

City Council & Planning Commission Belmont Village Study Session



Firehouse Square



Village Center



Belmont Station

City of Belmont

July 29, 2008

AGENDA

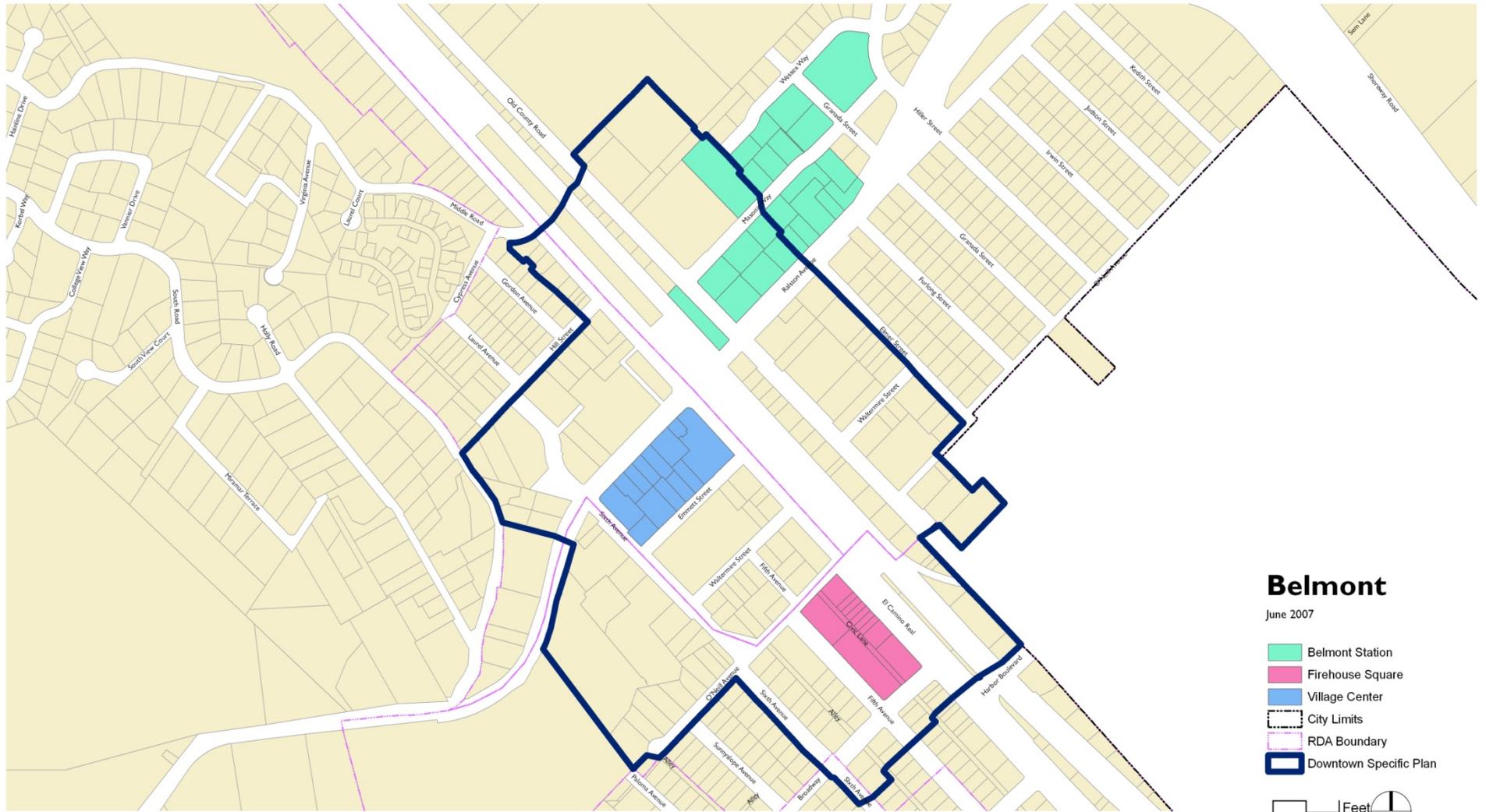
- 1. Project Background**
- 2. Proposals**
- 3. Policy Issues**
- 4. Public Review Process**

BACKGROUND

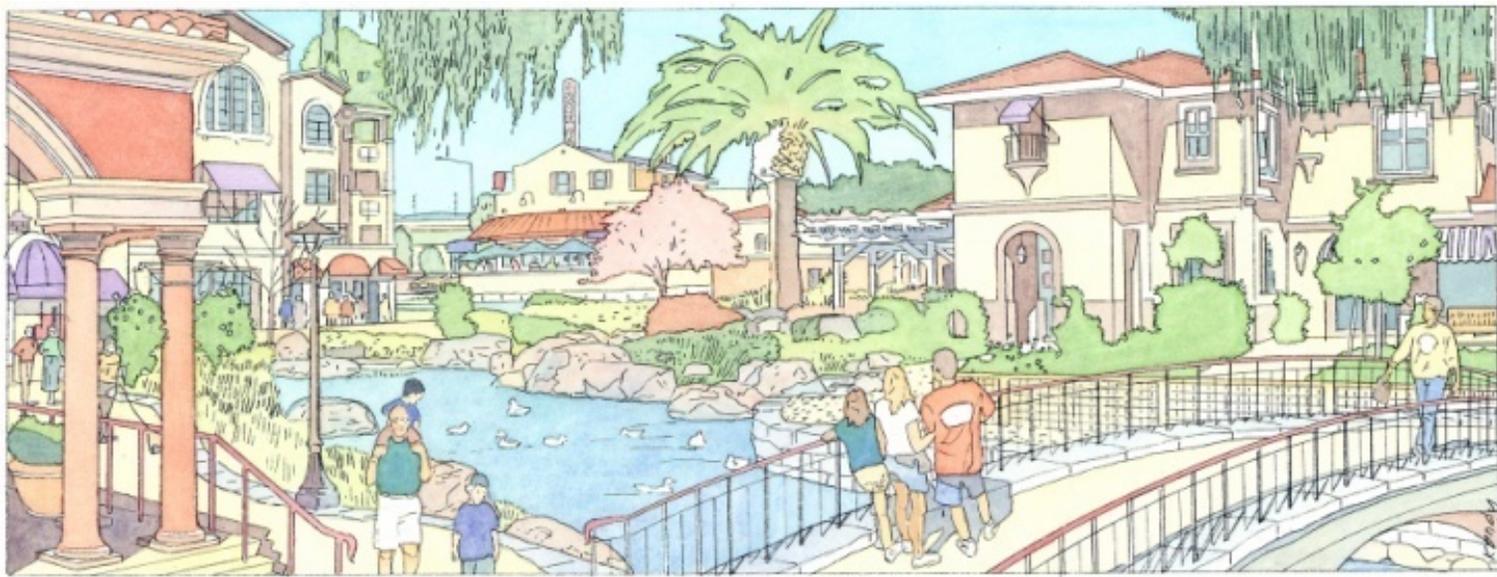
- **Economic Development Strategy**
- **Tours**



