



## **STAFF REPORT**

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RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND A PROFESSIONAL SERVICE AGREEMENT WITH DYETT & BHATIA, GENERAL PLAN CONSULTANTS, FOR COMPLETION OF THE GENERAL PLAN UPDATE (PHASE 1) - LAND USE POLICY AMENDMENTS FOR THE “DOWNTOWN VILLAGE AREAS”, ECONOMIC DEVELOPMENT TARGET SITES, DOWNTOWN SPECIFIC PLAN AREA (DTSP), AND THE GENERAL PLAN UPDATE WORK PLAN

Honorable Mayor and Council Members:

### **Summary/Background**

One of the Community Development Department’s on-going projects on the Council’s Priority Calendar is the comprehensive General Plan Update for the City. A key first component (defined as Phase 1) of this project involves preparation of revised zoning regulations for the “Downtown Village Areas”, Economic Development Target Sites, and the Downtown Specific Plan Area (DTSP). The City Council & Planning Commission recently conducted a successful joint study session (July 29, 2008) to assess policy issues associated with the Phase 1 effort.

By way of background, in October 2007, the City Council approved the initiation of the above-described amendments to the regulatory documents. The City Council further directed that amendments to zoning be considered for the entire length of the El Camino Real and Old County Road corridors. That rezoning effort will be brought forward for consideration separately in Fall 2009.

As the Council is aware, staff is currently working with Dyett & Bhatia, General Plan Consultants, to pursue completion of the Phase 1 tasks. Funding previously allocated to this project is approaching exhaustion and an amended scope of work to complete the balance of the Phase 1 tasks (see attachments) has been prepared.

Along with the updating of land use policy documents for the Economic Development target sites and Downtown Specific Plan, Dyett & Bhatia has been engaged to prepare a work program for updating the General Plan. The final product will be a document that outlines the detailed tasks and data collection required for the General Plan Update. This is the first step in preparing the updated General Plan in its entirety. The scope of work for the *General Plan Update Work Program* has been included with amended scope for the Phase 1 effort (see attachments).

Staff recommends the Council authorize the City Manager to amend the Professional Service Agreement (PSA) with Dyett & Bhatia, consistent with the attached scope of work; a resolution to that effect is attached.

### **Discussion**

As discussed above, the City has a current agreement with Dyett & Bhatia to prepare specific land use policy amendments to the Downtown Specific Plan and Zoning Code. These amendments will recommend allowance of increased building height, greater floor area ratio, and/or residential uses, on a case-by-case basis. A required Conditional Use Permit approved by City Council (with recommendation from the Planning Commission) would be the entitlement conferring such increased development intensity so long as careful site planning and superior design quality is maintained for the individual project(s).

The amendments will be considered for applications within the Economic Development Target sites within the Downtown Specific Plan Area, areas currently zoned R-4 (High Density Residential) and C-1 (Neighborhood Commercial) that are within the Belmont Station area, and along El Camino Real. The full text of the amendments is currently being drafted along with supporting graphics and illustrations. An administrative draft of the zone text amendments & the associated environmental study is expected to be completed in the next 60-90 days. Staff is working towards conducting community outreach & neighborhood meetings, Planning Commission & City Council meetings to review the policy amendments.

### **General Plan Update Work Program**

As discussed above, Dyett & Bhatia is tasked to prepare a work program for updating the balance of the General Plan which will identify the following:

- **Major Areas where the Plan is out of date.** Identify sections and policies that need to be updated to be consistent with City policies or new development that has occurred since the plan was adopted.
- **Major Issues of Community Concern.** Identify sections that need to be updated or added to address major issues of community concern.
- **Future Growth.** Identify potential future growth areas, or areas where development could be intensified, and determine the need for more in depth study in the updated General Plan.
- **Effectiveness of the General Plan.** Identify sections or format that need to be updated to better serve users of the General Plan, including property owners, City staff, the public, and decision makers.
- **Technical Analysis.** Identify any sections of the plan that need to be amended to comply with State or Federal law.
- **Environmental Review Requirements.** Identify technical analysis and scope of work for environmental review for the General Plan Update. Review plans and technical studies relevant to environmental review topics from City, state, and regional agencies. Interview other public agencies if required.

