

**CITY OF BELMONT
CITY COUNCIL AND BELMONT FIRE
PROTECTION DISTRICT BOARD OF
DIRECTORS**



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**CONTINUATION OF ADJOURNED REGULAR MEETING FOR JANUARY 23, 2024
AGENDA**

**Tuesday, January 30, 2024
6:30 PM**

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

The regular meeting of the Belmont City Council and Belmont Fire Protection District Board of Directors for Tuesday, January 23, 2024 at 7:00 p.m. was adjourned to: **Tuesday, January 30, 2024 at 6:30 p.m.**, for further consideration of item 9. A:

**Belmont 2035 General Plan, Belmont Village Specific Plan and Zoning Ordinance
Amendments – Implementation of 2023-2031 Housing Element, State law and City Council
Direction**

Recommendation: 1) Introduce an ordinance amending the Belmont Zoning Ordinance (BZO) to implement State law and modify development standards in the Corridor Mixed Use (CMU) and Village Station Core (VSC) Districts; and,
2) Consider a resolution amending the 2035 General Plan Land Use Element and Belmont Village Specific Plan (BVSP) that would implement the 2023-2031 Housing Element, State law, and City Council direction; and,
3) Set a public hearing for, and adjourn the meeting to Tuesday, January 30, 2024 to consider the recommendations of the Planning Commission before adopting the general plan, BVSP and zoning amendments

Attachment(s):

Staff Report
Resolution
Ordinance



STAFF REPORT

Meeting Date: January 30, 2024 (second session of January 23, 2024 regular meeting)

Agency: City of Belmont

Staff Contact: Laura Russell, Deputy Community Development Director, lrussell@belmont.gov

Agenda Title: Belmont 2035 General Plan, Belmont Village Specific Plan and Zoning Ordinance Amendments – Implementation of 2023-2031 Housing Element, State law and City Council Direction

Agenda Action: Ordinance

Recommendation

- 1) Conduct a public hearing to consider the recommendations of the Planning Commission regarding General Plan, BVSP and zoning amendments; and,
- 2) Adopt an ordinance amending the Belmont Zoning Ordinance (BZO) to implement State law and modify development standards in the Corridor Mixed Use (CMU) and Village Station Core (VSC) Districts; and,
- 3) Adopt a resolution amending the 2035 General Plan Land Use Element and Belmont Village Specific Plan (BVSP) that would implement the 2023-2031 Housing Element, State Law, and City Council direction.

Strategic Focus Area

Economic Development and Housing

Background

State law requires California's local governments to adopt a housing element as part of their general plan that demonstrates how the local government will meet state mandated housing planning requirements. The City began work in the Housing Element Update in 2021, resulting in City Council certification of the Final Programmatic Environmental Impact Report (EIR) and adoption of the Housing Element on January 30, 2023. Since that time, the City has been making amendments and has received two letters from the State Department of Housing and Community Development (HCD) requiring additional changes to the Housing Element; the most recent letter was received on December 18, 2023.

Although the Housing Element has not been certified by HCD, there are certain implementation actions that staff recommends completing while work continues on achieving certification. The Housing Element, as adopted by City Council in January 2023, includes programs that require amendments to the Belmont Zoning Ordinance (BZO). Under State law, some of those zoning amendments have a statutory deadline of one year after the original Housing Element deadline, which is January 31, 2024. Therefore, staff prepared the amendments for Planning Commission and City Council consideration to meet that deadline.

The City Council-adopted January 2023 version of the Housing Element and the more recent October 2023 version both include Policy H.1.5, which specifies the changes to the Corridor Mixed Use (CMU) District located along El Camino Real, and Village Station Core (VSC) District within the BVSP area. Additionally, Policy H.1.7 describes a state law requirement that is also required to be implemented.



Analysis/Discussion

At their January 16, 2024 meeting, the Planning Commission conducted a public hearing and considered the proposed amendments to the General Plan Land Use Element, Belmont Village Specific Plan and Belmont Zoning Ordinance. The Commission adopted a resolution recommending adoption of the General Plan and Belmont Village Specific Plan amendments by a vote of 5-0. There was considerable discussion about the proposed increase in height in the Corridor Mixed Use (CMU) zone. At the conclusion of Commission discussion, the Commission adopted a resolution by a vote of 4-1 recommending all of the proposed amendments to the Zoning Ordinance except the change to the height in the CMU District. (BZO Sections 5A.1.11(a)(1) and (2) would remain unchanged.)