- **Initiation of Amendments**
- **Key Goals and Objectives**



Economic Development Strategy – Targeted Sites



Firehouse Square



Village Center



Belmont Station



Downtown Burlingame



Downtown Burlingame



**Downtown Mountain
View**



Downtown Mountain View



Downtown San Mateo



Downtown Palo Alto



Downtown Palo Alto



Santana Row, San José



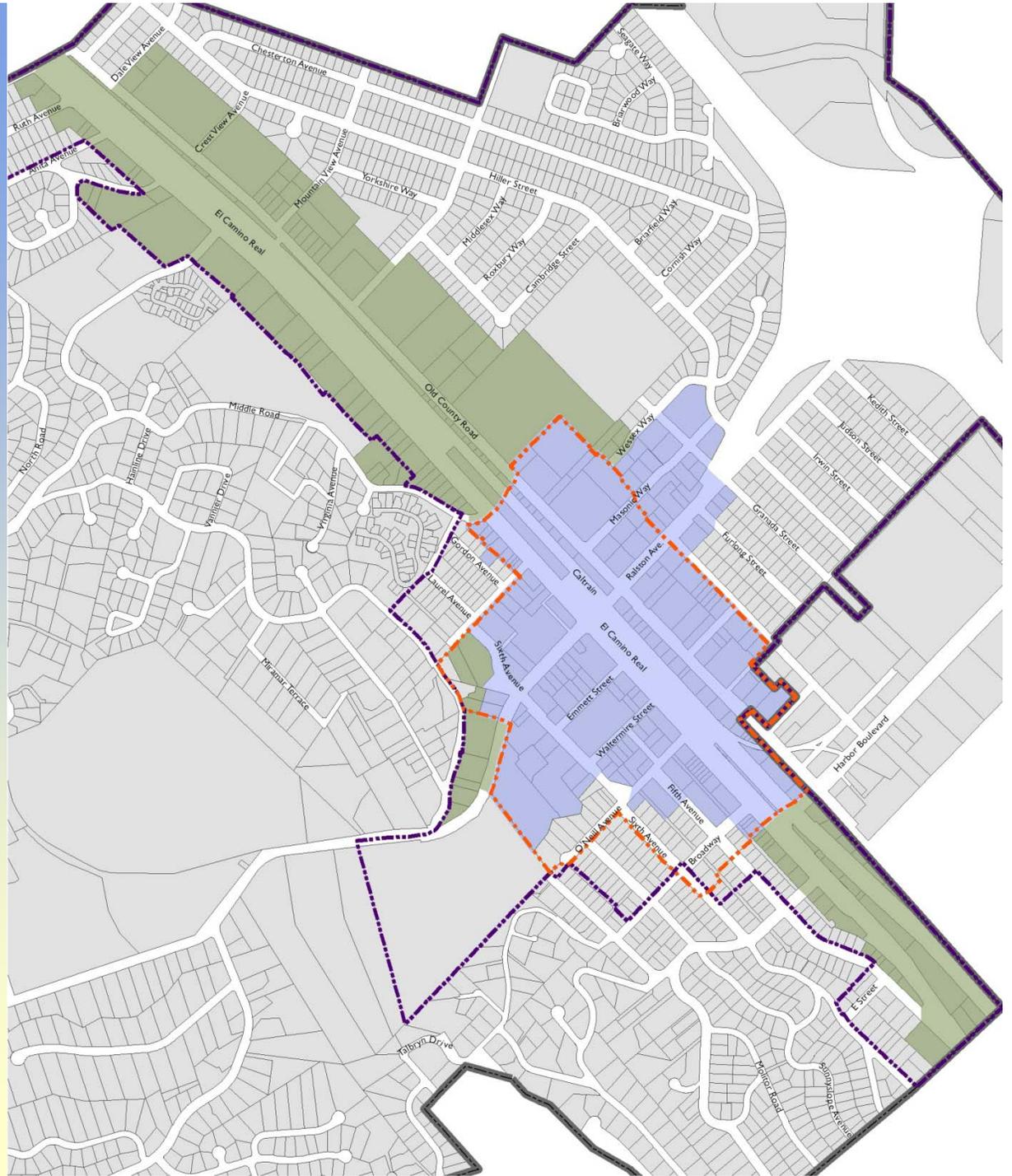
Fourth Street, Berkeley



Piedmont Avenue, Oakland

Zoning Update: Phase 1 and 2

-  Downtown Specific Plan
-  Redevelopment Boundary
-  City Limits
-  Phase 1
-  Phase 2



KEY GOALS AND OBJECTIVES

VILLAGE CHARACTER AND ACTIVITIES

- **More retail, restaurants, and services**
- **Active, lively pedestrian character**
- **Public plaza – heart of the village**
- **Mixed use development that enhances activity and vitality in the village**

KEY GOALS AND OBJECTIVES

OBJECTIVES FOR THE REVISED ZONING

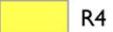
- **Facilitate new development that achieves the goals**
 - Use tools such as redevelopment, zoning, environmental review, and allowing residential uses.
- **Resolve inconsistencies and clarify existing zoning.**
 - Make sure it allows what the city wants.
- **Add regulations and guidelines to ensure design quality.**
 - Design quality is the most important factor in new buildings.

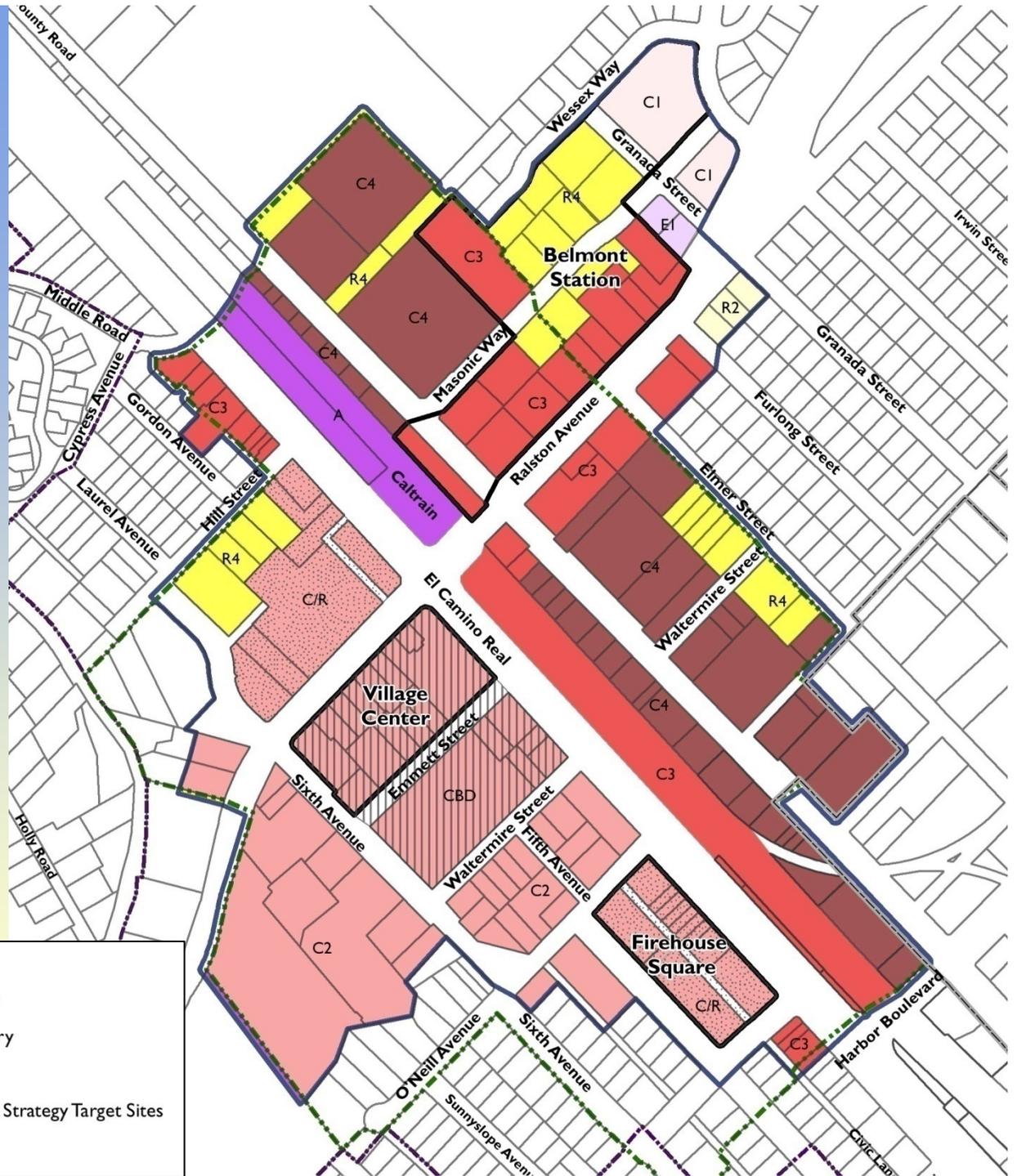
MARKET ISSUES AND DEVELOPMENT REGULATIONS

- **Only three projects completed since adopting the Downtown Specific Plan in 1992**
 - Safeway, 1996
 - Peet's & Baskin Robbins, 1998
 - Village Center, 2000
- **No new downtown projects since 2000**
- **No mixed use projects or new office space**
- **Existing older buildings – low rents, older businesses**
- **Need for streamlined regulations, marketing, and incentives to achieve the goals for Downtown**
- **Need to ensure top quality design, and the types of businesses that will strengthen the Downtown**

Existing Zoning

Zoning

	R2		CBD		Downtown Specific Plan
	R4		C3		Redevelopment Boundary
	C1		C4		Planning Area Boundary
	C2		A		Economic Development Strategy Target Sites
	C/R		EI		City Limits



