

City of Belmont



General Plan Update



The City of Belmont: Today and Tomorrow

Incorporated in 1926 in the heart of the San Francisco Peninsula, the City of Belmont is known for its wooded hills, views of the San Francisco Bay, and stretches of open space. Combined with its distinctive community character and small-town ambiance, it's easy to see what makes Belmont such a great place to live, work, and play.

Recently, we initiated an exciting, collaborative project to plan the future of our city – the General Plan Update – to ensure the continuation of Belmont's livable character for future generations. The General Plan is our primary guide for development, housing, transportation, environmental quality, and parks and open spaces. The current General Plan dates back to 1982, and new opportunities, challenges, and approaches have emerged in recent years.

What will the next 20 years hold for Belmont? How will we retain Belmont's positive qualities, set the bar high for new development and public services, and revitalize the Downtown? We now have the chance to build on Belmont's assets and create a framework for the future. Working with the community, we will create a long-term vision for Belmont and a roadmap to get there. You have the opportunity to help create the vision and principles that will guide this important process.

What is the General Plan?

The General Plan is the guide for the future social, physical, and economic development of the City. It is a long-term document consisting of written text and diagrams that expresses how a community should develop, and it is a key tool for influencing the quality of life. It specifies locations for new businesses and residences, roads, parks, and other public infrastructure. The plan is a basis for land use decision-making used by policymakers such as the Planning Commission and the City Council.

All cities and counties in California are required by law to have general plans. State law requires that a general plan contain at least seven mandated chapters, or "elements": Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The City of Belmont's General Plan will also include a Belmont Village Plan for the Downtown.

The General Plan will be accompanied by an Environmental Impact Report (EIR), as required by State law. The EIR ensures that environmental opportunities and constraints are identified and incorporated into the planning process, and identifies policies that can mitigate any adverse environmental effects of other aspects of the plan. The EIR includes a public process as well, and we invite your participation and input during this stage of the planning effort.

Why is the Plan Being Updated?

Belmont's current General Plan was adopted in 1982, and needs to be comprehensively reexamined to ensure that it reflects the city's goals and priorities for the next 20 years. Many of the objectives of the existing General Plan have been met, and new opportunities and challenges have arisen. We need a new plan to manage Belmont's future growth, revitalize Downtown, attract high quality businesses and jobs, protect natural resources, promote high quality design of buildings and public spaces, and maintain public safety and municipal services – all of which contribute to the quality of life that residents have come to expect.

Contact Us

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HOW IS THE GENERAL PLAN USED?

The General Plan will:

- › Establish a long-range vision for Belmont and outline steps to achieve this vision;
- › Establish development policies that guide City Council and Planning Commission decision-making;
- › Provide a basis for judging whether new development projects align with Plan policies; and
- › Allow City departments, other public agencies, and private developers to design projects that enhance the character of the community.

WHAT'S INSIDE THE GENERAL PLAN?

The General Plan covers the following topics:

- › Land Use
- › Belmont Village
- › Circulation
- › Housing
- › Conservation and Open Space
- › Noise
- › Safety
- › Implementation



Get Involved!

A successful General Plan reflects the goals and values of the community. That's why we're committed to involving residents, workers, and business owners at all stages of the update process: from initial visioning and exploration of plan alternatives to the selection of a preferred plan and review of the final document. We look forward to your thoughtful participation so that the General Plan can best serve the community's needs, starting with the upcoming community workshop on November 12th. We hope that you will attend and make a contribution!

SHARE YOUR VISION!

Become a part of the process and make your voice heard!

Attend Community Workshop #1:

- › What do you love about Belmont?
- › What would you like to see change?
- › What's your vision for Belmont in 20 years?

Wednesday, November 12, 2014 - 6pm to 8pm

Location: City Hall, 2nd Floor EOC Meeting Room

VISIT OUR WEBSITE!

<http://belmont-2035generalplan.com>.



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