At their January 23, 2024 meeting, the City Council considered the proposed amendments to the General Plan, BVSP, and Belmont Zoning Ordinance. There was considerable discussion about the proposed increase in height in the Corridor Mixed Use District. The Council ultimately voted 5-0 to:

- Introduce an Ordinance amending the Belmont Zoning Ordinance as prepared by staff, except the change to the height in the CMU District (BZO Sections 5A.1.11(a)(1) and (2) would remain unchanged); and,
- Direct staff to study the proposed height increase in the CMU District for consideration at a later date; and,
- Make language changes to the labor policy in the Land Use Element amendments; and,
- Set a public hearing and adjourn the meeting to tonight's meeting for continued consideration of the item.

To implement this direction, staff updated the Ordinance to remove the increase in CMU height and updated the Resolution language.

Environmental Assessment

The City of Belmont prepared a Final Programmatic Environmental Impact Report (EIR) for the Belmont Housing Element 2023-2031 update that analyzed the reasonably foreseeable and potentially significant adverse effects of the proposed project pursuant to the California Environmental Quality Act (CEQA). A Program EIR can include a series of actions that can be characterized as one large project and are logical parts in a chain of contemplated actions. The City Council adopted Resolution No. 2023-0008 on January 30, 2023, certifying the Final Programmatic EIR. The proposed amendments to the General Plan, Belmont Village Specific Plan and Belmont Zoning Ordinance are within the scope of the Program EIR certified on January 30, 2023, and the Program EIR adequately describes the proposed activities for the purposes of CEQA and no additional analysis is required.

Alternatives

1. Do not adopt proposed Ordinance and Resolution.
2. Direct staff to make additional changes to the Ordinance or Resolution.

Attachments

1. Resolution Adopting General Plan and Belmont Village Specific Plan Amendments
2. Zoning Amendments Ordinance – Second Reading



Fiscal Impact

☒ No Fiscal Impact

Adoption of the proposed amendments to the General Plan, Belmont Village Specific Plan and Belmont Zoning Ordinance do not have direct financial implications for the City. Implementation of policies will require minimal additional staff time.

☐ Funding Source Confirmed:

Source:

Staff

Purpose:

Statutory/Contractual Requirement

Public Outreach:

Posting of Agenda

*Notice of the Planning Commission public hearing was mailed to all property owners in the Corridor Mixed Use and Village Station Core Districts, as well as property owners within 300' of these districts. Notice of City Council public hearing was posted in three public locations.

RESOLUTION NO. 2024 – _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AMENDING THE LAND USE ELEMENT OF THE 2035 GENERAL PLAN AND THE BELMONT VILLAGE SPECIFIC PLAN TO IMPLEMENT THE 2023-2031 HOUSING ELEMENT

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Gov. Code Section 65589.5.); and,

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Belmont adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Belmont's ("City") regional housing need allocation ("RHNA") of 1,785 units, comprised of 488 very low income units, 281 low income units, 283 moderate income units, and 733 above moderate income units; and,

WHEREAS, to comply with State Housing Element Law, the City has prepared Housing Element 2023-2031 (the "Housing Element") that identifies sites that can accommodate housing units meeting the City’s RHNA allocation, as well as programs to further facilitate housing development; and,

WHEREAS, the City Council adopted the Housing Element on January 30, 2023 and has continued to respond to comments from the Department of Housing and Community Development (HCD) to achieve State certification; and,

WHEREAS, the proposed amendments to the 2035 General Plan and Belmont Village Specific Plan, attached hereto as *Exhibit A*, would implement two programs in the Housing Element to modify development standards and implement State law; and,

WHEREAS, the City Council adopted Resolution No. 2023-008 on January 30, 2023 certifying a programmatic Environmental Impact Report (EIR) for the Housing Element 2023-2031 that analyzed the reasonably foreseeable and potentially significant adverse effects of the proposed project pursuant to the California Environmental Quality Act (CEQA); and,

WHEREAS, the proposed amendments to the 2035 General Plan and Belmont Village Specific Plan are within the scope of the Program EIR certified on January 30, 2023 and the Program EIR adequately describes the proposed activities for the purposes of CEQA; and,

WHEREAS, the Planning Commission held a public hearing on January 16, 2024 in accordance with Belmont Zoning Ordinance Section 16.2.2; and,