EXISTING ZONING

Zone		Residential Uses	Maximum Floor Area Ratio	Minimum Lot Area (sq. ft.)	Maximum Building Height
A	Agriculture/Open Space	Permitted	10% gross lot coverage		35 feet
C1	Neighborhood Commercial	Not Permitted	0.8		28 feet
C2	General Commercial	CUP Required	0.5 Commercial; 1.0 Residential only	7,200; 30 du/acre	2-3 stories (40 feet)
CBD (C2)	DTSP Central Business District	CUP Required	0.75 Lots > 1 acre 0.65 Lots > 0.5 acre 0.5 Lots < 0.5 acre; 1.0 Residential only	7,200; 30 du/acre	0-3+ stories (40 feet)
C/R (C2)	DTSP Commercial/Residential Mix	Permitted	0.5 Commercial 1.0 Residential 1.5 Mixed Maximum; 1.0 Residential only	7,200; 30 du/acre	2-3 stories (40 feet)
C3	Highway Commercial	CUP Required	0.5	7,200; 30 du/acre	0-3 stories (40 feet)
C4	Service Commercial	CUP Required	0.5	7,200; 30 du/acre	3 stories (40 feet)
E1	Executive Administrative	Not Permitted	1.5		35 feet
R2	Duplex Residential	Permitted	0.6	6,000	35 feet
R4	Medium Density Multi-Family Residential	Permitted	1.4	7,200 (30 du/acre)	2-3 stories (40 feet)

Source: City of Belmont Zoning Ordinance

PROPOSAL: NEW VILLAGE ZONING DISTRICT

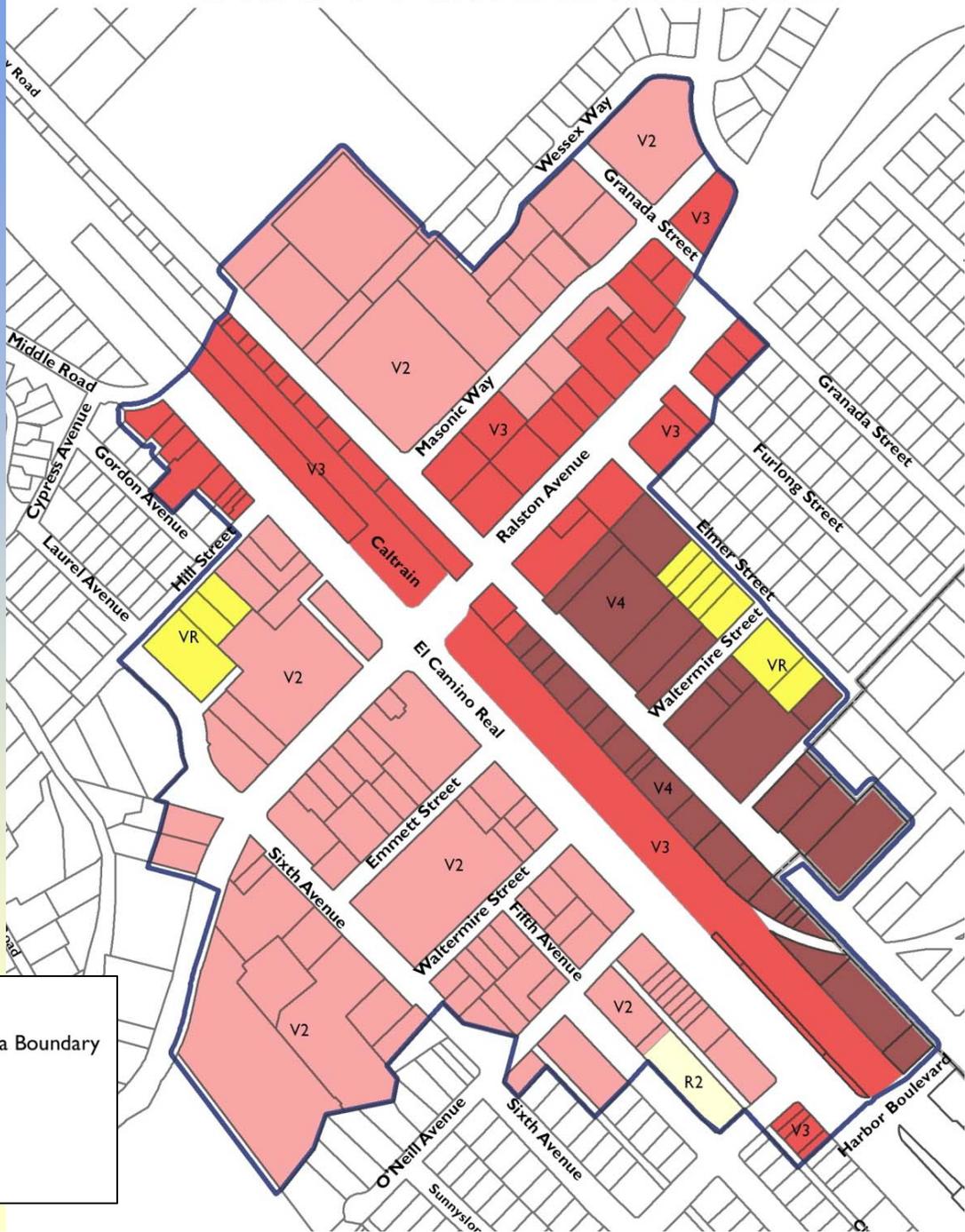
Update, Clarify, and Revise Existing Regulations

- **Land Use Regulations**
- **Development Standards**
- **Design Review Criteria**
- **Project Review Process**
- **Design Guidelines**

Four Sub-districts

- **Village Pedestrian Core: V2 (old C2)**
- **Village Corridors: V3 (old C3)**
- **Village Mixed Use: V4 (old C4)**
- **Village Residential Mixed Use: VR (old R4)**

DRAFT FOR DISCUSSION



Proposed Zoning

Village Zoning

- V2: Village Pedestrian Core
 - V3: Village Corridors
 - V4: Village Mixed Use Commercial
 - VR: Village Residential Mixed Use
 - R2: Residential (Duplex, Townhome, Small Lot Single Family)
-  Planning Area Boundary

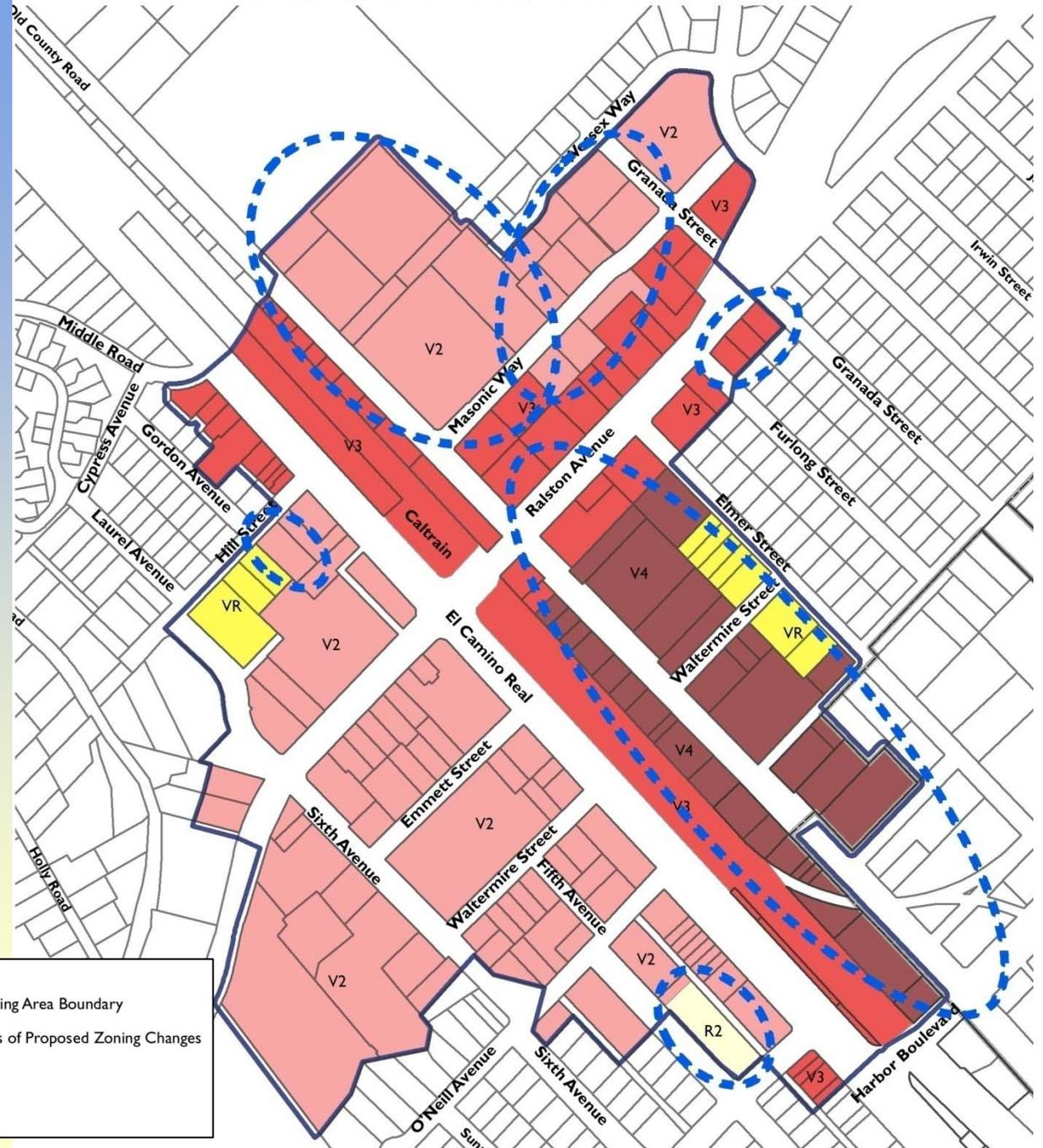
DRAFT FOR DISCUSSION

Areas of Proposed Zoning Changes

Village Zoning

- V2: Village Pedestrian Core
- V3: Village Corridors
- V4: Village Mixed Use Commercial
- VR: Village Residential Mixed Use
- R2: Residential (Duplex, Townhome, Small Lot Single Family)