- **Community Input Process.** Identify options for a community input and review process for preparation of the General Plan.

#### Scope of Work for the General Plan Work Program

The General Plan Work Program involves the following tasks. It is expected to be completed over a period of approximately six to nine months.

Task 1: Kick-off, background research, and plan document analysis

Task 2: Data Collection and Field Reconnaissance

Task 3: Community Outreach: Major Issues

Task 4: Issues and Options

Task 5: Public review of General Plan Work Program

Task 6: Draft General Plan Work Program

Task 7: Final General Plan Work Program

#### General Plan/Vision Statement

Approval of this matter is consistent with the General Plan and Vision Statement.

#### Fiscal Impact

The City has budgeted \$50,000.00 in Redevelopment Administration Fund 801-4631-8351, \$35,000.00 in the Low to Moderate Income Housing Fund 822-6101-8341, \$25,000.00 in Belmont General Plan Maintenance Fund 212-6312-3442, and \$20,000.00 in Belmont General Fund account number 101-6201-8341 for purposes of funding the above-described work efforts.

#### Public Contact

This matter was placed on the agenda and posted as required by the California Government Code.

#### Recommendation

Staff seeks Council approval regarding the following:

- I. Adoption of a resolution authorizing the City Manager to amend a Professional Service Agreement with Dyett & Bhatia, General Plan Consultants, for completion of the General Plan Update (Phase 1) - Land Use Policy Amendments for the “Downtown Village Areas”, Economic Development Target Sites, Downtown Specific Plan Area (DTSP), and the General Plan Update Work Plan.

#### Alternatives

- I. The City Council could solicit competitive bids from other consultants.
- II. Take no action.

**Attachments**

- I. Resolution of the City Council of the City of Belmont Authorizing the City Manager to amend the Professional Service Agreement with Dyett & Bhatia, General Plan Consultants, for completion of the Phase 1 Land Use Policy Amendments and the General Plan Update Work Plan.
- II. Dyett & Bhatia Project Description & Scope of Work

Respectfully submitted,

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Carlos de Melo  
Community Development Director

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Jack R. Crist  
City Manager

**Staff Contact:**

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**ATTACHMENT I**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AUTHORIZING THE CITY MANAGER TO AMEND A PROFESSIONAL SERVICE AGREEMENT WITH DYETT & BHATIA, GENERAL PLAN CONSULTANTS, FOR COMPLETION OF THE GENERAL PLAN UPDATE (PHASE 1) - LAND USE POLICY AMENDMENTS FOR THE “DOWNTOWN VILLAGE AREAS”, ECONOMIC DEVELOPMENT TARGET SITES, DOWNTOWN SPECIFIC PLAN AREA (DTSP), AND THE GENERAL PLAN UPDATE WORK PLAN**

**WHEREAS**, the Belmont City Council desires to complete the Phase 1 Land Use Policy Amendments for the “Downtown Village Areas”, Economic Development Target Sites, Downtown Specific Plan Area (DTSP), and the General Plan Update Work Plan for the City of Belmont; and,

**WHEREAS**, Dyett & Bhatia, Urban & Regional Planners, possess required skills and expertise in this area that would be of benefit to the City in its completion of the Phase 1 Land Use Policy Amendments & General Plan Update work program.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Belmont authorizes the City Manager to pursue execution of a professional service agreement with Dyett & Bhatia, Urban & Regional Planners, in an amount not to exceed \$129,553 (one hundred and twenty-nine thousand, five hundred & fifty-three dollars) for technical assistance in association with the Phase 1 Land Use Policy Amendments & General Plan Update work program.

