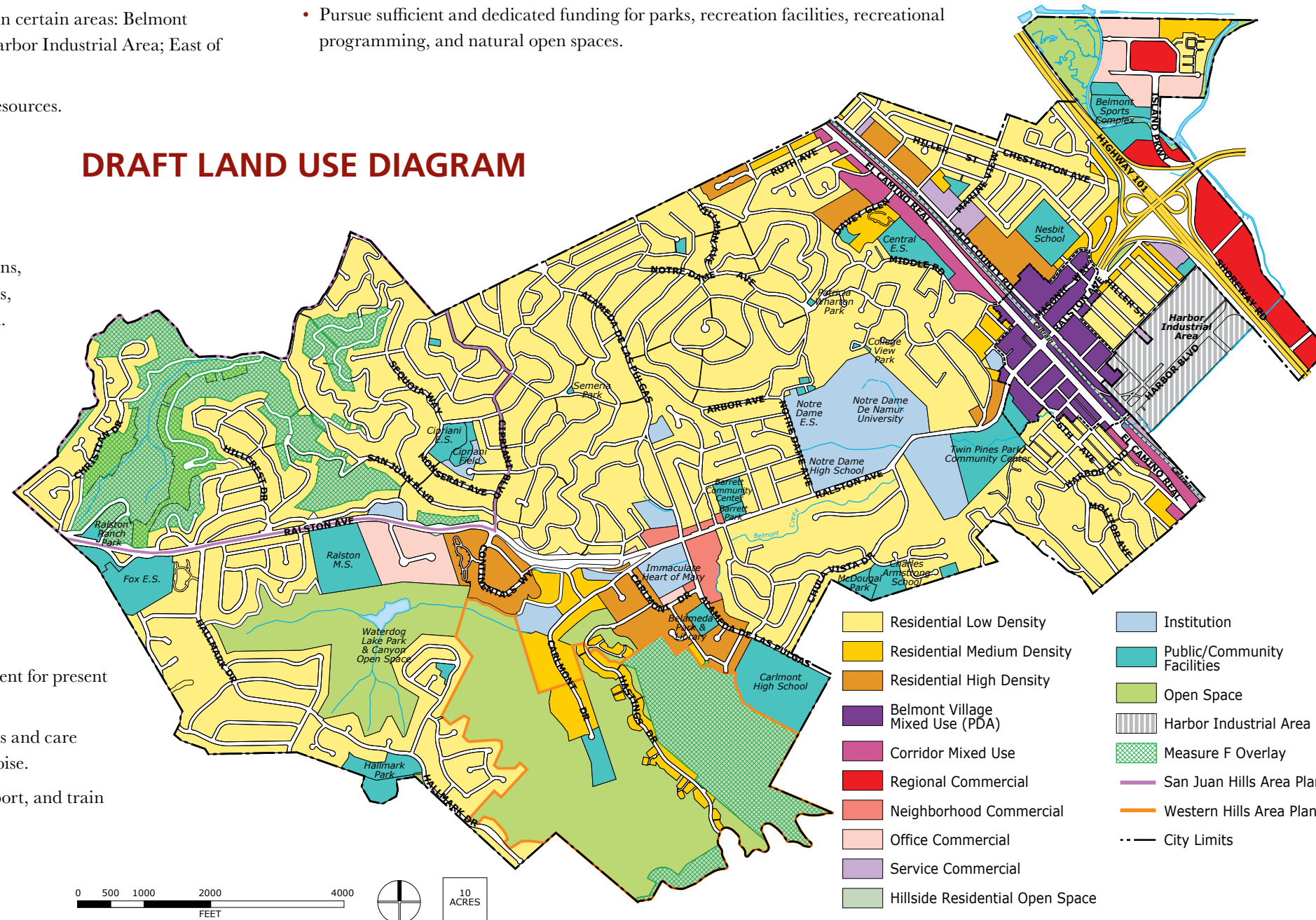
Conservation Element

- Protect open space for the preservation of natural resources and restoring biological and ecological resources.
- Conserve water resources, preserve water quality, and protect and restore Belmont's waterways, including Belmont Creek.
- Provide adequate wastewater and solid waste facilities and services.
- Maintain and improve the City's storm drainage system.
- Reduce emissions of air pollutants, improve air quality, and reduce greenhouse gas emissions.
- Protect sites of archaeological and paleontological significance.

Safety Element

- Protect the community and property from seismic, geological, flooding, and fire hazards.
- Protect soils, surface water, and groundwater from contamination from hazardous materials.
- Ensure that utilities that are essential to contemporary life are available and adequate to meet the demands of the Belmont community.
- Provide a comprehensive program of safety services, including police, fire, and medical response.
- Foster an efficient and coordinated response to emergencies and natural disasters.

DRAFT LAND USE DIAGRAM



Source: City of Belmont, 2016; Dyett & Bhatia, 2016.

This is the draft Land Use Diagram for the Public Review Draft General Plan. It features some new or changed land use designations – such as the Belmont Village PDA, Corridor Mixed Use, and Regional Commercial designations – but many of the designations have not changed. Similarly, none of the land use designations in single family residential neighborhoods have changed. Areas with updated land use designations are primarily limited to a few focus areas for economic growth, such as Belmont Village, the El Camino Real Corridor, and the area east of Highway 101.

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City of Belmont
One Twin Pines Lane #310
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Look Inside for What's New in the General Plan Update Process!



STAY INFORMED AND GET INVOLVED!

Want more information?
Check out the General Plan website at
<http://www.belmont-2035generalplan.com>
for all the background research, draft documents,
and community input to date. You can also submit
feedback and comments on the website.

CONTACT US

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WHAT'S NEXT?

- › Joint City Council and Planning Commission Study Session on Public Review Draft General Plan: April 12, 2016 at City Hall.
- › Preparation of the Draft Environmental Impact Report (EIR) will begin this summer. A formal public review process of the Draft EIR is expected to occur in the fall.

Also, planning for the **Belmont Village Specific Plan** is underway! Learn more about the process and opportunities to get involved at:
www.planbelmontvillage.com.

“Your Voice... Your Belmont”
What are Your Priorities for Local Services?

Take our Community Survey! www.belmont.gov/survey
Tell us services you want to protect, maintain or improve.