- Planning Area Boundary
- Areas of Proposed Zoning Changes





V2 Belmont Station

V3 Corridors

V4 Mixed Use Commercial

V2 Village Center

V2 Firehouse Square

Village Zoning

- V2: Village Pedestrian Core
- V3: Village Corridors
- V4: Village Mixed Use Commercial
- VR: Village Residential Mixed Use
- R2: Residential

V2 - PEDESTRIAN CORE VILLAGE CENTER (CBD)



V2 – PEDESTRIAN CORE FIREHOUSE SQUARE (C/R)



V2 – PEDESTRIAN CORE BELMONT STATION



V3 – CORRIDORS



V4 – MIXED USE COMMERCIAL



PROPOSAL: LAND USE REGULATIONS

	<i>Pedestrian Core</i>	<i>Corridors</i>	<i>Mixed Use Commercial</i>	<i>Residential Mixed Use</i>
	V2	V3	V4	VR
Commercial Use Types				
Eating and Drinking Establishments				
Bars/Night Clubs/Lounges	C	C	C	X
Cabarets/Live Entertainment	C	C	C	X
Restaurants				
Restaurants, Fast Food	C	C	C	L
Restaurants, Full Service	P	P	P	L
Restaurants, Limited Service	P	P	P	L
Restaurants, Take-Out Only	P	P	P	L
With Drive-In Facilities	C	X	X	X
With Drive-Through Facilities	X	X	X	X
With Outdoor Eating Areas	P	P	C	X
Food and Beverage Sales				
Alcoholic Beverage Sales	C	C	C	X
Catering Services	X	X	C	X
With Retail Storefront	L	L	L	L
Convenience Market	P	P	P	L
General Market	P	P	P	L

Sample Definitions

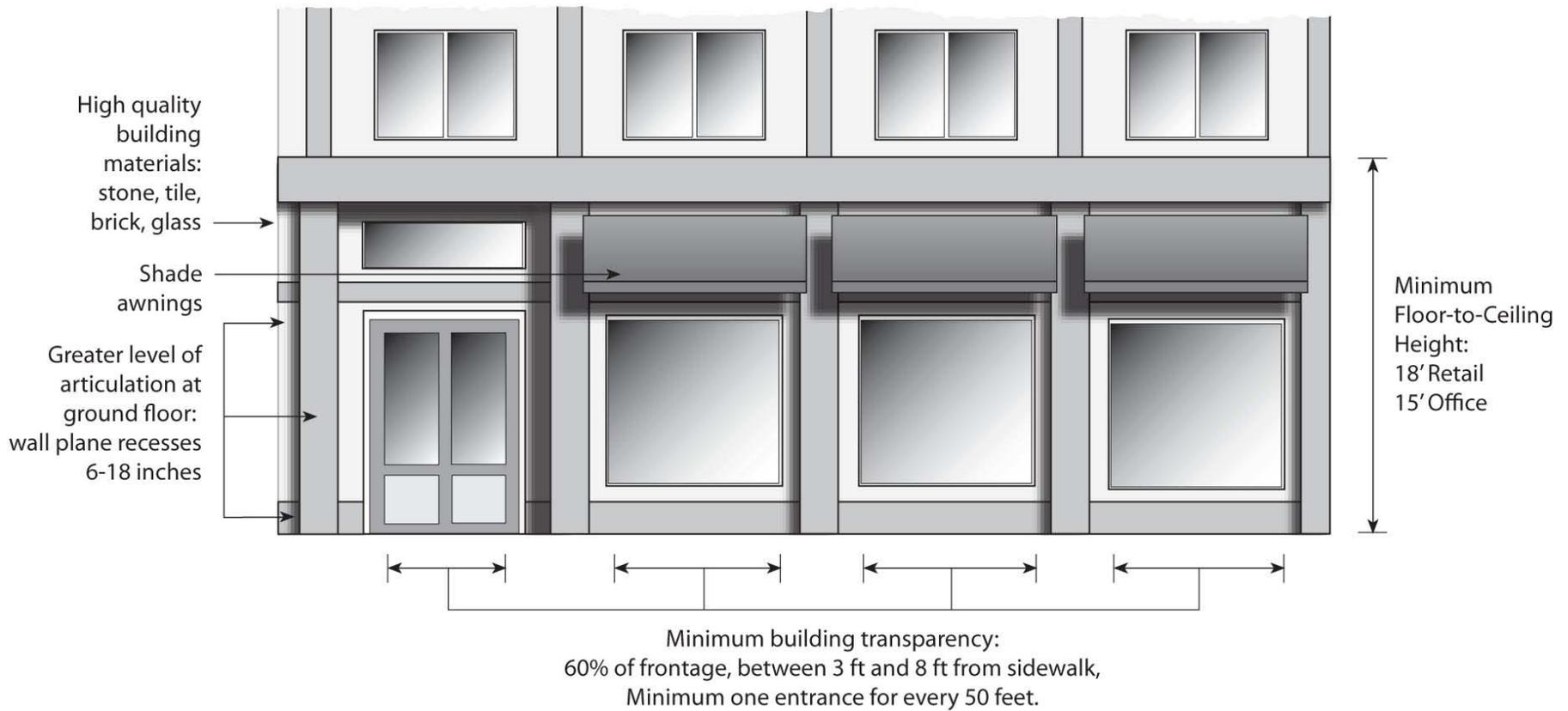
- **Restaurants, Full Service.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.
- **Restaurants, Limited Service.** Establishments where food and beverages are prepared and may be consumed on the premises, taken out, or delivered, but where no table service is provided and patrons pay before eating. This classification includes cafeterias, delis, coffee shops, and snack bars but excludes fast-food restaurants and take-out only establishments.

PROPOSAL: DEVELOPMENT STANDARDS

GROUND FLOOR BUILDING DESIGN – EXCEPTIONS ALLOWED WITH CUP

	PEDESTRIAN CORE	CORRIDORS	MIXED USE COMMERCIAL	RESIDENTIAL MIXED-USE
	V2	V3	V4	VR
Floor to Ceiling Height	Min. 18 feet for retail; 15 feet for office	Min. 18 feet for retail; 15 feet for office	Min. 12 feet for non-residential ground floor uses	Min. 12 feet for non-residential ground floor uses
Ground Floor Windows	Minimum 60% of ground floor wall area	Minimum 60% of ground floor wall area	-	-
Limits on Blank Walls	Maximum 30% of linear frontage per street; Maximum 20 feet in length	Maximum 30% of linear frontage per street; Maximum 20 feet in length	-	Maximum 30 feet in length
Building Entrances	Minimum one entrance per 75 linear feet of building frontage. Building entrances must face the street.	Minimum one entrance per 75 linear feet of building frontage. Building entrances must face the street.	Minimum one entrance per 100 linear feet of building frontage. Building entrances must face the street.	Minimum one entrance per street frontage. Building entrances must face the street.
Ground Floor Exterior Materials	Tile, stone, brick, glass and other durable quality materials. Stucco in limited amounts.			
Wall Plane Articulation	Wall plane recesses minimum 6-18 inches. Windows, doors, columns, and other features should be recessed or project forward, such that there is a six-inch difference between wall and window surfaces and a total of at least 18 inches from the window to the outermost plane of a wall or column.			
Floor Elevations	Non-residential floor elevations must be no more than two feet from sidewalk level	Non-residential floor elevations must be no more than two feet from sidewalk level	-	First floor residential must be at least 3 feet above sidewalk level if within 15 feet of street property line.

