

DRAFT PREFERRED PLAN LAND USE DIAGRAM



The Preferred Plan land use direction for Belmont proposes to:

- Maintain many of the existing General Plan designations in established neighborhoods, and update the non-residential development intensities where necessary and appropriate.
- Create a new designation for the entire Belmont Village Priority Development Area (PDA) – Belmont Village Mixed Use – that provides an overall development “envelope” and allows a mix of uses, including retail, services, entertainment, office, and residential uses. The City will soon begin the planning process for the Belmont Village PDA Specific Plan, which will provide the details of permitted land uses and development standards for the Village area.
- Establish a new designation for the El Camino Real corridor outside of the Belmont Village PDA – Corridor Mixed Use – with a vertical and/or horizontal mix of uses, including retail, services, office, and residential uses.
- “Clean up” other land use designations, such as those that apply to City-owned property and open spaces, and others that are redundant or outdated, so as to better reflect current conditions and recent changes to zoning.

The **Hillside Residential Open Space** land use designation would continue to apply to areas in the San Juan Hills and Western Hills.

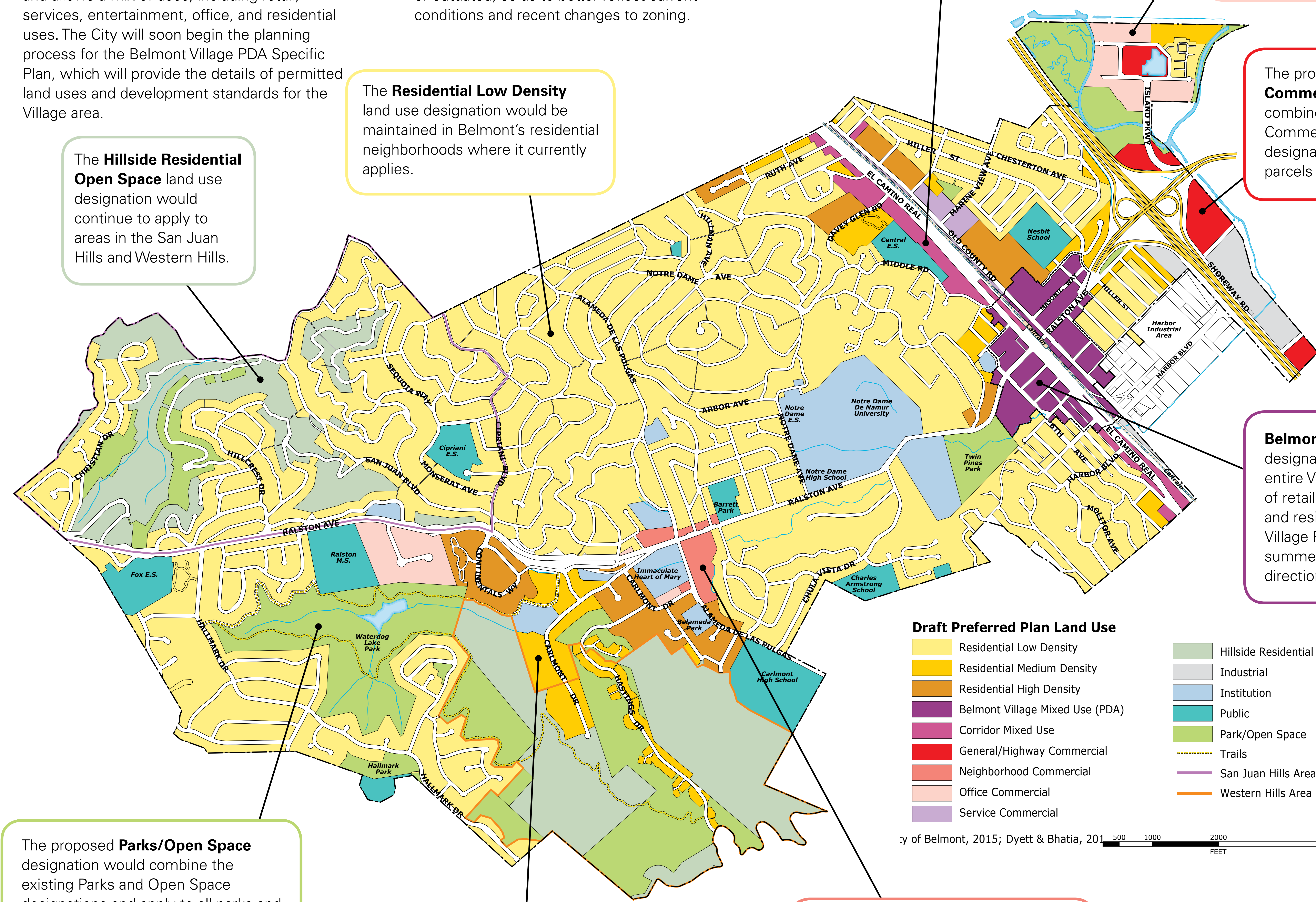
The **Residential Low Density** land use designation would be maintained in Belmont’s residential neighborhoods where it currently applies.

Corridor Mixed Use is proposed as a new designation along the El Camino Real corridor, outside of Belmont Village.

The East Belmont Mixed Use designation would be replaced by designations that correspond to the existing land uses in the area, including Office Commercial, General/Highway Commercial, Parks/Open Space, and Residential uses.

The proposed **General/Highway Commercial** designation would combine the current General Commercial and Highway Commercial designations and apply primarily to parcels east of Highway 101.

Belmont Village Mixed Use is a new designation that would apply to the entire Village PDA and allow for a mix of retail, service, office, entertainment, and residential uses. The Belmont Village PDA Specific Plan, launching this summer, will provide greater detail and direction for the area.



Draft Preferred Plan Land Use

	Residential Low Density		Hillside Residential Open Space
	Residential Medium Density		Industrial
	Residential High Density		Institution
	Belmont Village Mixed Use (PDA)		Public
	Corridor Mixed Use		Park/Open Space
	General/Highway Commercial		Trails
	Neighborhood Commercial		San Juan Hills Area Plan
	Office Commercial		Western Hills Area Plan
	Service Commercial		

City of Belmont, 2015; Dyett & Bhatia, 2015

0 500 1000 2000 4000 FEET

10 ACRES

The proposed **Parks/Open Space** designation would combine the existing Parks and Open Space designations and apply to all parks and open spaces in Belmont.

The **Residential Medium Density** and **Residential High Density** land use designations would be maintained where they currently apply.

The **Neighborhood Commercial** land use designation would apply in the Carlmont Village area.