\* \* \* \* \*

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 special meeting thereof held on October 14, 2008 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

## **ATTACHMENT II**

### **Dyett & Bhatia Project Description & Scope of Work**

# Project Description and Scope of Work

## **PHASE 1: BELMONT VILLAGE ZONING AMENDMENTS**

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The goal of the Belmont Planning Documents Update is to amend the City's planning and regulatory documents to be consistent with the City Council's goals for the Downtown area and to support the redevelopment of the three Economic Development Target Sites. The required environmental review will also be completed. Consultants, already under contract to the City, are in the process of writing a new section of the Zoning Ordinance, Village Districts, and amending the Downtown Specific Plan and General Plan. The new zoning will allow greater building intensity, more variety of uses, and superior quality development within the Belmont Village area, while clarifying and simplifying development regulations.

## **PHASE 2: GENERAL PLAN WORK PROGRAM**

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In order to fully understand the scope of Phase 4, the Land Use and Circulation Elements Updates, the consultants will prepare a General Plan Work Program. First, a working paper will be prepared which will summarize the issues and options that need to be addressed within the General Plan update. This will include an evaluation of: the City Belmont General Plan; legal compliance; existing population and socio-economic conditions and trends that will impact future growth; and existing environmental and safety conditions. A community meeting would be held to help define the issues and opportunities. The final work program will detail the scope of work for the entire General Plan which would potentially include the following elements:

- Land Use & Community Design
- Circulation
- Housing
- Belmont Village
- Economic Development
- Public Services & Facilities
- Public Health & Safety (includes noise and seismic safety)
- Open Space & Conservation

## **OPTIONAL TASKS**

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- A. **Project Website.** Since this project's phases extend over a long period of time, a project website would serve as an information clearinghouse. We will design a website on the City's homepage, and prepare information about the planning process and project progress; workshops; access to meeting materials, reports, and graphics on-line; and provide other information gathering forums. The site will also act as a record of the process, providing meeting dates, agendas and notes in a central, accessible location.

**\$10,000**

- B. **Newsletters.** A newsletter is an excellent vehicle for informing the public about the planning process, describing how citizens can participate and presenting schedules, information about community workshops, key issues, plan alternatives, and policy recommendations.

**\$3750 to 4,000 per Newsletter**

- C. **Village Parking Study.** Conduct a detailed parking study of the Belmont Village area, analyzing existing supply, current parking demand based on occupancy rates, future demand based on projected growth, and recommendations for parking improvements and parking management. The study would also include recommendations on parking requirements for new development, use of in-lieu fees, future public parking lots or structures, and general recommendations regarding parking rates.

**\$50,000? (getting a ballpark estimate from Fehr & Peers)**

- D. **Hillside Viewshed Analysis.** Conduct a visual analysis of views from key streets and public spaces to the Belmont Hills. Identify up to five major public streets or spaces, and photograph hillside views from those locations. Draw in outlines of potential future buildings on opportunity sites, at a diagrammatic level of detail showing building height and massing. Use Photoshop or a comparable program to prepare this analysis.

**\$20,000 to 25,000 (\$4000 to \$5000 per view)**

- E. **Illustrated Village Design Guidelines.** Prepare a detailed set of design guidelines for development in Belmont Village. Cover the Different Major Land Uses in the Village: Retail and Restaurant Structures; Mixed Use Buildings (Retail below with residential or office above; Residential Projects; and Parking Structures. Include both two-dimensional graphics, three-dimensional axonometric drawings with labels, and photos.

Cover all types of issues related to: building design, building form, building to street relationships (front setbacks), location and design of parking, ground floor building design, loading and service areas, open space, landscaping, signage, sidewalk width, and streetscape improvements in the public right-of-way to be installed as part of private development projects (street trees, benches, lights, landscaping, trash cans.)

**\$40,000 to \$80,000, depending on level of detail and number of illustrations**

# Phase I: Belmont Village Zoning Amendments

## PHASE I: DETAILED WORK PROGRAM

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All tasks are to be completed by Dyett & Bhatia unless otherwise specified.