PROPOSAL: DEVELOPMENT STANDARDS



PROPOSAL: DESIGN GUIDELINES

Building Design

- **Building form, roof form, articulation, materials, doorway and window design, balconies and railings, signage, lighting**

Ground Floor Design

- **Floor to ceiling height, ground floor windows, limits on blank walls, building entrances, articulation, materials**

Streetscape Design

- **Sidewalk width, street trees, street lights, street furniture, planters and pots, outdoor cafes, public art, fountains**

Public Open Space Design

- **Scale and size, trees and landscaping, seating, pedestrian paths, paving materials, public art and fountains**

BUILDING DESIGN QUALITY



GROUND FLOOR DESIGN QUALITY





Fourth Street, Berkeley



Scottsdale, AZ



Bay Meadows, San Mateo



Palo Alto



Burlingame



Mountain View



Stanford Shopping Center



Stanford Shopping Center

DOORWAYS AND WINDOWS

- **Inviting**
- **Clean**
- **Interesting**
- **Large**



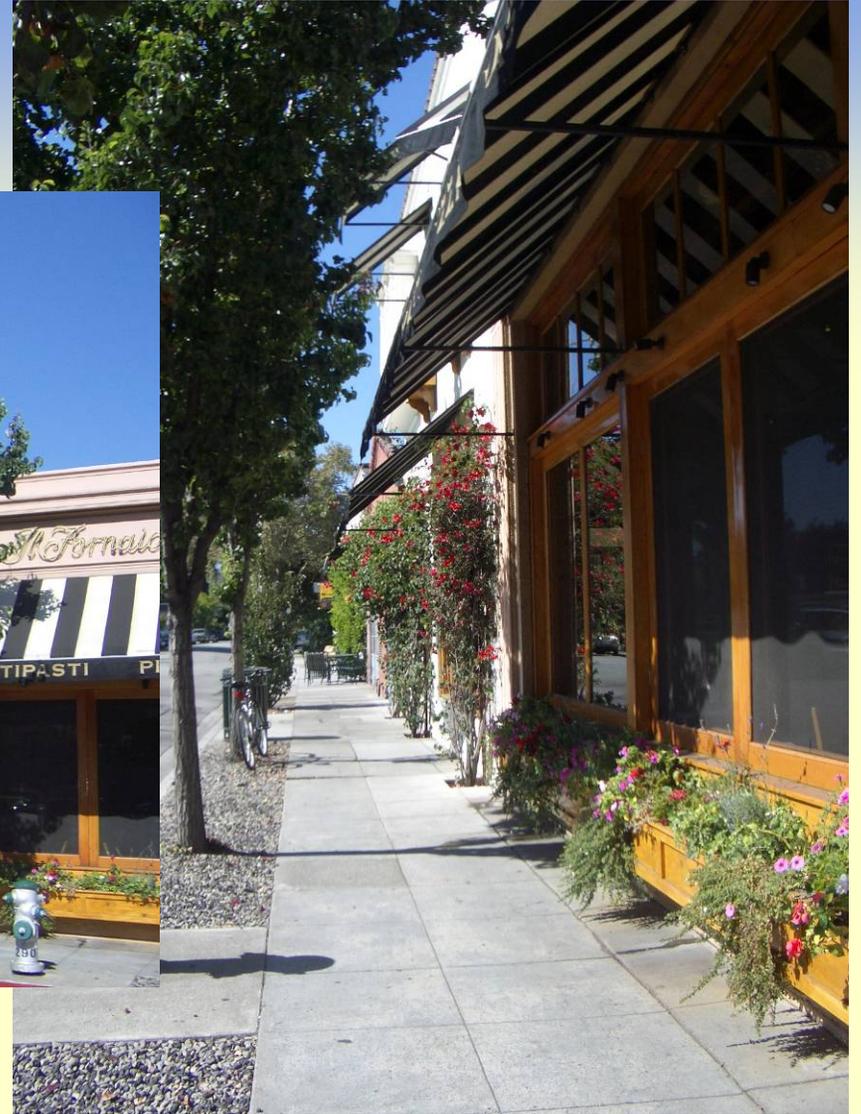
Fourth Street, Berkeley



Rockridge, Oakland



Palo Alto



Burlingame

SIGNAGE AND LIGHTING

- **Dimensional lettering**
- **Quality banners**
- **Gooseneck lighting**
- **Less is more**
- **European flair**
- **Directional lighting**
- **Safe and inviting**



Fourth Street, Berkeley



Pasadena



Stanford Shopping Center



Stanford Shopping Center

STREETSCAPE DESIGN

- **Landscaping**
- **Street trees**
- **Planter beds and containers**
- **Street furniture**
- **Paving materials**



Fourth Street, Berkeley



Walnut Creek



Santana Row



Solano Shopping Center, Berkeley



Scottsdale, AZ



Shattuck Avenue, Berkeley

POLICY ISSUES FOR DISCUSSION



POLICY ISSUES

- **Conditional use permit for additions and new buildings**
- **Height limits**
- **Density limits for mixed use projects**
- **Floor area ratio limits**
- **Residential uses on upper floors – use regulations**
- **Residential density limits**
- **Land use and character on old county road**
- **Off-street parking requirements**

NEW BUILDINGS

Should a conditional use permit continue to be required for all new buildings and additions?

Additional permits discourage new development

Option:

- **Use design review process instead of conditional use permit.**

HEIGHT LIMITS

What are the appropriate height limits for Belmont Village?

Current limit is three stories

Options:

- Three Story
- Four Story
- Five Story

TWO STORIES



THREE STORIES



Bay Meadows, San Mateo

THREE STORIES



Downtown Palo Alto

FOUR STORIES



San Mateo

FOUR STORIES WITH BUILDING ARTICULATION



Downtown Redwood City

FIVE STORIES



Redwood City, El Camino Real

Five Stories, Top Floor Stepped Back



Shattuck Avenue, Berkeley

HEIGHT LIMITS AND STEP-BACKS

Should step-backs be required above the second floor (28 feet)?

Options:

- Mandatory
- Encouraged
- Depends on the design – other means of articulation are acceptable

TWO-STORY STREET WALL - WITH STEP-BACK; THREE TO FOUR STORIES ON INTERIOR



Palo Alto

THREE STORIES – NO STEP-BACK



Three-stories, no step-back

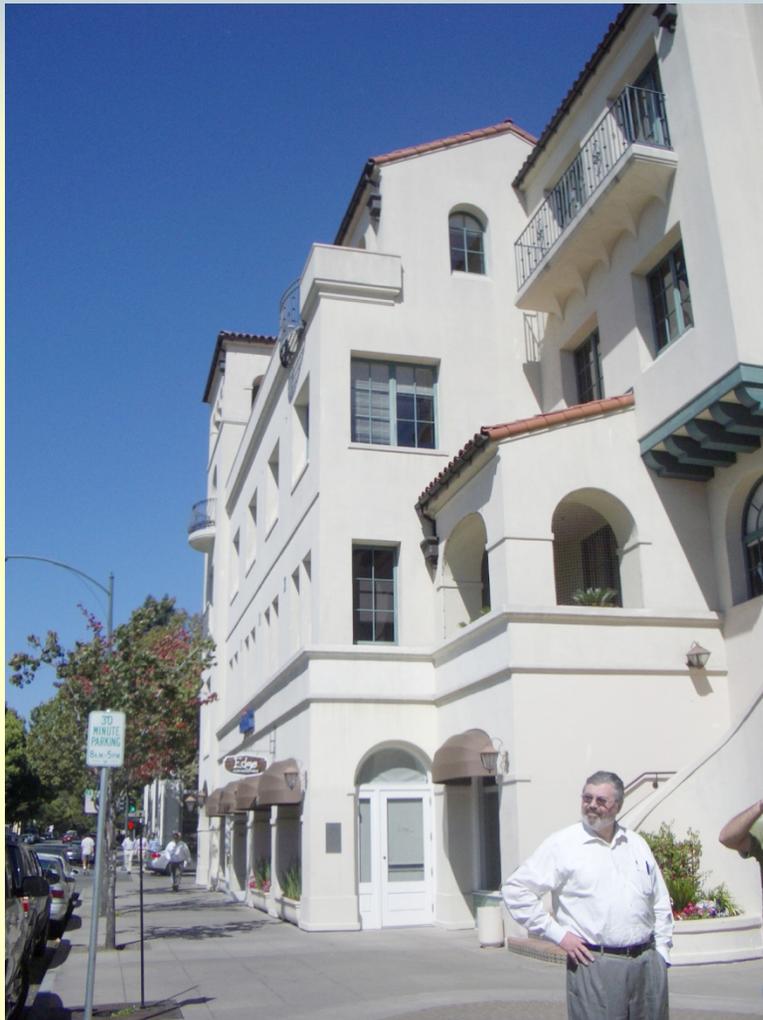


Three-stories, no step-back



Three-stories, no step-back – Residential Townhouses

FOUR STORIES – WITH AND WITHOUT STEP-BACK



Four-stories, no step-back

Palo Alto



Four-stories with double step-back

Santa Monica

FOUR STORIES: NO STEP BACK; WITH BUILDING ARTICULATION



San Mateo



Redwood City

MIXED-USE DEVELOPMENT

Should density be measured such that commercial intensity and residential density can be combined in mixed-use projects?