WHEREAS, the Planning Commission adopted Resolution 2024-02 recommending that the City Council adopt the proposed amendments; and

WHEREAS, the City Council discussed the proposed amendments at its January 23, 2024 meeting and held a public hearing at an adjourned meeting on January 30, 2024; and

WHEREAS, after reviewing all relevant evidence before the City Council, including the information provided in the staff report and enclosures, the public meeting, and public correspondence and testimony received, the City Council incorporates herein by reference and adopts the analysis and findings in the staff reports to the City Council dated January 23, 2024 and January 30, 2024 as its own findings of fact under Belmont Zoning Ordinance Section 16.1.2 related to General Plan Amendments.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The City Council finds that the proposed amendments to the Land Use Element of the 2035 General Plan and Belmont Village Specific Plan are consistent with and augment the goals and policies of the General Plan, and is in the public interest.

SECTION 2. The City Council amends the Land Use Element of the 2035 General Plan and amends the Belmont Village Specific Plan as shown in *Exhibit A*.

* * *

(Passage requires the affirmative vote of not less than a majority of the
total membership of the Council)

ADOPTED January 30, 2024 by the City of Belmont City Council by the following
vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

Amendments to the Land Use Element of the 2035 General Plan

Text additions are indicated in red underline, deleted text in ~~red-strikeout~~

1. Amend text on page 2-17 in Section 2.3 “General Plan Land Use Designations and Density/Intensity Standards” under subheading “Land Use Designations - Mixed Use and Commercial” as follows:

- Corridor Mixed Use (FAR 2.0 ~~1.75; 45 DU/A~~). The Corridor Mixed Use land use designation applies to parcels along El Camino Real outside of the Belmont Village PDA and is intended to provide community and visitor-serving retail and services, lodging, office, and high density residential in a horizontal and/or vertical mixed use setting. A mix of uses in individual developments is encouraged but not required. The maximum FAR is 2.0 for all uses ~~1.75 and the maximum residential density is 45 DU/A~~. If a public benefits zoning ordinance is adopted ~~that requires greater proportional public benefits than would be required for projects up to 45 du/ac~~, then projects may build to a maximum FAR of 2.5 ~~2.2 and a maximum residential density of 60 du/ac~~. FAR applies to the entire development on a site, inclusive of any residential component.

2. Amend text on page 2-25 in Section 2.4 “Economic Opportunity” under subheading “Economic Development and the City’s Role” as follows:

With vacant land increasingly in short supply and a resurgence in the regional and national economies, Belmont must prioritize the type and the location of developments that provide the greatest economic benefit. While a significant level of economic development activity occurs in the private sector, the City can work to: ensure city policies do not impede the needs of businesses to move or expand; facilitate and act as a catalyst for development in strategic market segments; and be a liaison to connect businesses with resources and problem-solvers to address barriers to entry/growth/expansion. The City can also continue to promote development that results in fiscal benefits to the city, and maintain and enhance community character and the public realm by coordinating and providing for infrastructure improvements. Additionally, the City can support local workers and the local economy by encouraging local hires from San Mateo County, standard area wages, and training for workers, such apprenticeship programs.

3. Add new policy on page 2-40 under Goal 2.6 as follows:

Goal 2.6 Promote opportunities for continued economic growth and vitality, resulting in wider shopping and dining opportunities for residents, increased local employment opportunities, enhanced attractions for visitors, increased sales tax revenues, and a stronger community image.

Policy 2.6-7 Encourage developers and contractors to evaluate hiring local labor (with preference given to San Mateo County residents), hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing standard area wages.

Amendments to the Belmont Village Specific Plan

Text additions are indicated in red underline, deleted text in ~~red-strikeout~~

1. Amend Table 2-4 on page 2-16 in Section 2.4 “Land Use Designations” as follows:

Table 2-4: Density and Intensity of Land Use Framework

Land Use Designation	Density Range (dwelling units/acre)	Minimum and Maximum Intensity (FAR)	
Village Core ¹	n/a	0.5 - 2.0	
Village Corridor Mixed Use ²	n/a	0.5 - 2.0	
Station Core ³	n/a	<u>0.2 - 2.0</u>	~~0.2 - 1.5~~
Village High Density Residential ⁴	21 – 45	n/a	
Public Facility	n/a	n/a	
Park/Plaza	n/a	n/a	

Notes:

1. With the provision of substantial community benefits, development may achieve up to 2.5 FAR.
2. While Village Corridor Mixed Use allows for residential development, it only regulates the intensity of development with FAR; no residential density is assigned to allow greater flexibility in housing type. This applies to VCMU, VC, and VSC.
3. With the provision of substantial community benefits, development may achieve up to 2.5 ~~2.0~~ FAR.
4. With the provision of substantial community benefits, development may achieve up to 60du/ac.