### **TASK 1: KICK-OFF, BACKGROUND RESEARCH, AND PLAN DOCUMENT ANALYSIS – COMPLETED**

- A. Kick Off Meeting and Field Tour : *completed*
- B. Review Existing Planning Documents and Identify Items to Update, Revise, or Add: *completed*
- C. Gather Data from City Staff, Other Public Agencies, and Additional Sources: *completed*
- D. Prepare Preliminary Project Description : *completed*

### **TASK 2: CONSULTATION WITH CITY STAFF, CONSULTANTS, AND PROPERTY OWNERS – COMPLETED**

- A. Two Consultation Meetings with City Staff: *completed*
- B. Consultation Meeting with Keyser Marston, and Field Paoli: *completed*
- C. Meeting with Economic Development Subcommittee: *completed*
- D. One Day of Meetings with Key Property Owners to Gather Information: *completed*

### **TASK 2A: BUS TOUR – COMPLETED**

- A. Research Tour Stop Sites: *completed*
- B. Two Meetings with Staff and Consultants to Discuss Tour (one conference call): *completed*
- C. Conduct Tour with Final Tour Booklet: *completed*
- D. One Meeting with City Staff to Review Tour and Next Steps (conference call): *completed*

### **TASK 3: PREPARATION OF RECOMMENDED REVISIONS TO PLANNING DOCUMENTS**

- A. Develop Proposals for Amendments and Updates to Planning Documents: *completed*
- B. Meetings with City Staff and Keyser Marston and Field Paoli to Discuss Proposals: *completed*
- C. Property Owner/Stakeholder Meetings: *completed*
- D. Staff Report for Joint Planning Commission and City Council Study Session: *completed*
- E. Joint Planning Commission and City Council Study Session to Discuss Proposals: *completed*
- F. Community Meeting to Introduce Proposals: *new*
- G. Regional Developers Meeting(s) to Introduce Proposals and Solicit Feedback: *new*
- H. Draft Zoning Text Amendments: *60% complete*
- I. Draft General Plan Amendments

- J. Draft Specific Plan Amendments
- K. Three meetings with City Staff to Discuss Drafts: *two meetings added*
- L. Community Outreach Summary Memo: *new*
- M. Staff Report for Study Sessions: *new*
- N. Planning Commission Study Session: *new*
- O. City Council Study Session: *new*

**TASK 4: IMPACT ANALYSIS**

- A. Background Research: *completed*
- B. Prepare Growth Projections for Impact Analysis: *completed*
- C. Prepare Final Project Description
- D. Meetings with Key City Departments related to key issues and impact analysis
- E. Transportation Impact Analysis (Fehr & Peers): *completed*
- F. Parking Study: *new*
- G. Hydrology Impact Analysis (Civil Engineer), if necessary
- H. Viewshed Analysis: *new*
- I. Analysis of Other Potential Impacts (for example, Land Use, Noise, Geology, Cultural Resources)
- J. Public Meeting (Planning Commission, City Council, or Community Meeting)
- K. Meeting with City Staff to Discuss Public Input and Refinement of Proposals

**TASK 5: PREPARATION OF MITIGATED NEGATIVE DECLARATION AND PUBLIC REVIEW DRAFT DOCUMENTS**

- A. Draft Mitigated Negative Declaration: *70% complete*
- B. Meeting with City Staff to Discuss Draft Mitigated Negative Declaration
- C. Final Mitigated Negative Declaration, reflecting staff comments on the Draft
- D. Public Review Draft Zoning Text Amendments
- E. Public Review Draft General Plan Amendments
- F. Public Review Draft Specific Plan Amendments
- G. Illustrated Design Guidelines: *new*

**TASK 6: PUBLIC HEARINGS AND FINAL DOCUMENTS**

- A. Meeting with City Staff to Review Public Review Draft Documents
- B. Planning Commission Hearing
- C. City Council Hearing
- D. Prepare Adopted Final Documents

## PHASE I: PRODUCTS

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The following deliverables need to be prepared. For each deliverable, a draft will be prepared for staff review, and then a final document will be produced with responses to staff comments incorporated. One electronic copy and two hard copies of each document will be provided. Documents will be in the Microsoft Word format.