Current interpretation is that commercial and residential together cannot exceed 1.5 FAR. However this is inconsistent with 30 units per acre of residential which is permitted.

Option:

- **Up to 2.5 FAR with design review**

BUILDING INTENSITY

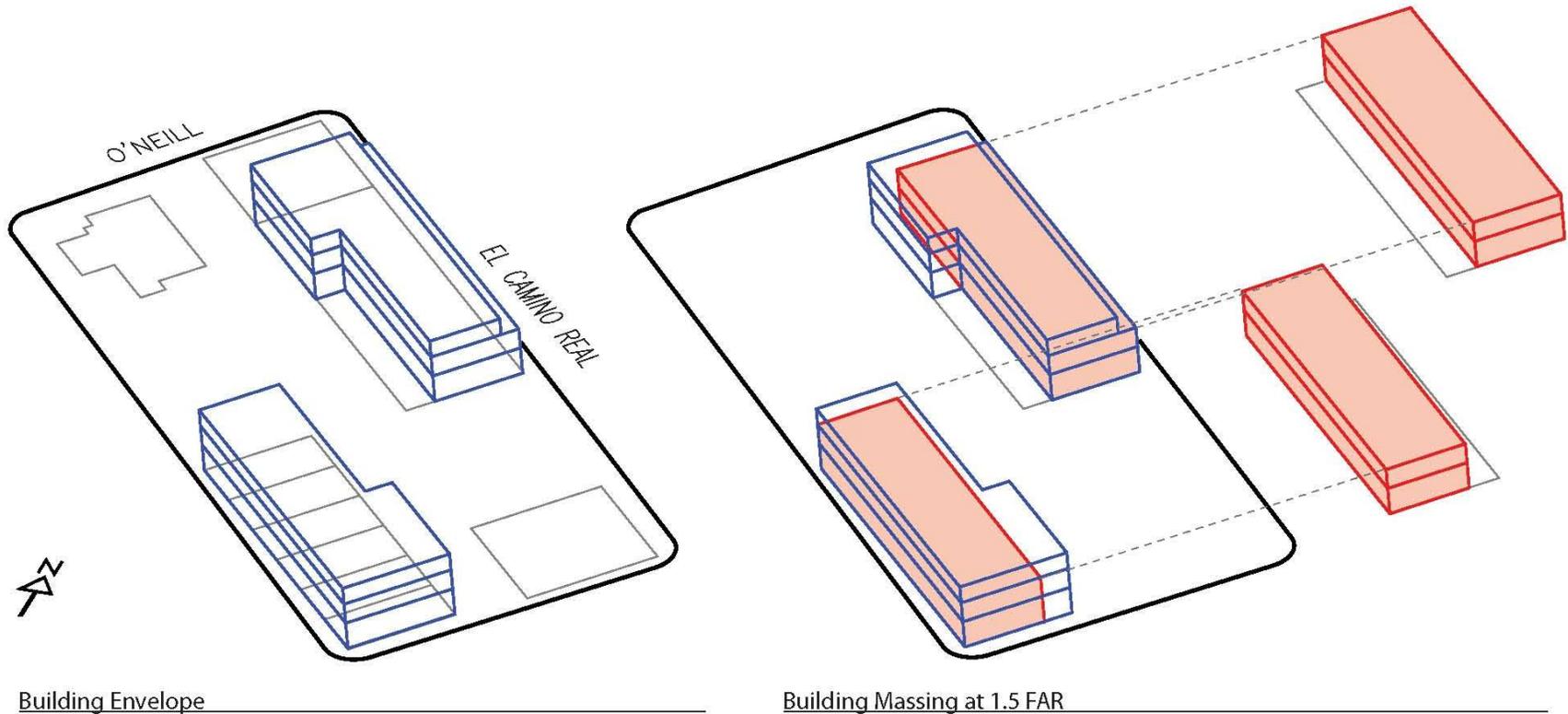
Should the development standards allow greater floor area ratios than currently allowed?

Existing: 0.5 to 1.5 Maximum FAR

Options:

- **0.5 to 1.5 commercial FAR with design review, plus up to 2.5 FAR with a CUP**
- **Up to 2.5 FAR by right with design review**

Existing Standards



Height = 38' (3 stories)

FAR = 1.5

Required Open Space = 15%

(Maximum Site Coverage = 85%)

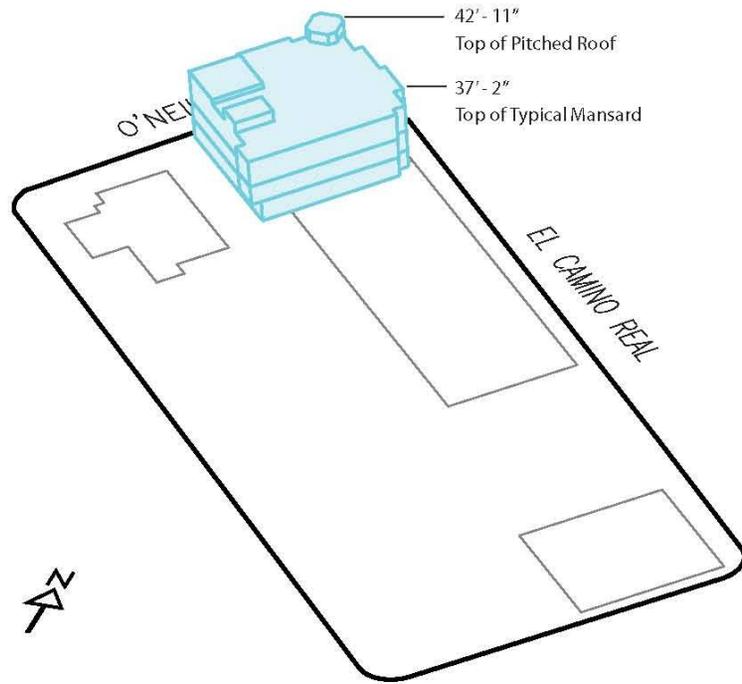
Residential Density = 30 DU/Acre

Stepbacks: 28' along El Camino Real
1:1 step up to 38'



