

## GENERAL PLAN SUMMARY

The following recommendations represent the major policies and proposals of the Belvedere General Plan.

### A. LAND USE

1. Significant new development is discouraged. Building is permitted only on existing legal lots of record or new lots of legal size for the residential zone in which they lie.
2. Residential densities shall be controlled to preserve the character of Belvedere. The two single family zones -- R-15, requiring 15,000 sq. ft. of lot area per unit, and R-1, requiring 7,500 square feet of lot area per unit -- are retained.
3. New construction is to be in harmony with existing development. To ensure reasonable intensity of lot use, ensure high environmental quality, and maintain the density and character of the neighborhoods, the City has design review standards in addition to controls on height, bulk, floor areas, and setbacks.
4. The circulation system is to be retained essentially as is, with no improvements planned beyond those needed to remove safety hazards.
5. Opportunities to expand the supply of moderate income housing in response to needs of the current population are to be explored and implemented. A site adjoining the Christian Science Church on San Rafael Avenue was developed in 1988 into 11 units of senior citizen/handicapped moderate income housing. Whether or not to permit additional second units, above the original 50 units allowed, is a decision for the City Council.
6. The open water surrounding Belvedere is to be kept open in perpetuity. In 1984 the City adopted the Richardson Bay Special Area Plan, along with the other three cities and the County of Marin which adjoin the Bay. This Plan provides for a vessel-sewage no-discharge area to be created in Richardson Bay, and for changes to the anchorage regulations in the Bay and in Belvedere Cove which will help to eliminate the random anchoring of boats throughout the Bay. The City incorporates the policies of the Richardson Bay Special Area Plan (RBSAP) into this General Plan.

7. A desirable feature of every Belvedere home should be usable outdoor open space. Minimum usable outdoor living space standards were incorporated into zoning and building regulations for the multi-family zones. .
8. Views of the Bay, San Francisco, and the mountains are to be retained wherever possible. The Zoning Ordinance includes the provisions for the dedication of a view site or easement.
9. Present density standards (and existing densities) are as follows:
  - a. R-1 zones: 2.5 to 5 dwelling units per gross acre.  
6.75 to 13.5 persons per acre.  
The total floor area permitted, without an Exception, is 50% of the lot size in the R-1C (Corinthian Island) and R-1L (Lagoon Area) zones and 40% of the lot size in the R-1W (West Shore Road) zone.
  - b. R-15 zone: 1 to 2.5 dwelling units per gross acre.  
2.7 to 6.75 persons per acre.  
(Small lots in this zone raise the current density range to 1-3.0 d.u. per gross acre.) The total floor area permitted, without an Exception, is 33% of the lot size, except for the above-average sized lots.
  - c. R-2 zone: 5 to 14.5 dwelling units per gross acre.  
13.5 to 39 persons per acre.
  - d. R-3/R-3C zones: 5 to 20 dwelling units per gross acre.  
13.5 to 54 persons per acre.
  - e. R-3/SC-H overlay: Same as R-3, except density may be increased upon Planning Commission's findings of benefit to the community and lack of environmental impact.
  - f. C-1 Floor Area Ratio not in excess of 1:1.  
Not over 50% of lot covered.  
Minimum lot of 5,000 square feet.
10. Based on the seismic and geologic study in which the City participated with the County in 1975, additional regulations have been added to the City's code requir-

ing special geologic studies prior to any development of sites in hazard areas. Further studies may also show some small areas within existing residential zones which should not be developed for reasons of safety.

11. Definition and relocation of the City limit lines between Belvedere and Tiburon has been under discussion with the intent to solve the remaining problems. Concerns include the line through the Boardwalk Shopping Center, and resolution of the boundary of the Corinthian Yacht Club which has its clubhouse in Belvedere and its berths and parking area in Tiburon.
12. Opportunities to provide additional recreational facilities in Belvedere should be explored and encouraged. In particular, the existing lane and path system was surveyed in a 1986 study. (See Circulation Element).
13. A study of all remaining properties capable of being subdivided under present regulations should be undertaken with an analysis of the potential for additional development, geologic hazards, environmental impact, and other factors. If necessary, the zoning regulations and Subdivision Ordinance should be amended to change the conditions under which existing large lots may be divided.
14. Due to the close proximity of many homes in the Lagoon area, and the issues of privacy which this raises, consideration should be given to determining the feasibility of restricting the amount of second story building which can occur on each lot in the Lagoon area.
15. The City should periodically review its Zoning and Design Review Ordinances to determine if revisions are warranted, and to give the Planning Commission and City Council more current standards by which to review proposed building projects.