### A. Meeting Products

- A.1 Economic Development Subcommittee PowerPoint: *completed*
- A.2 Illustrative Diagrams for Proposals: *completed*
- A.3 Joint Council/Commission Study Session Staff Report and PowerPoint: *completed, new task*
- A.4 Community Meeting Presentation and Materials
- A.5 Regional Developers Meeting Presentation: *new*
- A.6 Council and Commission Study Sessions Staff Reports and Presentation: *new*
- A.7 Council and Commission Hearings Staff Reports and Presentation: *new*

### B. Bus Tour

- B.1 Tour Booklet: *completed*
- B.2 Tour Summary Memo: *completed*

### C. Memo to Initiate Plan Amendments: *completed*

### D. Summary Memo of Public Outreach: *new*

### E. Zoning Ordinance Amendments

### F. Illustrated Design Guidelines: *OPTIONAL*

### G. Amendments to the General Plan

### H. Amendments to the Downtown Specific Plan

### I. Initial Study and a Mitigated Negative Declaration to satisfy CEQA requirements related to the amendments of the General Plan and the Downtown Specific Plan. It is not anticipated at this time that an Environmental Impact Report is required. If it is determined that an EIR is required, then an amendment to the scope of work will be necessary.

- I.1 Traffic Impact Analysis: *completed*
- I.2 Hydrology and Public Services Impact Analysis Related to Creeks and Storm Drainage
- I.3 Viewshed Analysis: *OPTIONAL*
- I.4 Parking Study: *OPTIONAL*

## PHASE I: MEETINGS

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The following meetings will be required:

- A. Kick-Off Meeting and Site Tour with City Staff: *completed*
- B. Two Coordination Meetings with Keyser Marston and Field Paoli regarding Proposed Projects and Appropriate Amendments to the Planning Documents: *completed*
- C. Meeting with Economic Development Subcommittee to Discuss Proposals: *completed*
- D. Two Meetings with City Staff to Discuss Proposals: *completed*
- E. Two Tour Planning Meetings (one conference call): *completed*
- F. Public Tour of Peninsula Development Projects with City Council and Committee Members: *completed*
- G. Tour Re-cap Meeting with City Staff: *completed*
- H. One Day of Meetings with Key Property Owners to Gather Information: *completed*
- I. City Council and/or Planning Commission Meeting to Discuss Proposals: *completed*
- J. Stakeholder Interviews to Discuss Proposals
- K. Three Meetings with Staff to Discuss Drafts: *two meetings added*
- L. Meetings with Key City Departments related to Key Issues and Impact Analysis: Public Works and Transportation, Storm Drainage, Water, and Sewer, Finance, and City Manager's Office
- M. Community Meeting/Workshop to Discuss Proposals
- N. Property Owner Meetings to Discuss Proposals
- O. Regional Developers Meeting to Discuss Proposals: *new*
- P. Two Meetings with City Staff to Discuss Public Input and Impact Analysis
- Q. City Council Study Session to Discuss Drafts: *new*
- R. Planning Commission Study Session to Discuss Drafts: *new*
- S. Planning Commission Hearing
- T. City Council Hearing

## Phase 2: General Plan Work Program

### **PHASE 2: DETAILED WORK PROGRAM**

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#### **TASK 1: KICK-OFF, DATA COLLECTION, AND PLAN DOCUMENT ANALYSIS**

- A. Kick-Off Meeting with City Staff and City Tour
- B. Review Existing General Plan
- C. Gather and Review Other Plans and Studies Relevant to General Plan Topics
- D. Meeting with City Department Heads

#### **TASK 3: COMMUNITY OUTREACH TO IDENTIFY MAJOR ISSUES OF CONCERN**

- A. Stakeholder Interviews to Identify Major Issues
- B. Community Workshop to Identify Major Issues
- C. Planning Commission Meeting to Identify Major Issues