2. Amend text on page 2-18 in Section 2.4 “Land Use Designations” under subheading “Mixed Use” as follows:

Station Core

The Station Core designation is limited to the northeastern quadrant and is intended to create an activity center to serve the neighborhoods in and surrounding the eastern portion of the Village. Uses may include small- and medium-scale retail, dining, and entertainment uses. Publicly accessible community gathering spaces are required, as detailed in Chapter 4, and specialty shops, community-oriented spaces and amenities, and entertainment destinations are encouraged. Station Core supports residential uses in a horizontal or vertical mixed-use setting. The minimum FAR is 0.2 and the maximum FAR is 2.0 ~~1.5~~ (for residential and non-residential uses combined). With the provision of substantial community benefits, developments may achieve a maximum FAR of 2.5 ~~2.0~~.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT AMENDING REGULATIONS IN BELMONT ZONING ORDINANCE (ORDINANCE NO. 360) SECTIONS 5A AND 31 TO CONFORM TO CERTAIN PROVISIONS OF THE CITY'S 2023-2031 HOUSING ELEMENT AND GOVERNMENT CODE SECTION 65583.2

THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. BZO §5A.1.1 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 5A.1.1 to read:

- 5A.1.1 PURPOSE – The Corridor Mixed Use District applies to parcels along El Camino Real outside of the Belmont Village Specific Plan area and is intended to accommodate community- and visitor-serving retail and services, lodging, office, and high density residential in a mixed use setting. A mix of uses on individual development sites is desired, but not required. A community benefits program allows additional height, ~~density~~ and intensity to be granted in exchange for the provision of specified community benefits.

SECTION 2. BZO §5A.1.2 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 5A.1.2 to read:

5A.1.2 PERMITTED USES. Subject to Section 9.5.6, the following are permitted uses:

- (a) Animal sales and services, including animal clinics and grooming, and animal retail sales (pet shops).
- (b) Banks and retail financial institutions without drive-through service.
- (c) Business and professional offices when located above the ground floor; and such uses on the ground floor when not replacing a use permitted by Section 5A.1.2 (d), (k), and (l) in a space not to exceed 3,000 square feet unless determined by the Director to be an office use serving walk-in clientele.
- (d) Business services.
- (e) Government buildings.
- (f) Instructional services.
- (g) Maintenance and repair services.
- (h) Multi-family dwellings when located above the ground floor. A project will be processed by right as defined in Government Code Section 65583.2(i), and only design review based on objective standards shall be required, if at least 20 percent of the units are designated as affordable to lower income households as defined in Government Code Section 65584, no subdivision is required, and the project is proposed wholly on a parcel

that is identified in the 2023-2031 Housing Element as subject to by right processing. In such projects, multiple-unit dwellings are permitted on the ground floor, and such projects are exempt from CEQA.

- (i) Nursery and garden center.
- (j) Personal services, General.
- (k) Restaurants with indoor or outdoor seating.
- (l) Retail stores engaged in the selling of retail products and services, including but not limited to art, appliance, auto accessories, hardware and variety stores, bakeries, dry cleaning for the retail trade only, food and drug stores, and tailor shops, but excluding building materials and services.
- (m) Utilities, that are minor in nature and an accessory use intended to serve an existing or planned land use and meet all of the standards of the City Code.
- (n) Restaurants with outdoor seating permissible within the public right-of-way sidewalk area, or an adjacent private parking lot, subject to temporary outdoor dining requirements established by the City. This use shall expire on August 31, 2022, or when the COVID-19 Pandemic has ceased, whichever occurs first.

SECTION 3. BZO §5A.1.6 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 5A.1.6 to read:

5A.1.6 FLOOR AREA RATIO - The maximum floor area ratio in the CMU District shall be 2.0 ~~1.75~~, which may be increased up to 2.5 ~~2.2~~ with provision of community benefits approved by the City Council under Section 5A.2. This FAR limit applies to the entire development on a site, inclusive of any residential component.