Existing: 1.5 Floor Area Ratio

Approved Project: Belmont View 1300 El Camino Real

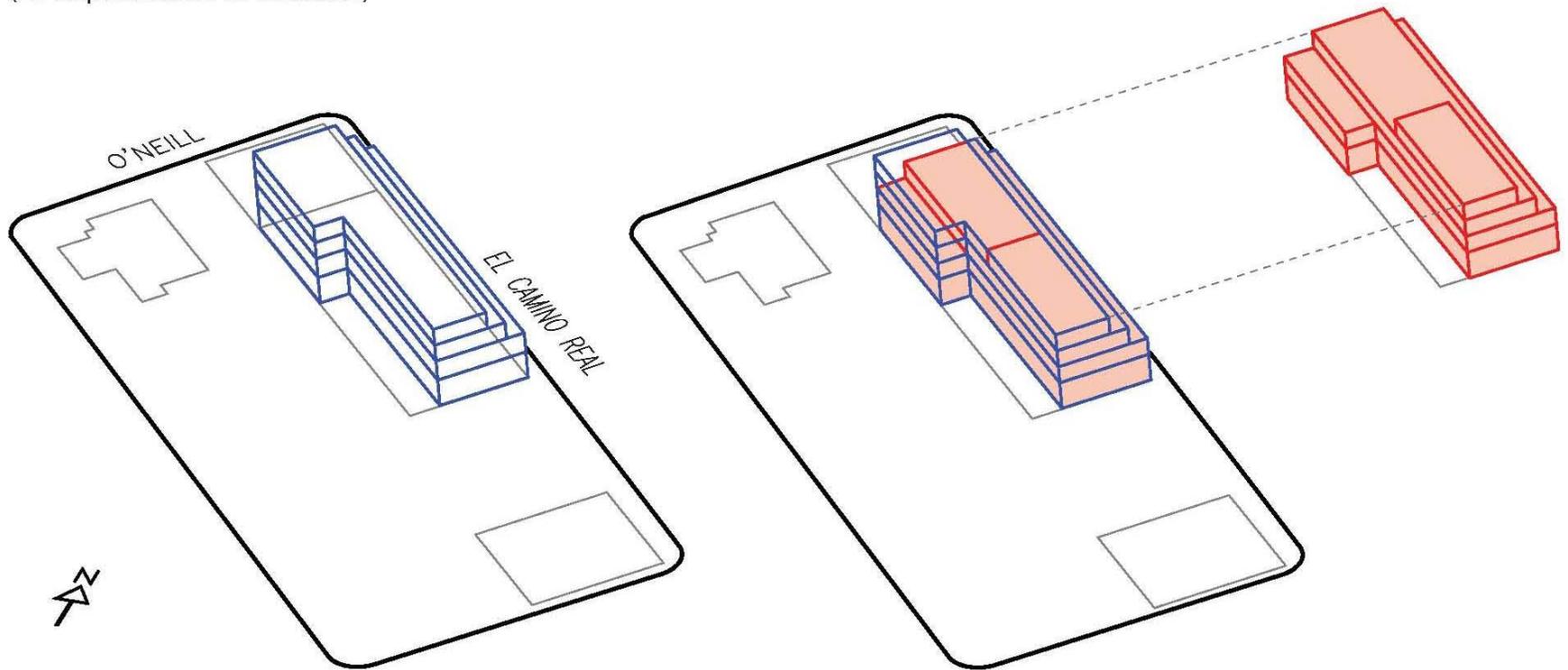


Height = 38' - 43' (3 stories)
FAR = 2.2
Open Space: None at Ground Level
Residential Density = 30 DU/Acre

Approved Project: 2.2 Floor Area Ratio

Floor Area Ratio - Study 1

(1:1 Stepback above 28' Streetwall)



Building Envelope

Building Massing at 2.5 FAR

Height = 48' (4 stories)

FAR = 2.5

Required Open Space = 15%

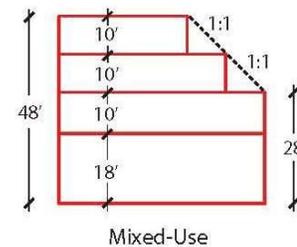
(Maximum Site Coverage = 85%)

Residential Density = 30 DU/Acre

Stepbacks: 28' Maximum Streetwall Height

1:1 step up to 38' (per Specific Plan page 4.16)

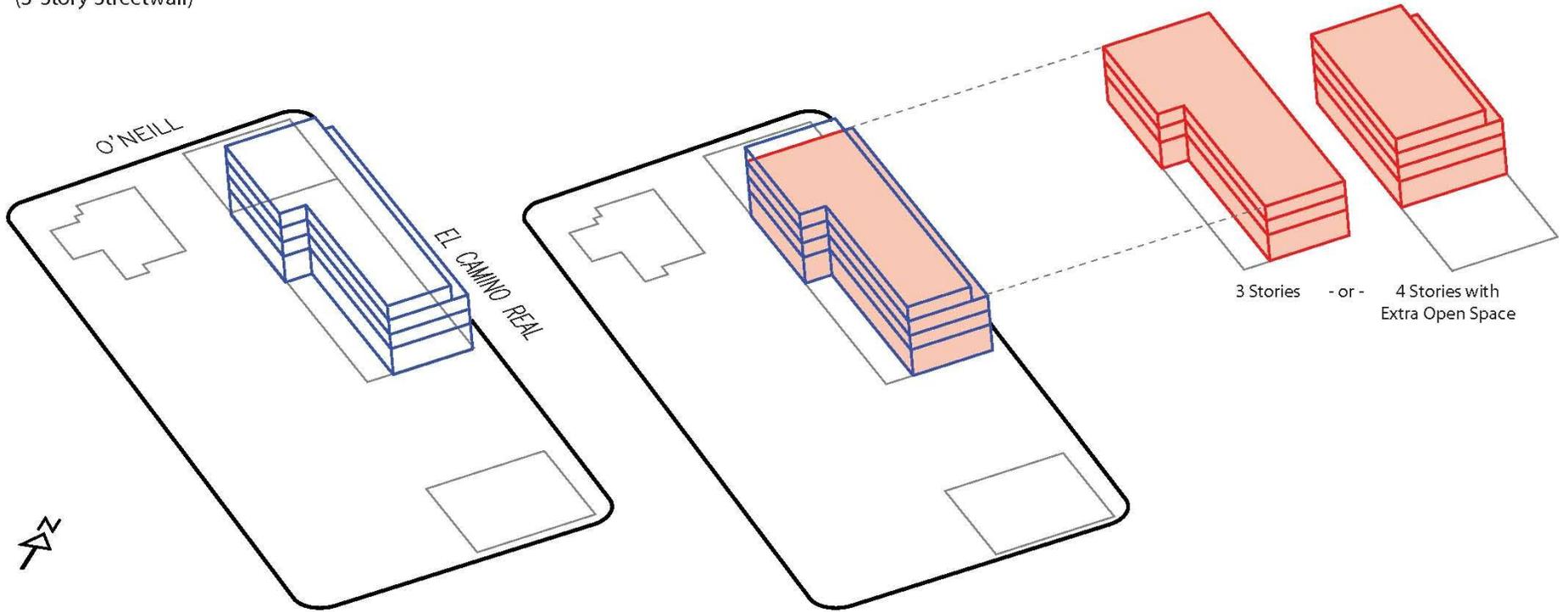
1:1 step up to 48' (per Specific Plan page 4.16)



Option:
2.5 Floor Area Rat

Floor Area Ratio - Study 2

(3-Story Streetwall)



Building Envelope

Building Massing at 2.5 FAR

Height = 48' (4 stories)

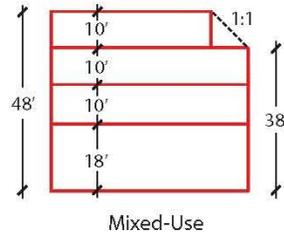
FAR = 2.5

Required Open Space = 15%

(Maximum Site Coverage = 85%)

Residential Density = 30 DU/Acre

Stepbacks: 38' along El Camino Real and Fifth
1:1 step up to 46'



Option:
2.5 Floor Area Ratio

RESIDENTIAL USES

Should residential uses above the ground floor be allowed by right throughout Belmont Village?



RESIDENTIAL DENSITY

Should residential density standards be increased to more than 30 units per acre?

Options:

- **Up to 30 units per acre by right with design review; up to 45 units per acre with CUP**
- **Up to 45 units per acre by right with design review**
- **Up to 2.5 FAR, combined with height limits, allowed with design review. Residential Units per acre does not apply.**

RESIDENTIAL: 45 UNITS PER ACRE



RESIDENTIAL MIXED USE: 46 UNITS PER ACRE



RESIDENTIAL: 39 UNITS PER ACRE



RESIDENTIAL: OVER 45 UNITS PER ACRE



R2 RESIDENTIAL: 10-15 UNITS PER ACRE



Small lot single family or townhomes

LAND USES IN THE V4 AREA

Should zoning be changed to allow residential development on upper floors, and encourage redevelopment of sites with auto repair and industrial businesses?

OR

Should industrial uses and auto repair uses continue to be allowed, and residential allowed only with CUP?