#### **TASK 4: OPPORTUNITIES AND CONSTRAINTS**

- A. Major Areas where the Plan is out of date. Identify sections and policies that need to be updated to be consistent with City policies or new development that has occurred since the plan was adopted.
- B. Major Issues of Community Concern. Identify sections that need to be updated or added to address major issues of community concern.
- C. Future Growth. Review regional growth projections, the City's Housing Element, and other relevant documents to understand growth projections. Review existing City land use to understand growth potential within the City boundaries. Identify any inconsistencies between growth projections and growth potential. Identify potential future growth areas, or areas where development could be intensified, and determine the need for more in depth study in the updated General Plan.
- D. Effectiveness of the General Plan. Identify sections or format that need to be updated to better serve users of the General Plan, including property owners, City staff, the public, and decision makers.
- E. Technical Analysis. Identify any sections of the plan that need to be amended to comply with State or Federal law.
- F. Environmental Review Requirements. Identify technical analysis and scope of work for environmental review for the General Plan Update. Review plans and technical studies relevant to environmental review topics from City, state, and regional agencies. Interview other public agencies if required.
- G. Community Input Process. Identify options for a community input and review process for preparation of the General Plan.
- H. Draft General Plan Work Program Report. Prepare a report outlining the proposed general plan work program and describing issues and options.
- I. Review Draft General Plan Work Program Report with City Staff

- J. Final General Plan Work Program Report. Incorporate changes based on staff comments.

**TASK 6: DRAFT GENERAL PLAN WORK PROGRAM**

- A. City Council Meeting to Review General Plan Work Program Report
- B. Prepare Full Draft General Plan Work Program. Incorporate City Council direction regarding public outreach, level of detail, and all other components.
- C. City Council Meeting to Review Draft General Plan Work Program

**TASK 8: FINAL GENERAL PLAN WORK PROGRAM**

- A. Prepare Final General Plan Work Program based on City staff and City Council comments

**PHASE 2: PRODUCTS**

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The following deliverables need to be prepared. For each deliverable, a draft will be prepared for staff review, and then a final document will be produced with responses to staff comments incorporated. One electronic copy and two hard copies of each document will be provided. Documents will be in the Microsoft Word format.

- A. General Plan Work Program Report
- B. General Plan Work Program
- C. Meeting Materials and Presentations

**PHASE 2: MEETINGS**

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The following meetings will be required:

- A. Kick-Off Meeting and City Tour with City Staff
- B. One Day of Meetings with Key City Departments
- C. Interviews with Key Stakeholders
- D. City Staff Meetings to Discuss Draft Opportunities and Constraints Working Paper
- E. City Staff Meeting to Discuss General Plan Work Program Outline
- F. City Council Meeting to Discuss Draft General Plan Work Program Report
- G. City Staff Meeting to Discuss Draft General Plan Work Program
- H. City Council Meeting to Discuss Draft General Plan Work Program

City of Belmont: Planning Document Update - Village Zoning								
BUDGET BY TASK								
		Task 3	Task 4	Task 5	Task 6			Total
	Hourly Rate	Zoning, GP and SP Text Amendments - Completion	Impact Analysis - Completion	Mitigated Neg Dec and Public Review Draft Documents	Public Hearings and Final Documents			
<b>Dyett &amp; Bhatia</b>								
Leslie Gould, Principal	\$185	20,720	4,070	6,660	5,180	0	0	\$36,630
Michael Dyett, Principal	\$195	0	0	0	0	0	0	\$-
Kelene Strain, Environmental Planner	\$110	0	0	0	0	0	0	\$-
Planners/Urban Designers	\$90	19,800	3,600	9,720	6,480	0	0	\$39,600
GIS/Computer Modeling/Graphics	\$95.0	0	0	0	0	0	0	\$-
Project Associate/Support	\$65	1,300	0	2,600	2,600	0	0	\$6,500
Direct Costs		200	200	300	200	0	0	\$900
	<i>Sub-Total</i>	\$42,020	\$7,870	\$19,280	\$14,460	\$-	\$-	\$83,630
<b>Fehr &amp; Peers</b>								
Chris Mitchell, Associate	\$150	0	0	0	150	0		\$150
Colin Burgett, Senior Planner	\$145	0	0	0	1,160	0		\$1,160
Transportation Engineer	\$130	0	0	0	0	0		\$-
Graphics	\$110	0	0	0	220	0		\$220
Admin / Support	\$85	0	0	0	85	0		\$85
Direct Costs					125			\$125
	<i>Sub-Total</i>	\$-	\$-	\$-	\$1,740	\$-	\$-	\$1,740
<b>Civil Engineer</b>								
Principal	\$150	0	2,250	750	0	0	0	\$3,000
Associate	\$85	0	0	0	0	0	0	\$-
Draftsperson	\$65	0	0	0	0	0	0	\$-
Direct Costs								\$-
	<i>Sub-Total</i>	\$-	\$2,250	\$750	\$-	\$-	\$-	\$3,000
<b>Subtotal</b>								
		\$42,020	\$10,120	\$20,030	\$16,200	\$0	\$0	\$88,370
<b>Less Budget Remaining In Current Contract</b>								\$11,307
<b>TOTAL</b>								\$77,063