SECTION 4. BZO §5A.1.7 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 5A.1.7 to read:

5A.1.7 RESIDENTIAL DENSITY – ~~There is no maximum residential density. The maximum residential density in the CMU District shall be 45 units per net acre, which may be increased up to 60 units per net acre with provision of community benefits approved by the City Council under Section 5A.2.~~

SECTION 5. BZO §31.3.1 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 31.3.1 to read:

31.3.1 Land Use Table.

- (a) **Allowed Uses.** Table 31-1 prescribes the land use regulations for the Village districts. The regulations for each district are established by letter designations, which are defined in the “Key” at the end of the table. These designations apply strictly to the permissibility

of land uses; applications for buildings or structures may require discretionary review, including design review. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. The Director's decision is appealable to the Planning Commission as provided in section 31.1.6(c). Use classifications not listed in the table are prohibited. The "Additional Regulations" column notes additional regulations in the Zoning Ordinance that apply to particular land uses.

- (b) ***Airport Land Use Compatibility.*** Allowable uses shown in Table 31-1 may be restricted on particular parcels located in San Carlos Airport Safety Zones 4 or 6 under Section 9.5.6.

TABLE 31-1: VILLAGE DISTRICT USE REGULATIONS							
<i>Village District Use Table</i>	<i>VC (AUFO)</i>	<i>VSC (AUFO)</i>	<i>VCMU</i>	<i>VHDR</i>	<i>PF</i>	<i>PP</i>	<i>Additional Regulations</i>
RESIDENTIAL USE CLASSIFICATIONS							
Family Day Care Home							
<i>Small Family</i>	X	X	X	P	X	X	
<i>Large Family</i>	X	X	X	P	X	X	
Elderly and Long Term Care	X	X	Pu, Cg	P	X	X	
Group Residential	Pu	Pu	Pu, Cg	P	X	X	
Multiple-Unit Dwelling	Pu, Cg (X)	P (Cg)	Pu, Cg	P	X	X	Multifamily entrance lobbies may be located on the ground floor in the AUFO.
Residential Facility	X	X	Pu, Cg	P	X	X	
Senior Citizen Housing ¹	Pu, Cg	X	Pu, Cg	P	X	X	
Transitional Housing	X	X	Pu, Cg	p	X	X	
Two Unit Dwelling (duplex)	X	X	X	C	X	X	Section 13A
COMMERCIAL USE CLASSIFICATIONS							
Animal Sales and Services							
<i>Animal Clinic/Grooming</i>	X	C	C	X	X	X	
<i>Animal Hospitals</i>	X	X	C	X	X	X	
<i>Retail Sales (Pet Shops)</i>	X	C	C	X	X	X	
Artist's Studio							
<i>Studio-Light</i>	C	C	C	X	X	X	Minimum 30% retail area
<i>Studio-Heavy</i>	X	X	X	X	X	X	
Banks and Retail Financial Institutions	CL*	CL*	CL*	X	X	X	*Only where existing; no drive-through services
<i>Automated Teller Machines</i>	P	P	P	X	X	X	
Business Services	Pu, Cg	Pu, Cg	P	X	X	X	
Commercial Entertainment and Recreation							
<i>Cinema</i>	C	C	C	X	X	X	
<i>Theater</i>	C	C	C	X	X	X	
<i>Small-scale Facility</i>	C	C	C	X	X	X	
<i>Large-scale Facility</i>	C	C	C	X	X	X	
Eating and Drinking Establishments							
<i>Bars/Night Clubs/Lounges</i>	C	C	C	X	X	X	

