

ATTACHMENT A

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
AMENDING SECTIONS 2008 (RESIDENTIAL LAND USE - DESCRIPTION) & 2011 (LOW
DENSITY RESIDENTIAL) OF THE BELMONT GENERAL PLAN TO ESTABLISH A
SLOPE/DENSITY REQUIREMENT FOR NEW SUBDIVISIONS IN THE R-1A, R-1B, AND
R-1C SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS

WHEREAS, on August 16, 2006, the City Council directed staff to evaluate establishment of a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts for Commission consideration of possible amendments to Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan; and,

WHEREAS, on September 5, 2006, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report for the General Plan amendments, and recommended amendments to Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan; and,

WHEREAS, on September 12, 2006, the City Council, following notification in the prescribed manner, conducted a public hearing, at which hearing the Council considered public testimony and a staff report on the aforementioned General Plan amendments; and,

WHEREAS, the City Council did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth; and,

WHEREAS, the City Council hereby adopts the staff report (dated September 12, 2006) and the facts contained therein as its own findings of fact; and,

WHEREAS, the City Council finds the proposed amendments to be Exempt pursuant to CEQA Section 15183 – *Residential Projects Consistent with a Community Plan, General Plan, or Zoning*, and Categorical Exempt pursuant to CEQA Section 15308 – *Actions of Regulatory Agencies for the Protection of the Environment*; and,

WHEREAS, the City Council after consideration of all testimony and staff reports hereby determines that the proposed amendments to Sections 2008 (Residential Land Use - Description) and 2011 (Low Density Residential) of the Belmont General Plan to establish a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts are required to achieve the goals and objectives of the City. These amendments would provide for more current and comprehensive development standards for single family subdivision projects in the aforementioned zoning districts, and support protecting and promoting the comfort, convenience, and general welfare of the community, advancing the goal of providing a precise guide for physical development of the city, and fulfilling the Goals and Policies of the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council amends Sections 2008 (Residential Land Use - Description) and 2011 (Low Density Residential) of the Belmont General Plan:

1. Belmont General Plan Section 2008 shall be revised to read as follows:

2008 The Land Use-Open Space Element provides for three basic categories of residential use varying in housing type and density of development expressed as the number of housing units per gross residential acre. These categories and their associated zoning districts are:

<u>Residential Land Use Categories</u>	<u>Density* (Units Per Gross Acre)</u>	<u>Applicable** Zoning Districts</u>
Low Density	1 - 7	R-1E, R-1H, R-1A R-1B, R-1C
Medium Density	8 - 20	R-2, R-3
High Density	21 - 30	R-4

*Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance.

2. Belmont General Plan Section 2011 shall be revised to read as follows:

2011 Low Density Residential. The low-density residential designation applies to the use of land primarily for single-family detached residences. The designation also includes clustered townhouse developments where the overall housing density does not exceed seven units per gross acre. Several subcategories of low-density residential land use have been created to reflect variations in existing development patterns and natural characteristics in the Planning Area. The subcategories and their relationship to zoning designations are listed below:

<u>Land Use Designation Maximum Density (Units per Gross Acre)</u>	<u>Zoning** District Reference</u>	<u>Minimum Net*** Lot Area</u>
1	R-1E	1 acre
up to 2	R-1H	20,000 sq. ft.
up to 3	R-1A	9,600 sq. ft.
up to 5	R-1B	6,000 sq. ft.
up to 7	R-1C	5,000 sq. ft.

**These zoning designations, and all other zoning designations included in this plan, are provided for reference and may change as actions are taken to implement specific proposals in this plan.

***Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance. Net area means the area of a parcel exclusive of lands for public or private roads.

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I hereby certify that the foregoing resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting held thereof on September 12, 2006 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

RECUSED, COUNCILMEMBERS: _____

CLERK of the City of Belmont

APPROVED:

MAYOR of the City of Belmont