City of Belmont: Planning Document Update - Village Zoning							
HOURS BY TASK							
	Task 3	Task 4	Task 5	Task 6			Total
	Zoning, GP and SP Text Amendments - Completion	Impact Analysis - Completion	Mitigated Neg Dec and Public Review Draft Documents	Public Hearings and Final Documents			
<b>Dyett &amp; Bhatia</b>							
Leslie Gould, Principal	112	22	36	28			198
Michael Dyett, Principal							0
Kelene Strain, Environmental Planner							0
Planners/Urban Designers	220	40	108	72			440
GIS/Computer Modeling/Graphics							0
Project Associate/Support	20		40	40			100
Sub-Total	352	62	184	140	0	0	738
<b>Fehr &amp; Peers</b>							
Chris Mitchell, Associate				1			1
Colin Burgett, Senior Planner				8			8
Transportation Engineer				-			0
Graphics				2			2
Admin/Support				1			1
Sub-Total	0	0	0	12	0		12
<b>Civil Engineer</b>							
Principal		15	5	-	-		20
Associate							0
Draftsperson							0
Sub-Total	0	15	5	0	0	0	20
<b>TOTAL HOURS</b>	<b>352</b>	<b>77</b>	<b>189</b>	<b>152</b>	<b>0</b>	<b>0</b>	<b>770</b>

City of Belmont: General Plan Update Work Program								
BUDGET BY TASK								
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	
	Hourly Rate	Background Research and Document Analysis	Data Collection & Field Work	Community Outreach	Research Issues & Options	Public Review	Final Work Program	Total
<b>Dyett &amp; Bhatia</b>								
Leslie Gould, Director of Planning	\$185	2,960	3,700	6,660	4,440	2,960	4,440	\$25,160
Planners/Urban Designers	\$90	2,160	2,880	3,240	8,100	1,440	2,880	\$20,700
GIS/Computer Modeling/Graphics	\$95.0	0	0	2,280	0	760	760	\$3,800
Project Associate/Support	\$65	260	260	0	520	520	520	\$2,080
Direct Costs		100	100	250	100	100	100	\$750
<b>Subtotal</b>		\$5,480	\$6,940	\$12,430	\$13,160	\$5,780	\$8,700	\$52,490
<b>TOTAL</b>								
								<b>\$52,490</b>

City of Belmont: General Plan Update Work Program							
<b>HOURS BY TASK</b>							
	<i>Task 1</i>	<i>Task 2</i>	<i>Task 3</i>	<i>Task 4</i>	<i>Task 5</i>	<i>Task 6</i>	<b>Total</b>
	<i>Background Research and Document Analysis</i>	<i>Data Collection &amp; Field Work</i>	<i>Community Outreach</i>	<i>Research Issues &amp; Options</i>	<i>Public Review</i>	<i>Final Work Program</i>	
<b>Dyett &amp; Bhatia</b>							
Leslie Gould, Director of Planning	16	20	36	24	16	24	136
Planners/Urban Designers	24	32	36	90	16	32	230
GIS/Computer Modeling/Graphics			24		8	8	40
Project Associate/Support	4	4		8	8	8	32
<b>TOTAL HOURS</b>	<b>44</b>	<b>56</b>	<b>96</b>	<b>122</b>	<b>48</b>	<b>72</b>	<b>438</b>