

# GENERAL PLAN

JANUARY 1994



CITY OF  
BELVEDERE

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GENERAL PLAN

January 1994

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## I. INTRODUCTION AND GENERAL OBJECTIVE

The Belvedere General Plan provides the City with an integrated guide to decision making now and in the future. It seeks to deal with matters important to the City as it approaches full development, at levels appropriate to community concerns.

The plan recognizes that Belvedere is part of the Tiburon Peninsula, Richardson Bay communities, and Marin County. It identifies areas where cooperation and participation can assist the City in achieving its own objectives.

Major policy recommendations from the 1988 Belvedere General Plan are included where they are relevant to current needs. Since there is almost no vacant land, it may appear that change occurs very slowly in Belvedere. But changes in the ways residents use and desire to use their properties alter the fabric of the community, and increasing economic pressures have resulted in subtle changes to the character of the City. Further, significant changes to municipal financial conditions caused by the passage of Proposition 13 in 1978 and by later, similar legislation have altered the City's capital improvement programs and redirected some City goals. Passage of special tax override measures by the residents of Belvedere have permitted the City to reinstate street and drainage repair programs.

It is the overall objective of the Belvedere General Plan to preserve the character of Belvedere, to monitor development, and to insure that new construction, renovation, and remodeling does not damage the sensitive environment and stress the limited infrastructure of the City of Belvedere.

The Belvedere General Plan is designed for a five-year target period with provision for review at the end of that period to insure that the City's goals reflect the needs and desires of the community.