## B. CIRCULATION

1. City policy to keep the present road network intact, as shown on the Circulation Map, should be continued. The City should conduct traffic studies as needed to address safety considerations for all of Belvedere's streets. Improvements to streets should be designed to improve the safety, sight distance, and parking conditions of the streets rather than to increase their capacity. Pedestrian circulation and safety should be an important consideration in determining what street

improvements are made. Sidewalks should be encouraged.

2. Traffic generated by construction activities, tourists, and special events (such as Opening Day, fireworks displays in the Bay, etc.) should be discouraged from using Belvedere's street system. Alternatives for construction traffic should be studied, and specific regulations about such traffic and the parking of construction vehicles should be implemented.
3. As required by ordinance, off-street parking is to be created and maintained through the planning approval. The City shall encourage residents to provide additional off-street parking and shall require that the parking requirements of the Zoning Ordinance are met. Further, the City should require that the off-street parking spaces be continuously available for the parking of cars and not used for non-parking use, such as storage or workshop space. Tandem parking (end-to-end spaces) shall not be considered to fulfill the requirements for more than one of the required parking spaces. The City shall also encourage the creation of additional on-street parking where it is possible to do so, either within the right-of-way or partially on private properties.
4. Alternatives to the use of private cars should be explored jointly with Tiburon and/or the County for feasibility in Belvedere. The purpose would be to serve intra-city and intra-Tiburon Peninsula transit needs, including pickup and drop off at key transit exchange points such as the ferry and Alto Wye. The development of a local taxi system for the Tiburon Peninsula should be encouraged.
5. The pedestrian system of lanes and paths should be upgraded. Belvedere Way has been improved to provide for safe pedestrian use and should be further improved to make the Grade available for vehicular use during emergencies.
6. The City should maintain all roads within the existing system in full service condition. If roads are damaged by slides or other disasters, they should be restored to full service as soon as possible. Two means of ingress and egress should be provided for every residence, except for very short cul-de-sacs.

#### C. HOUSING

1. The City shall maintain a reasonable rental stock,

recognizing the need for such units to accommodate those preferring to rent or those unable to purchase homes in Belvedere.

2. The City shall make available information regarding City, County, State and Federal housing programs and advise and assist low and moderate income elderly living alone and elderly on fixed incomes having difficulty continuing to own and maintain their homes.
3. The City shall seek to maintain and expand the supply of affordable housing for low- and moderate-income persons.
4. The City shall assist in the provision of housing for public employees.
5. The City shall provide financial assistance where possible through City budget allocations, fee waivers, or cooperation with private fund raising activities to expand housing opportunities in Belvedere and the neighboring housing market areas.
6. The City shall encourage the incorporation of energy efficient systems in all housing to help reduce overall operating costs and to conserve energy.
7. The City shall encourage and support development proposals which provide new housing for low and moderate income households.
8. The City shall support fair housing practices and shall encourage housing opportunities for all persons to purchase or rent adequate housing, regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.

D. OPEN SPACE

1. Views are to be preserved.
2. Open space should be secured by a variety of means, including purchase, dedication of land, development rights, and view easements or view corridors. Provisions for dedication were incorporated as part of Zoning Ordinance revisions.
3. Encroachment on open water should be limited to public trust purposes. At present, open water is protected by a combination of public ownership, Audubon Society and yacht club ownerships, recreation zoning, and Army Corps of Engineers and Bay Conservation and Development

Commission (BCDC) jurisdiction. BCDC's San Francisco Bay Plan imposes such stringent limitations that it is unlikely development would be permitted on the few privately held open water lots. Additionally, the Richardson Bay Special Area Plan, adopted by the City in 1985, recommends against any development of open water areas. Zoning should be provided for these areas.

4. The scenic qualities of major circulation routes within the city should be enhanced.
5. All public and private actions that significantly affect the quality of the environment will be reviewed in accordance with the unique characteristics of each proposed action and each potential location under the specific mandatory procedures adopted. The responsibility for this review is delegated to the Planning Commission.

As mentioned in the Land Use Element policy section, considerations of view, of compatibility with the surrounding environment, and of intensity of site use are factors to be reviewed.

6. Areas prone to geologic hazards should be closely regulated, field investigation of hazards prior to development should be required, and the City should consider dedication of land as open space for safety reasons. However, liability and insurance considerations may limit the City's ability to accept dedication of such properties or to permit their development.
7. The City should continue to cooperate with the Town of Tiburon in preserving open space in Tiburon which has a major visual impact on the views of residents of Belvedere. Further, efforts should be made to work with other neighboring communities in their efforts to preserve open areas which are visible from Belvedere. The City of Belvedere should preserve open space visible from neighboring communities.

#### E. ENVIRONMENTAL HAZARDS

1. Expand public awareness of environmental hazards by actively advising citizens of the availability of local area hazard studies, sources of hazard information, and existing public services.
2. Continue to support scientific geologic investigations to refine, enlarge and improve the knowledge about active fault zones, areas of instability, severe ground

- shaking and similar hazards in Belvedere.
3. Construction shall be located and designed to avoid or minimize the hazards from earthquake, erosion, landslides, floods, and fire.
  4. In the areas identified as subject to ground-shaking, the development of structures for human habitation, including residential and commercial uses, shall incorporate engineering measures to mitigate against risk to life safety, at least to the extent provided by the current Uniform Building Code adopted by the City of Belvedere.
  5. Applications for developments or additions proposed to be sited on landslide deposits, non-engineered fill, or bay mud shall be accompanied by a geotechnical engineering investigation satisfactory to the Belvedere City Engineer directed to the problem of ground shaking and ground failure. The engineering geologist and civil engineer shall submit recommendations regarding site development, structural engineering, and drainage.
  6. Projects proposed for slopes rated 3 or 4 in stability classification (on maps prepared by the California Division of Mines and Geology) shall be evaluated for stability prior to consideration of site design or use. The evaluation shall include the structural foundation engineering of the actual site and shall include possible impact of the project on adjacent lands. Where, in the course of land development review, it is determined by the Belvedere City Engineer to be necessary, this evaluation shall also apply to remodeling and/or additions on existing single family lots.
  7. In projects where such evaluations indicate that state-of-the-art measures can correct instability, the City should require that the foundation and earth work be supervised and certified by a geotechnical engineer, and where deemed necessary, by an engineering geologist.
  8. Known landslides and landslide-prone deposits on steep slopes should not be used for development except where engineering and geologic site investigations indicate such sites are stable or can be made stable providing appropriate mitigating measures are taken. In such cases, it must be shown to the satisfaction of the City that the risk to persons or property or public liability can be minimized to a degree acceptable to the City.
  9. Filled land which is underlain by compressible

materials (bay mud, marsh, slough) should receive special attention during site planning. Soils investigations should include borings and sufficient examination to determine the location of former sloughs and other factors which would accentuate differential settlement. And, the investigation should delineate those areas where settlement will be greatest, subsidence will occur, etc., and should recommend the site preparation techniques which could be employed to preclude hazard.

10. The Fire Protection District and City's program of lot cleanup should be stepped up. The program works as follows: the owner is informed his property constitutes a fire hazard and is given a time limit to clean it up. If he fails to do so, the City cleans up the lot and assesses the owner.
11. The Planning Commission, with input from the Building Inspector and Fire Marshal, should periodically review the building code to ensure maximum reasonable fire hazard protection.
12. All plans for development of vacant sites and major remodeling shall be referred to the Fire Marshal at the Tiburon Fire Protection District for review and recommendations.
13. To assure emergency and public service vehicular access in places where 10 foot road width is critical, vehicles which overhang those limits shall be cited for parking violations.

#### F. NOISE

1. Belvedere shall develop a comprehensive Noise Ordinance regulating the hours and days of construction activity, limiting the use of yard/garden and construction equipment which generates significant noise, and regulating amplified sound systems used outdoors, and other noise sources considered objectionable by the community.