<i>Restaurant, Full Service</i>	P	P	P	X	X	X	Live entertainment requires a conditional use permit
<i>Restaurant, Limited Service</i>	P	P	P	X	X	X	No drive-through services
Finance, Insurance and Real Estate Services	C(Cu)	C (Cu)	P	X	X	X	
Food and Beverage Sales							
<i>General Market or Convenience Market</i>	P	P	P	Lg	X	X	
<i>Alcoholic Beverage Sale</i>	C	C	C	X	X	X	
<i>Food Preparation and Catering</i>	Pg (X)	P(X)	P	X	X	X	Minimum 30% retail floor area
Instructional Services	Pu	P	P	Lg	X	X	
Live-Work	X	P	P	P	X	X	
Maintenance and Repair Service	X	X	P	X	X	X	
Media Production	Pu	P	P	X	X	X	
Offices	Pu	Pu	P	X	X	X	
<i>Medical and Laboratories</i>	Pu	Pu, Cg	P	X	X	X	
<i>Walk-In Clientele</i>	Pg	Pg	Pg	Lg	X	X	
Parking Facilities, Commercial							
<i>Surface</i>	X	C (X)	C	X	X	X	Structured parking facilities may be conditionally permitted in the AUFO only if wrapped with active uses; see section 31.4.K.11
<i>Structure</i>	C (X)	C (X)	C	X	X	X	
Personal Services							
<i>General Personal Services</i>	Pu, Cg	Pu, Cg	Pu, Cg	Lg	X	X	
<i>Health/Fitness Facility</i>	Pu	C	C	Lg	X	X	
Retail Sales							
<i>Building Materials and Services</i>	X	X	X	X	X	X	
<i>General Retail Sales, Small-Scale</i>	P	P	P	X	X	X	no drive-through services
<i>General Retail Sales, Large-Scale</i>	C	C	C	X	X	X	no drive-through services
Transient Lodging							
<i>Bed and Breakfast</i>	P	P	P	C	X	X	
<i>Hotel and Motel</i>	C	C	P	C	X	X	
Vehicle Sales and Services							
<i>Alternative Fuels and Recharging Facility</i>	X	C	C	X	X	X	
<i>Automobile Rental</i>	X	C	C	X	X	X	
<i>Service Station</i>	X	C	C	X	X	X	See Section 19
<i>Vehicle Sales and Leasing, New & Used</i>	X	X	C	X	X	X	
INSTITUTIONAL AND COMMUNITY FACILITIES USE TYPES							
Community Assembly	X	C	P	C	P	X	
Cultural Facility	C	P	P	Lg	P	X	
Day Care Center	C	C	P	C	X	X	

Emergency Shelter	Only allowed in the S-2 Emergency Shelter Combining District						See Section 21
Government Buildings	P	X	P	X	P	X	
Park and Recreation Facility	P	P	P	P	P	P	
Public Safety Facility ²	P	X	X	X	P	X	
Social Service Center	X	C	C	X	P	X	
INDUSTRIAL USE TYPES							
Artisan/Custom Manufacturing	X	X	P	X	X	X	
Industrial Limited	X	X	C	X	X	X	
Recycling Collection Facilities	X	X	C	X	X	X	
Research and Development Laboratory	X	X	C	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND UTILITIES							
Communications Facilities					X	X	
<i>Antennas & Towers</i>	C	C	C	X	X	X	See Section 25
<i>Equipment within Buildings</i>	C	C	C	X	X	X	
Transportation Passenger Terminals	X	X	X	X	P	X	
Utilities, Minor	P	P	P	P	P	P	
KEY							
P	Permitted by right						
Pg, Pu	Permitted on ground floor or upper floors only, respectively						
C	Conditional permit required						
Cg, Cu	Cg - Conditional permit required for ground uses for properties within sixty (60) feet of a public street. Cu – Conditional permit required for uses on upper floors.						
X	Prohibited new (existing may remain). Where used in reference to the AUFO, refers to the ground floor use only.						
CL	Conditional Limited - allowed where existing; new uses allowed within existing retail or office only as ancillary use; no exterior access/facade allowed; maximum 500 square feet of gross floor area. * means allowed when not replacing a commercial use.						
Lg	Only allowed on the ground floor of a mixed use building in a space that does not exceed 1,500 square feet.						
Notes:	<u>1.</u> For properties located within the San Carlos Airport Safety Zones 4 and 6, uses must comply with the Airport Land Use Compatibility criteria listed in Table 4-4 of the San Carlos ALUCP. Some uses may be incompatible in safety zones. Project sponsors in airport environs must determine whether they are required to file Form 7460-1 Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA), in accordance with Airspace Protection Policy 2. Project Applicants who are required to submit Form 7460-1 to the FAA must provide the local government permitting agency with a copy of the FAA's study findings with their applications for development approval. <u>2. A project will be processed by right as defined in Government Code Section 65583.2(i), and only design review based on objective standards shall be required, if at least 20 percent of the units are designated as affordable to lower income households as defined in Government Code Section 65584, no subdivision is required, and the project is proposed wholly on a parcel that is identified in the 2023-2031 Housing Element as subject to by right processing. In such projects, multiple-unit dwellings are permitted on the ground floor, and such projects are exempt from CEQA.</u>						

SECTION 6. BZO §31.4.1 AMENDED

Belmont Zoning Ordinance (Ordinance 360) is amended by modifying Section 31.4.1 to read:

- 31.4.1 **Development Standards Table.** Table 31-2, “Village Zoning District Development Standards”, prescribes the development regulations for Village districts, including lot

dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. The “Additional Regulations” column indicates more detailed explanations or regulations that follow the table (by letter designation) or are located elsewhere in this Zoning Ordinance.