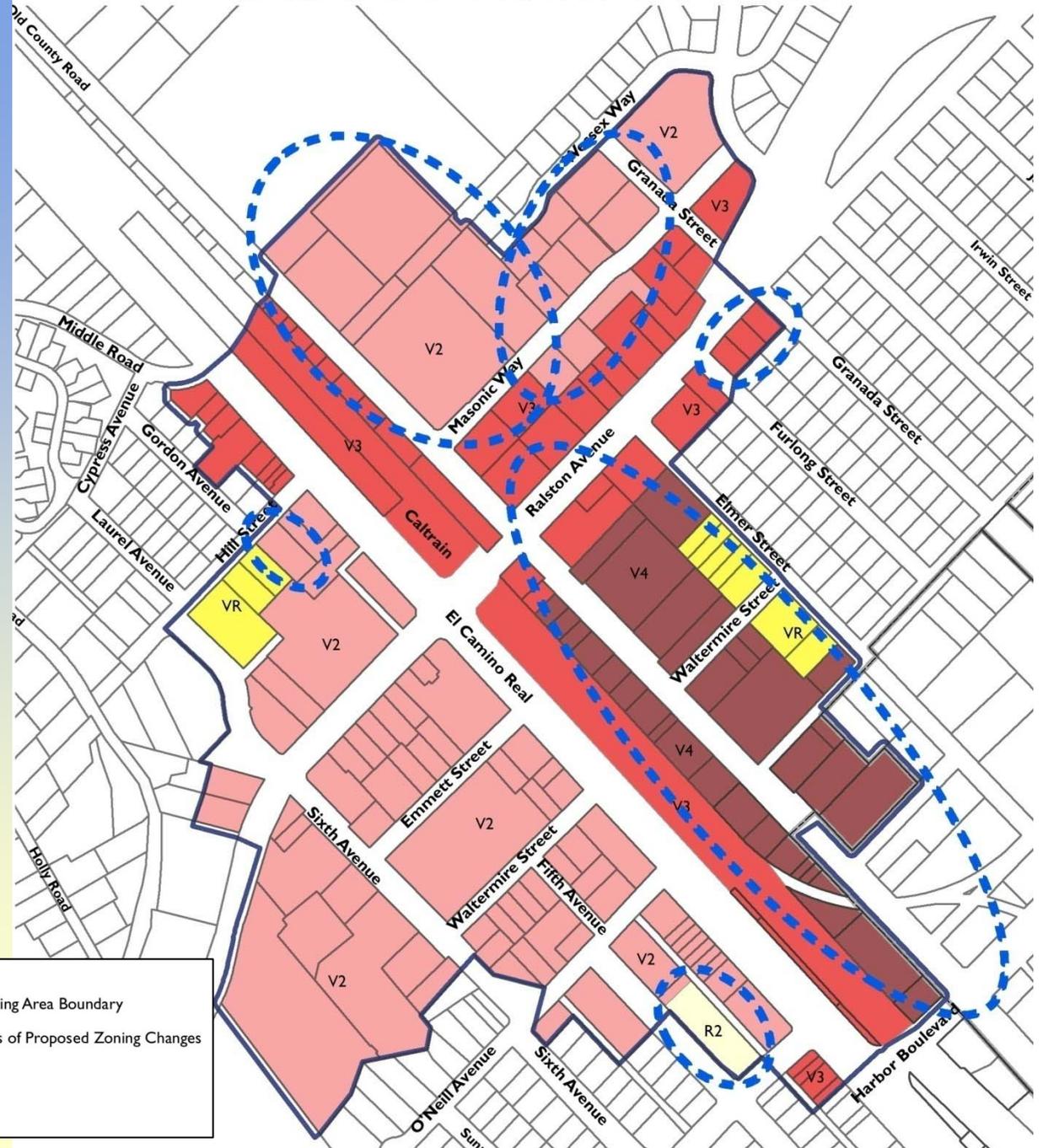
DRAFT FOR DISCUSSION

Areas of Proposed Zoning Changes

Village Zoning

- V2: Village Pedestrian Core
- V3: Village Corridors
- V4: Village Mixed Use Commercial
- VR: Village Residential Mixed Use
- R2: Residential (Duplex, Townhome, Small Lot Single Family)

- Planning Area Boundary
- Areas of Proposed Zoning Changes



V4 – MIXED USE COMMERCIAL



PARKING

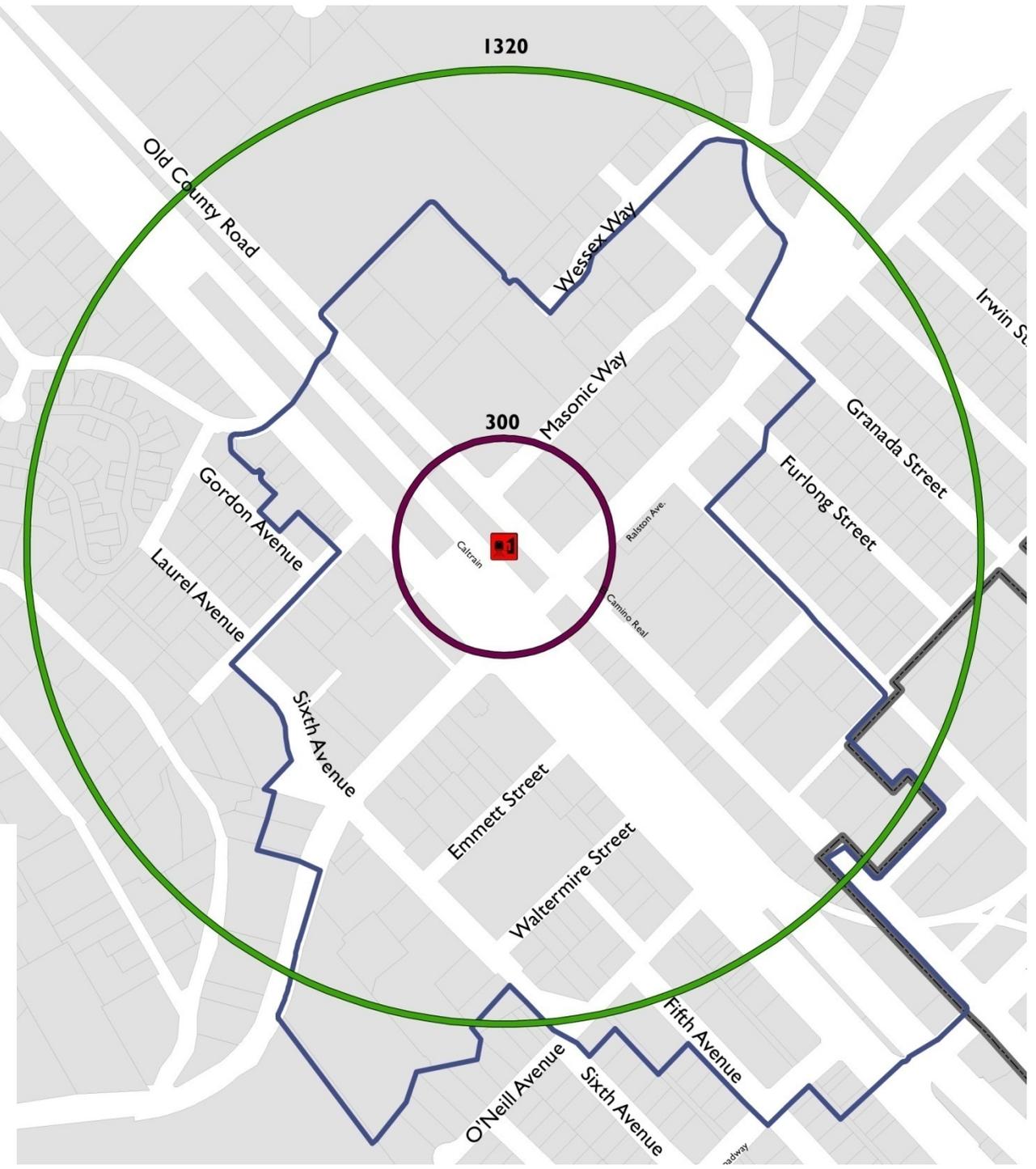
Should off-street parking requirements be reduced in Belmont Village, to reflect the mix of uses and the short walking distance to transit ?

Options:

- 25% reduction within walking distance of the train station (increase from 300 ft to ¼-mile (1320 ft))**
- 15% reduction for all of Belmont Village**
- 20% reduction for all of Belmont Village**

Potential Parking Incentive Area

-  Caltrain Station
-  300 Ft.
-  1320 Ft.
-  Planning Area Boundary
-  City Limits



PARKING DESIGN STANDARDS

- **Underground parking**
- **Hidden parking – behind ground floor uses**
- **Parking garage design**





Rockridge, Oakland



Palo Alto



Burlingame



ENVIRONMENTAL REVIEW PROCESS



MITIGATED NEGATIVE DECLARATION

- **Initial Study**
- **Traffic Impact Analysis**

Initial Study addresses the potential impacts from development of the three target sites in 2020. Topics addressed include:

Aesthetics

Biological Resources

Hazards/ Hazardous Materials

Mineral Resources

Public Services

Utilities/ Service Systems

Agriculture Resources

Cultural Resources

Hydrology / Water Quality

Noise

Recreation

Mandatory Findings of Significance

Air Quality

Geology / Soils

Land Use / Planning

Population / Housing

Transportation / Traffic

PUBLIC REVIEW PROCESS



PROPOSED PUBLIC REVIEW PROCESS

- 1. Community Meeting/Workshop**
- 2. Property Owner Meetings**
- 3. Regional Developers Meeting**
- 4. Planning Commission Study Session**
- 5. City Council Study Session**
- 6. Planning Commission Hearing(s)**
- 7. City Council Hearing(s)**

PROVIDE COMMENTS AND DIRECTION

1. POLICY DISCUSSION ISSUE BY ISSUE

1. FINAL COMMENTS FROM EACH COUNCIL MEMBER AND COMMISSIONER



City Council & Planning Commission Belmont Village Study Session



Firehouse Square



Village Center



Belmont Station

City of Belmont

July 29, 2008