TABLE 31-2: VILLAGE ZONING DISTRICT DEVELOPMENT STANDARDS					
<i>Village District</i>	<i>VC Village Core</i>	<i>VSC Village Station Core</i>	<i>VCMU Village Corridor Mixed Use</i>	<i>VHDR Village High Density Residential</i>	<i>Additional Regulations</i>
LOT SIZE, SETBACKS, DENSITY, AND LOT COVERAGE					
Minimum Lot Area (sq ft)	5,000	7,200	7,200	7,200	
Minimum Lot Width (ft)	50	60	60	60	
Minimum Setbacks	None except when a lot abuts a lot in a residential zoning district				(A) (B)
Minimum; Maximum Residential Density (du/acre)	N/A	N/A	N/A	21; 45 (up to 60 with community benefits)	(C) (D) (E) (F)
Maximum Site Coverage (% of Lot)	90	80	80	80	
BUILDING FORM AND STREET FRONTAGE STANDARDS					
Minimum; Maximum Floor Area Ratio (FAR)	0.5; 2.0 (up to 2.5 with community benefits)	0.2; ~~2.0~~ ~~1.5~~ (up to ~~2.5~~ ~~2.0~~ with community benefits)	0.5; 2.0 (up to 2.5 with community benefits)	N/A	(C) (F)
Minimum; Maximum Building Height (ft)	20; 50 (up to 65 with community benefits)	20; 45 (up to 60 with community benefits)	None; 50 (up to 65 with community benefits)	None; 55	(G)
Minimum Ground Floor Height (ft)					
- Active Use Frontage Overlay Zone	16	16	N/A	N/A	
- Non-Residential	16	12	12	12	
- Residential	10	10	10	10	
Building Bulk (maximum floorplate as percent of first floor footplate)	1-story: 100% 2-story: 100% 3-story: 85% 4+ story: 70%	1-story: 100% 2-story: 100% 3-story: 85% 4+ story: 70%	1-story: 100% 2-story: 100% 3-story: 85% 4+ story: 60%	1-story: 100% 2-story: 100% 3-story: 85% 4+ story: 60%	(H)
Limitations on Blank Walls	Yes	Yes	Yes	Yes	(I)
Build-to Lines	Yes	Yes	Yes	No	(J)
Ground Floor Transparency	Yes	Yes	Yes	No	(K) and 31.5.2
Building Entrances	Yes	Yes	Yes	Yes	(L)

TABLE 31-2: VILLAGE ZONING DISTRICT DEVELOPMENT STANDARDS					
<i>Village District</i>	<i>VC Village Core</i>	<i>VSC Village Station Core</i>	<i>VCMU Village Corridor Mixed Use</i>	<i>VHDR Village High Density Residential</i>	<i>Additional Regulations</i>
Street Frontage Standards	Yes	Yes	Yes	Yes	Section 31.5
OPEN SPACE AND OUTDOOR LIVING AREA FOR RESIDENTIAL UNITS					
Minimum Publicly Accessible Open Space Area (sq. ft.)					
<i>Lots <12,000 sq ft</i>	N/A	N/A	N/A	N/A	(M)
<i>Lots ≥12,000 sq ft</i>	300	300	200	N/A	
<i>Minimum Dimensions (feet)</i>	15	15	10	N/A	
Minimum Outdoor Living Area per Unit (Sq. Ft.)	36	36	36	80	
Minimum Landscaping (% of Lot)	10	10	10	10	(N)

SECTION 7. LEGISLATIVE FINDINGS

The City Council finds that the proposed amendments to the Belmont Zoning Ordinance are consistent with and augment the goals, policies, and objectives of the General Plan and the Belmont Village Specific Plan, and is in the public interest.

SECTION 8. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Belmont hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 9. EFFECTIVE DATE.

This Ordinance takes effect and will be enforced 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on January 23, 2024 and adopted the ordinance at an adjourned regular meeting held on January 30, 2024 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney