

VEN. TIMES

Belmont 3/4/84

The Planning Commission will meet Tuesday at 7:30 p.m. in the City Council chambers, 1365 Fifth Ave. The commission will discuss modifications proposed for the residential portion of the Creekside project, proposed for land on Sixth Avenue near Twin Pines Park. The commission also will discuss the work of the ad hoc committee established to discuss the proposed view preservation ordinance, designed to protect citizens' views from being blocked by trees.

The Parks and Recreation Commission will meet at 7:30 p.m. Wednesday in the Manor House at Twin Pines Park. The commission will discuss the acquisition of school athletic fields and estimates for the city park planned for the Island Park mixed-use development proposed for land east of the Bayshore Freeway.

VEN. TIMES 3/11/84 **Belmont**

The City Council will meet at 8 p.m. Tuesday in the council chambers in City Hall, 1365 Fifth Ave. The council will discuss establishing time limits for parking on Sixth Avenue and the proposed annexation of land on Ralston Avenue near Christian Drive. There also will be a report on the applications for the storm drain task force.

VEN. TIMES

Belmont 4/1/84

The Planning Commission and City Council will meet in a joint session at 7 p.m. Tuesday in the City Council chambers in City Hall, 1365 Fifth Ave. The two entities will hold a general discussion on important developments planned for the remainder of the year.

At 8 p.m. Tuesday the Planning Commission will discuss its decision not to establish an institution zone but instead rezone certain city institutions to planned unit developments.

The trustees of the Belmont School District will meet at 8 p.m. Monday at Nesbit Elementary School, 500 Biddulph Way, to hear a report from the Mobile Oil Corp. regarding its proposal for the district's Redwood Shores school site.

VEN. TIMES 4/29/84 **Belmont**

The Planning Commission will meet at 7:30 p.m. Monday to hold a continued public hearing to consider changing the land use designation of the McDougal School site from public uses to private institution and to discuss alternatives for improving the availability of on-street parking downtown. The meeting will be held in the City Council chambers in City Hall, 1365 Fifth Ave.

VEN. TIMES

Belmont 3/18/84

The Planning Commission will meet at 8 p.m. Tuesday in the council chambers in City Hall, 1365 Fifth Ave. The commission will hold three public hearings. The first will be on a request for a conditional use permit for off-site parking for an office building at 540 Ralston Ave. One will be for a minor subdivision to combine two parcels at 513 Mountain View Ave. And one will be for a conditional use permit for the addition of a second unit at 1712 Fernwood Way. The commission also will discuss the master grading plan for the Creekside development proposed for 1070 Sixth Ave. and the view preservation ordinance.

The board of trustees of the Belmont School District will meet at 8 p.m. Monday to discuss contract negotiations with the Belmont Faculty Association, the report of the quality education committee and a proposal to participate in the teacher-mentor program.

The board of directors of the Belmont County Water District will meet at 7:30 p.m. Thursday in the board room at 1513 Folger Drive. An agenda for the meeting has not been established.

Belmont plans rezoning

Pen. Times 4/18/84
BELMONT — City planners agreed Tuesday to begin rezoning the grounds at churches, community centers, private schools, colleges and psychiatric centers.

All of the properties will be rezoned for planned unit development, thereby giving the city tighter controls over any new construction at the institutions in future years.

Two weeks ago the Planning Commission killed a long-debated plan to establish Institutional Zones at the institutions after the city's legal staff warned that the plan could prompt lawsuits, especially from the larger institutions, against the city.

Deputy City Attorney Steve Carpol said the building controls sought by the city could be achieved through existing statutes, such as the provi-

sion setting zoning for planned unit developments.

Planning Commissioner Jon Stuebbe suggested Tuesday that the commission "get on with it" and redesignate the properties as planned unit developments.

The commissioners voted unanimously to instruct staff to prepare the documents for the rezoning.

In other business:

- Commissioner Joseph Hannauer said an ad hoc committee has drafted a new views preservation ordinance that will be reviewed by legal staff.

- The commission approved a master grading plan for an office building at 800 El Camino Real.

- The commission approved a remodeling plan for a retail business at 516 El Camino Real.

First OK for secondary unit

Pen. Times 3/12/84
The Belmont Planning Commission Tuesday recommended approval of a so-called mother-in-law apartment to be added to a single-family home on Fernwood Way.

The unit is the first the commission has approved since secondary units became legal in October.

Like many other city councils on the Peninsula, the Belmont City Council decided to allow second units added to single-family homes in order to encourage the development of more housing.

Belmont planners preparing major

By Julie Dart

Times Tribune staff

Pen. Times 4/4/84
More than a dozen hospitals, schools and other institutions in the city will be rezoned by the Belmont Planning Commission so it can consider development proposals for the sites individually.

In addition, Commissioner Joseph Hannauer said a committee has drafted a plan to handle grievances of residents who claim their neighbors' trees block the view

from their homes.

Acting on a recommendation from City Planner Jerome Podesta, the commission Tuesday voted to designate institutions such as the Peninsula Jewish Community Center, College of Notre Dame and the Belmont Hills Psychiatric Center as "planned development" zones.

The new designation gives the city more control over development of the sites. For example, the city can require developers to plan for elements such as traffic flow,

open space and parking on the sites. The commission can approve or disapprove the proposed uses, Deputy City Attorney Steven Carpol said.

Commissioner Jon Stuebbe called the solution "the cleanest handling" of an issue that arose last October, when neighbors of the Belmont Hills Psychiatric Center complained about potential traffic congestion should a proposed expansion proceed. The City Council adopted an ordinance delaying

rezoning ordinance

the expansion until next October.

Stuebbe said the planned development zoning would give the commission control over any proposed use of the sites, while informing developers of the requirements for approval.

The only site recommended for a different designation was McDougal School, currently zoned for public school use only, on which a school for dyslexic children holds a lease option. The commission voted to designate it an "A," or

transitional zone. A planned development "overlay" would allow the private school to use the site under the same terms as for the other institutions.

Podesta said he and his staff will draw up an ordinance making the zoning changes. The commission will review the changes for McDougal School next Tuesday and the others by April 17. The commission will hold a hearing to solicit

public opinion on the changes, he said.

Hannauer also told his colleagues he has completed the final draft of an ordinance to preserve the scenic views from many Belmont homes.

Hannauer refused to divulge the content of the measure, aimed at residents whose trees block their neighbors' views. He said he would give copies to other members of a committee that has been debating the issue, and will hold a "final meeting" with them next week.

The issue has occupied the commission since late last year, when the City Council rejected a commission ordinance allowing the city to trim or remove trees that obstructed views of other residents.

Belmont OKs office building

Commission clears way for Ralston Avenue project

By Phyllis Brown

Times Tribune staff

Pen. Times 4/18/84
The Belmont Planning Commission Tuesday amended the land use designations of two adjacent lots at 540 and 544 Ralston Avenue near Old County Road to permit construction of a 10,800-square-foot office building.

An earlier Planning Commission in 1977 had approved construction of the two-story building, but it was never built. A new owner, Raymond Trudell, plans to construct the same building on the site. The building plans therefore require no further approval.

The land use designation for the site is for high-density housing. The landowner asked that it be changed to highway commercial to allow construction of the offices.

The commission voted unanimously to make the revision after finding that the earlier Planning Commission probably had intended to do so but didn't because of a map-reading error.

The commission then moved to change the land use designation of the adjacent parcels (at 590, 572, 566, 562 and 542 Ralston Ave.) to highway commercial as well.

The nearby parcels are developed either as single-family or multiple-family housing. Their uses will not change unless their owners

Warehouse plan denied in Belmont

S.M. TIMES 4/18/84
BELMONT — The Planning Commission refused Tuesday to approve plans for a warehouse next to Alexander Park.

"The one thing we don't need more of are warehouses," said Commissioner Dallas Knudsen. "The project is too close to a residential area."

Homeowners in the Sterling Downs neighborhood want the city to buy the lot at 513 Mountain View Ave. and add it to the park, said Bret Barton, a neighborhood spokesman. "The best use of this land is to expand the park," he said.

Commission Chairman Densel Lawhern said he is disturbed that commercial and light industrial buildings have been spreading into the Sterling Downs neighborhood from Old County Road for several years.

The commissioners went along with Lawhern's suggestion that the warehouse proposal be referred to the Park and Recreation Commission to consider buying the land for Alexander Park. If the city can't buy it, Lawhern said, the commission can give input on how to design the warehouse project to be compatible with the park.

Discovery of bone stops excavation

S.M. TIMES 5/15/84
 By ALAN QUALE
 Times Staff Writer

BELMONT — Excavation for a \$6 million office building has ground to a halt following the discovery of what might be an Indian thigh bone on the formerly wooded site.

"All work has stopped," said City Planning Director Jerry Podesta, referring to the Creekside Office Building project, a three-story structure that's proposed for two acres near the intersection of Emmett and Sixth avenues.

A State agency called the Native American Heritage Commission is looking into the findings.

The developer, Ben Kong, president of Fambco Investment Corp., said workers bored 20 holes into the ground Monday to see if there were any other bones and "we found no other bones at all."

Native American groups have demanded, in recent years, that construction projects sometimes be stopped on sites where ancient Indian burial grounds or other artifacts were discovered. The Native American Heritage Commission was set up to mediate in such situations.

Kong said workers will make additional borings today.

When asked if the matter has been resolved, Kong replied "not really."

Kong has long planned to proceed with his Creekside project and excavation was started only recently with the clearing of several large trees and an old home from the site.

The proposed office building will include a parking lot for 157 autos, according to plans approved by the city Planning Commission. The development will also provide a new entrance into adjacent Twin Pines park.

Loretta Allen, executive director of the Native American Heritage Commission, was not available for comment this morning.

Belmont approves office construction on Indian burial site

By Phyllis Brown
 Times Tribune staff

5/16/84
 The city of Belmont approved development of what will be the largest office building downtown on the site of what it should have known was an Ohlone Indian village and cemetery, an Indian spokeswoman said Tuesday.

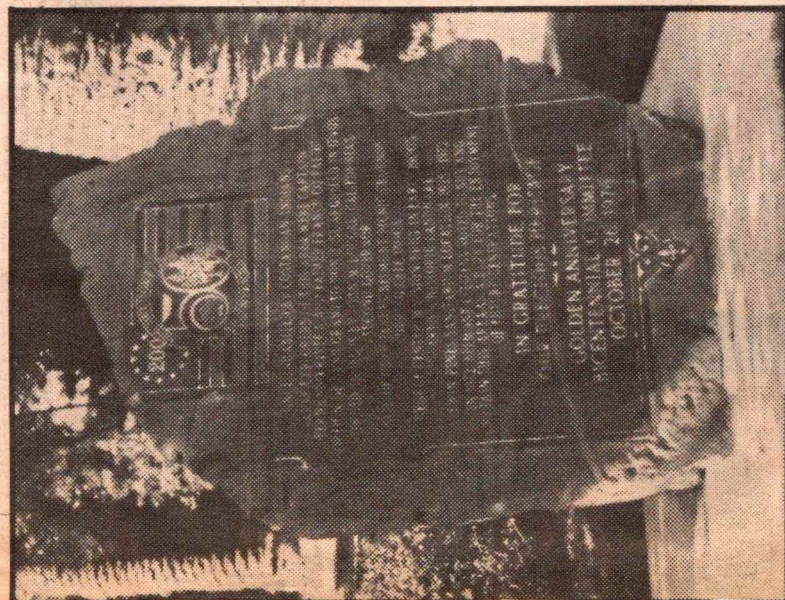
But Ella Rodriguez of the Ohlone elder council said the Indian group will not try to halt the construction project because so much of the ancient burial ground already has been destroyed. An effort will be made to protect a portion of it in an area where a parking lot will be built later this year, she said.

Ohlone artifacts were discovered Friday when a worker at the site, on Sixth Avenue near Emmett Avenue, noticed some white material jutting out of the ground.

The material was found to be a portion of a human femur that a representative of the San Mateo County coroner's office and an archaeologist agreed is not of recent origin.

The archaeologist, Miley Holman of Holman Associates of San Francisco, also discovered sea shells.

(Cont. on next PAGE)



Times Tribune photo by Art Sireiber
 A monument at Twin Pines Park in Belmont notes that the area was once occupied by Ohlone (Costanoan) Indians.

used for ornaments, and arrowheads on the site.

"We picked up some very interesting artifacts," Holman said. He declined, however, to comment on the archaeological significance of the site. "It is between the city and the Indians," Holman said.

The city ordered developer Ben Kong to stop construction on the site on Friday, according to city Public Works Director John Hopkins.

He was allowed to resume work today compacting dirt only in areas that already were damaged.

The state Environmental Quality Act prohibits the developer from continuing work where there are artifacts until an archaeologist determines whether they are "significant." If they are, the archaeologist can recommend the developer continue excavation but take measures to mitigate damage to artifacts and burial grounds.

City officials were aware that the site proposed for construction of the three-story Creekside office project might contain Ohlone artifacts, Hopkins said.

But the possibility of discovering any was not considered an important issue, and the city decided to

tell the developer to simply stop construction if artifacts were found, Hopkins said.

The construction that already has taken place, including grading, has virtually destroyed the "very significant" remains of a large Ohlone Indian community, Rodriguez said. She is affiliated with Basin Research in Hayward, a cultural resource management service whose archaeologists have worked on Indian sites statewide.

Rodriguez said the city should have known that the site was an Indian cemetery because it is registered with the county. She said the city should have a record of that registration.

Though she is sorry that the site where her ancestors are buried has been desecrated, Rodriguez said, she has given her legal approval for the development to continue, because there is little left to save where the site has been graded.

Neither she nor other members of her tribe will protest, she said.

"I don't think they ignored the requirements intentionally. They just didn't bother to look to see what was there," Rodriguez said.

"Mistakes happen. We are considering it a mistake. People make mistakes," Rodriguez said.

Rodriguez was notified of the finding because state

law requires that an Indian observer be present at all such archaeological diggings. She monitors construction for possible archaeological findings throughout the Bay Area and must determine that none exist before construction may begin.

Rodriguez said the site is extremely significant because it is quite large and includes a village with ceremonial grounds and burial grounds. Few such sites have been found in San Mateo County, Rodriguez said.

Hopkins said the Planning Commission approved development of the project on the condition that if Ohlone remains were found construction would stop.

Hopkins said he was unaware that the site was a registered Native American burial grounds. He said he did not know if it was anyone's specific responsibility to know that.

"It was mentioned by the archaeologist who came out that there was registration assigned to the Twin Pines Park area, but I am not sure that it included the Creekside area," Hopkins said.

Hopkins also questioned whether grading at the project destroyed the remains that were found on the site. He said they could have been destroyed by earlier construction there. A house and other structures were torn down to make way for the offices.

Warehouse OK'd next to a park

S.H. TIMES 5/16/84

BELMONT — Despite the objections of Planning Commission Chairman Densel Lawhern, city planners voted Tuesday to amend the city's use plan to allow service commercial uses, rather than medium-density residential construction, on a lot that borders Alexander Park.

"What bothers me is the type of use that goes in there," Lawhern said, referring to the application to construct a warehouse at 513 Mountain View Ave. "Commercial (facilities) jammed up against residential areas) is incompatible."

Commissioner Jon Stuebbe noted that homeowners in the Sterling Downs neighborhood had previously

asked the commission to explore the possibility of the city purchasing the vacant acreage and add the parcel to Alexander Park. If the park expansion is not possible, the homeowners asked that the proposed construction be "redesigned so that structurally it is more compatible with the surrounding neighborhood," Stuebbe added.

The applicant, Wilbur Harbold, said his proposed warehouse would be divided into units. Part of the building would be used by Harbold for his gear-manufacturing business and other portions of the structure would be rented out to other individ-

uals for "small machine shops," Harbold said.

Harbold told the commission he's operated his gear-manufacturing business in a smaller building at the site since 1958 and "I've had no complaints by neighbors."

Commissioner Joseph Hannauer said he'd like to see Harbold include "a 10-foot buffer zone all the way around" the proposed structure. Hannauer noted the buffer zone might also provide an additional easement into Alexander Park.

The commission voted 6-1 (Lawhern voting no) to amend the general plan for the site. Harbold's

building design plans will be presented to the commission at a future meeting.

Workers wait, archaeologists

By Phyllis Brown

Times Tribune staff
S.H. TIMES 5/17/84

The discovery of an Ohlone Indian cemetery and village on the construction site of what will be the largest office building in downtown Belmont will delay progress on the building for some time until archaeologists have determined its significance.

Archaeologist Miley Holman said Wednesday the \$6 million, three-story Creekside office project is "stopped dead" until developer Ben

Kong retains an archaeologist to determine the discovery's significance.

Ohlone Indian artifacts were discovered Thursday when a worker on the site, at Sixth Avenue near Emmett Avenue, noticed white material jutting out of the ground.

Holman was called to the site and determined the material was an ancient human bone fragment. A provision in the California Environmental Quality Act required that the builder stop construction

and allow further archaeological study, Holman said.

"To do the work adequately and properly we could spend many days out there excavating the materials very carefully, removing samples, and taking a lot of notes. Then the samples must be taken back to the laboratory and analyzed. That will take some time," Holman said. "If what is found is unique then the developer is liable to pay for some salvage of the materials he is going to damage through construction. If it isn't sig-

ponder

nificant then he may go ahead."
If an archaeologist determines that the site is significant, the developer will be required to take measures, proposed by the archaeologist, to protect it from further disruption, Holman said.
Ohlone Indian elder Ella Rodriguez, called in to review the findings at the site, said she believed the site was significant because it contained an entire village, a burial grounds and a ceremonial grounds.

artifacts were there have been destroyed. But Holman disagreed.

Holman said it is impossible to know the significance of the finding until more research has been done. "The significance of the find is not known. It was found with bulldozers and we really do not know what is there," he said.

The city should have known that the site might contain Indian artifacts, Holman said, because it is in an area registered with the California Archaeological Inventory.

City officials said they were aware that the site proposed for construction of the office building might contain Ohlone artifacts. But the possibility of discovering any was not considered important. So the city decided to tell the developer to stop construction if any artifacts were found.

Holman lamented that decision. "All they had to do was make one phone call, to the state Historic Preservation Office. That there is archaeological evidence in that area has been known for years. Though they did not break the letter of the law they violated the spirit of it," he said.

Though Holman said the development was "stopped dead" by the discovery of the Indian remains, City Planner Jerome Podesta said he is not certain whether the builder will be allowed to continue continue work on portions of the site that already have been graded.

He said the city has not determined how the city will demand that developer fulfill the conditions of the development agreement. City officials will have to sit down with the developer and his archaeologist to decide that, he said.

Circraft Tries Again

CALL END 7/18/84

It's back to the drawing board for Lee Adams, operator of Circraft, Inc. following the Belmont City Council decision to send the printed circuit board manufacturer back to the planning commission to seek a zoning change.

Adams, a Belmont resident since 1968, sought a design review okay from the city to install a wastewater treatment plant adjacent to his company, located at 519 Marine View Ave. The wastewater treatment plant was ordered installed by the federal Environmental Protection Agency by the end of April (this deadline was later changed to the end of July).

The planning commission denied Circraft's request because the plant is located in a C-4 zone which does not allow manufacturing. However, the plant is legally non-conforming as long as no additions to are made.

The planning commission originally okayed the design review but rescinded the decision after the city attorney informed members that the expansion would be illegal under the present status of the operation.

Circraft employs 35 people with a payroll of \$750,000, according to Adams.

"This is where it ends," said Greg Cummings, environmental consultant for Circraft. "If we cannot get together and get placement for this water treatment plant, it will destroy 20 years (actually 18) of critical work," Cummings told the council.

Councilman Robert Hoffman, the lone dissenter in referring Circraft back to the planning commission, called it "bad policy" to distinguish between good companies and bad.

"We have to try to be consistent and uphold the laws — this is our responsibility as councilmen.."

Belmont planners tackle proposals for rezonings

S.M. TIMES 7/18/84

BELMONT — More than 100 people packed the City Council chamber Tuesday as the Planning Commission took up 49 zoning changes affecting some 2,000 properties.

The crowd thinned as the meeting ran past midnight. Chairman Densel Lawhern said the hearing would continue Aug. 7.

Four proposals generated the most controversy.

Commercial property owners on sections of El Camino Real said that a proposed rezoning to multi-family residential didn't make sense.

Kathleen Rousseau said she's lived in Belmont since the 1920s.

"What is wrong with my lot?" she asked about her property at 830 El Camino Real.

City Planner Jerome Podesta said the rezoning, which has to be approved by the City Council, is an attempt to do away with strip commercial use.

"We want to encourage development on large lots rather than individual small parcels," he said. "The intent here is in future times, when the commercial strip is abandoned, to develop multi-unit residential."

Mrs. Rosseau, a former Belmont post mistress, said she'd been in business on El Camino Real since 1932. "It's always been commercial," she said.

Other commercial property owners wanted to know the purpose of buffer zones of multi-family dwellings between commercial and single family-zones.

Property owners also complained about proposed rezoning from commercial to multi-family residential on Old County Road near Daleview and Mountain View.

Podesta said the rezoning probably wouldn't affect those areas for quite some time. Any present use would become a legal non-conforming use. That means the use could be maintained, sold and continued but not expanded until the use is abandoned or the

building destroyed to half of its value. Then the new zoning would apply.

Podesta said the changes would bring zoning into conformance with the general plan as required by state law.

A third change that drew questions was rezoning of parcels with institutions like churches, now mostly zoned agricultural, to planned development-institutional.

Podesta said anyone trying to develop such parcels would be required to apply for a rezoning to allow something other than an institution and to face more rigorous review on the development.

But the speakers weren't buying it.

"Planned development only allows developers to do a lot more," said one.

Another rezoning that drew

opposition was the designation of the Belmont Water District corporation yard on Folger Way as public facility. The neighbors said the lot is an unsightly junk yard with abandoned water meters. Lawhern said the commission didn't like the yard either, but couldn't kick another agency off the parcel.

The speakers also criticized the commission for not notifying by mail all the property owners affected by the proposed changes.

Assistant City Attorney Steve Carpol said the state doesn't require mailed notices if changes affect more than 1,000 property owners, but the city sent out 2,000 notices anyway.

With that many different properties involved, some people were going to be missed and mistakes made, he said. The proposals were advertised by newspaper as required by law.

Rate hike proposed to fund new sewers

By Steve Taylor

Times Tribune staff

PEN. TIMES 6/6/84
Sewers in five San Mateo County areas should be replaced immediately, but no improvements can be made for probably two years, the Board of Supervisors was told Tuesday.

County Public Works Director Bob Sans said the sewage systems range in age from 27 to 54 years and should be replaced. But before work can begin, the five sewer maintenance and sanitation districts must be placed on firmer financial ground.

As a first step in helping the sewer districts' finances, Sans proposed that the board increase sewer rates in the affected areas by as much as 86 percent. The board postponed action on Sans' proposal until June 19.

"Those sewers need to be replaced right now," Sans said, "but we probably will need two years to be ready."

Sans said the sewage systems are operating correctly now and do not present a health hazard. He also said, however, that a sewer could crack or collapse before construction could begin.

Sans said all of the districts have

so little money that in July they had to borrow funds to pay for services until December, when property taxes will be collected. The increase in fees would enable the districts to pay for services without loans within two years. The districts then could address their capital-improvement needs, he said.

As an example of the problems confronting the districts, Sans said an underground sewer main in the Emerald Lake Heights area above Redwood City may collapse.

The district includes three areas near Redwood City: the Emerald Lake Heights area around Lakeview Way, the Kensington Square area near the Woodside town limits and the Oak Knoll area generally west of Alameda de las Pulgas and north of Harding Avenue.

The other two areas are the Devonshire area next to San Carlos and Belmont and the Burlingame Hills area.

There are 379 homes in the Burlingame Hills area, 255 in the Devonshire area, 205 in Emerald Lake Heights, 71 in Kensington Square and 49 in Oak Knoll, Sans said. The Emerald Lake Heights sewer district does not include Em-

erald Lake Hills, where new sewers are being installed to replace deteriorating septic tanks.

Sans proposed increasing annual sewer charges on single-family homes from \$150 to \$175 in Emerald Lake Heights, from \$72 to \$100 in Kensington Square, and from \$68 to \$125 in Oak Knoll. The Devonshire area charges would be raised

from \$100 to \$135, and Burlingame Hills charges would be increased from \$170 to \$190. Increased charges for duplexes and businesses are of the same proportion, he said.

These proposed increases will not cover the costs of replacing or improving the existing sewage systems, Sans said. There are no estimates of how much each property owner would have to pay for such a project, but Sans said it easily would be more than \$100 per home for 15 years or so, depending on the type of financing plan used.

No Increase Planned

CARL ENQ. 8/8/84
Belmont has had more than its share of storm drain flooding problems. In comparison with their neighbors in Menlo Park, Atherton and the rest of the West Bay Sanitary District, however, Belmont and San Carlos are sitting pretty.

Recently a proposed user and connection fee (averaging a 400 percent increase) was turned down by the governing board of directors for the West Bay Sanitary District. The fees are deemed necessary by District Manager Steven Ford to both replace pipes that in some cases are 80 years-old, and to maintain financial viability for the sewer system.

"We're operating in a negative financial deficit," Ford said recently.

Luckily for Belmont and San Carlos this is not the case.

In both cities, ongoing projects, financed to the tune of approximately \$200,000 annually, replace old or broken lines.

"We've an ongoing maintenance policy," said John Hopkins, Belmont public works department director.

Because of this ongoing maintenance, Hopkins said, he doesn't foresee the need for city sewer users to be hit with any dramatic fee increase in coming years.

Annual maintenance in San Carlos should save users the heartache of dramatic rate increases in the near future, according to City Engineer Parviz Mokhtari.

A recent study revealed that 70 percent of San Carlos' sanitary sewage problems are located in the White Oaks area, Mokhtari said.

"In the long run we will have to construct storm drains in some parts of the city to stop the infiltration of sewage," Mokhtari said.

A revenue short-fall of \$31.5 million (at the present rate schedule) is projected for the West Bay Sanitary District over the next 40 years.

In San Carlos and Belmont, residents can flush comfortably.

Belmont council approves wastewater treatment plant

CARL ENQ. 10/13/84
By Steven Stark

In a meeting dedicated to former Belmont civic maverick Lewis Kenneth (Dusty) Rhodes, the Belmont City Council adopted a zoning ordinance amendment on Sept. 25 allowing Circraft, Inc. to apply for permission to install an exterior wastewater treatment plant.

The 3-1 council vote (with councilman Bob Hoffman dissenting and Bill Moore absent) ended a summer-long effort by Circraft owner Lee

Adams to receive approval for a federally-mandated wastewater treatment plant to be installed at his printed circuit board manufacturing plant.

The planning commission initially vetoed Adams' design review because the circuit board operates as a non-conforming use in its zone. Expansions to legally non-conforming sites is not allowed.

The zoning ordinance amendment allows alterations and additions be made to non-conforming structures when required by local, state or federal statute for the protection of the environment.

The amendment, city officials said, will not open the door for a rash of non-conforming users to expand their operation in the C-4 zone, but will allow Adams' operation to continue if the design review is okayed.

Adams said the cost of installing the wastewater treatment system in the interior of the Marine View plant was prohibitive and would make him unable to remain in business.

Belmont gas station owner promises improvements

Times Tribune staff

Den. Times 6/16/84
The owner of an ARCO service station on Ralston Avenue in Belmont has promised to seek some expert help in improving traffic flow at his station.

The Planning Commission met Tuesday night to discuss how to improve the station, located at China Village in the 600 block of Ralston Avenue. The concerns came up in January during the annual review of the station, which is operating under a special permit requiring periodic reviews.

Planning Director Jerome Podesta said the station owner has agreed to get an expert opinion on how to improve the circulation pattern through the station. Since January, the station owner has already replaced some damaged landscaping and made some improvements to the exterior of the station.

Belmont Parcel Rezoning Sparks Protest

CARL ENQ 7/25/84
Belmont citizens packed city council chambers to standing-room-only capacity July 17 to protest the planning commission's proposal to simultaneously rezone 49 parcels throughout the city.

The proposal, mandated by state law to bring zoning for approximately 150 separate sites into conformance with the city's General Plan, was met with loud citizen opposition to perceived threats to businesses, neighborhoods, and property values.

According to state law, zoning designations must be brought into compliance with the city General Plan, "within a reasonable time." The general plan was adopted August, 1982 and the planning commission felt two years had stretched the "reasonable time" period.

Under state law, in incidents

where zoning and general plan designations do not conform, the general plan designation has priority.

The general plan is a long range, comprehensive future guide to how the city should be developed and controlled.

A moratorium on granting applicants' projects in the affected areas, which span the city, expired July 6.

For more than three hours, citizens decried the commission proposal. The public hearing was continued over to the next scheduled meeting of August 7.

Planning commissioners attempted to both explain the public hearing process and when the proposed rezoned sites would be affected throughout the sometimes rude and raucous hearing.

City law mandates public hearings at both the planning commission and city council levels prior to passage of any ordinance.

"A lot of these people have never been to a planning commission meeting before," planning commissioner Densel Lawhern said. "I tried to alleviate their fears but some people like to believe the worst."

City Planner Jerome Podesta said any parcel rezoned to conform with the General Plan can continue in its present use as a legally non-conforming use. Should more than 50 percent of the value of a site be destroyed, be totally demolished, or remain vacant for more than 90 days the new zoned-use must be followed, Podesta said.

Prior to adoption of the city General Plan in 1982, public hearings were held at both levels. In 1979 a citizen's advisory board was also adopted to study the goals of the General Plan.

In other commission action:

- a proposed preliminary design for a 40 unit residential development at 900 Sixth Ave. was sent back to the drawing board after commissioners raised concerns about the affect the project might have over the view enjoyed by a nearby convalescent home.

Ralston Place, as the project is named, is conceived by King/Reif and Associates.

The Belmont Planning Commission next meets Tuesday, August 7, at 7:30 p.m. in Council Chambers, 1365 Fifth Ave.

Tentatively scheduled is a continuation of public hearings on the proposed rezoning of approximately 150 sites city-wide to conform with the city General Plan, a public hearing to consider a General Plan amendment and rezoning for the Cipriani School site, a public hearing to consider a rezoning for Circuit, and a discussion of zoning ordinance amendments to C-4 (service commercial) zoning district regulations.

Urgency Care Center Approved For Belmont

CARL END 7/25/84
Belmont residents in need of immediate, minor medical care are one step closer to getting these services after the city planning commission last Monday okayed the design review for a proposed Urgent Care Center at 580 Masonic Avenue.

The proposal is to change the use of the vacant retail center which previously housed the Buy-Rite Market to an "urgent care" medical facility.

According to Brad McLane, assistant manager of the Redwood Medical Clinic, owners of the proposed medical center site, "immediate care" best describes the services to be offered. The typical patron, McLane said, is one who either doesn't have a regular physician or who is seeking relief for a minor, episodic injury or incident.

Patients will be treated and released, McLane said, while patients who need more urgent, long-term treatment will be referred to specialists.

The Redwood Medical Clinic, located behind Sequoia Hospital, was established in 1937, McLane said. Approximately 10 percent of all patients treated by the 43 physicians employed at the clinic are Belmont residents, McLane said.

Planning Commissioner Mary Janet Collins praised the proposed center as being, "a good addition to Belmont." The commission vote of 4-0 confirmed the sentiment.

In other commission action, city staff was directed to survey surrounding city's performance standards for high-tech industries. The directive came in response to commission chairman Densel Lawhern's motion to place most of the allowed uses in the C-4 zones into conditionally allowed uses. City Planner Jerome Podesta is also investigating other means of controlling these businesses which operate in areas surrounded by residents.

Zoning Protests Heard Tonight

CARL END 8/8/84
Council chambers should be rocking late into the night this evening as the public hearing continues on the Belmont Planning Commission level to consider the simultaneous rezoning of 49 parcels of land throughout the city.

More than 100 angry citizens packed the first round of public hearings July 17 to protest perceived disruptions of neighborhoods, destructions of property values, and death of businesses.

The rezoning of the 49 parcels, estimated to affect more than 150 individual sites, is being considered because state law requires zoning to conform with the city general plan.

The July 17 hearings lasted past midnight and no one in the standing-room-only crowd spoke in favor of the proposed rezoning. The commission continued the public hearing without comment.

The proposed zoning changes would have no impact until the affected properties are either closed and left vacant for longer than 90 days or gutted by fire.

Circraft Tries Again

CARL END 7/18/84
It's back to the drawing board for Lee Adams, operator of Circraft, Inc. following the Belmont City Council decision to send the printed circuit board manufacturer back to the planning commission to seek a zoning change.

Adams, a Belmont resident since 1968, sought a design review okay from the city to install a wastewater treatment plant adjacent to his company, located at 519 Marine View Ave. The wastewater treatment plant was ordered installed by the federal Environmental Protection Agency by the end of April (this deadline was later changed to the end of July).

The planning commission denied Circraft's request because the plant is located in a C-4 zone which does not allow manufacturing. However, the plant is legally non-conforming as long as no additions to are made.

The planning commission originally okayed the design review but rescinded the decision after the city attorney informed members that the expansion would be illegal under the present status of the operation.

Circraft employs 35 people with a payroll of \$750,000, according to Adams.

"This is where it ends," said Greg Cummings, environmental consultant for Circraft. "If we cannot get together and get placement for this water treatment plant, it will destroy 20 years (actually 18) of critical work," Cummings told the council.

Councilman Robert Hoffman, the lone dissenter in referring Circraft back to the planning commission, called it "bad policy" to distinguish between good companies and bad.

"We have to try to be consistent and uphold the laws — this is our responsibility as councilmen."

Residents fight Belmont rezoning plan

By Phyllis Brown

Times Tribune staff

PEN. TIMES 7/18/84

A Planning Commission proposal to simultaneously rezone 49 Belmont land parcels scattered citywide — including churches, schools and businesses — drew a strong protest from more than 100 angry citizens Tuesday.

The landowners and their neighbors said the varied zoning changes would disrupt neighborhoods, destroy property values and kill businesses.

The proposal is an attempt to make the properties' zonings agree with their "land-use" descriptions in the general plan, which tells where schools, homes and businesses will be located.

State law requires zoning and general plan compliance. City Attorney Steve Carpol said the city might have addressed each instance of non-compliance one by one, but there were too many for that.

No one in the unruly, standing-room-only crowd who addressed the commission supported the rezonings.

The commission is likely to hear more of the same when it continues its discussion of the proposal Aug. 7. The commission listened to citizen comment without discussion Tuesday.

If approved by the commission, the plan would be recommended to the City Council for its final approval.

The zoning changes would have no impact until the properties in question are redeveloped, such as when a business is closed or a home sold.

However, opponents fear the demise of a business or the sale of a home could mean unwanted neighbors in the near future.

The rezoning proposals fall mainly into three categories. The proposal to rezone all the city "institutions," such as churches, hospitals and schools, to planned development, received the most opposition.

The College of Notre Dame, Gloria Dei Church, St. Mark's Church and the Peninsula Jewish Community Center are among the nine properties which would have planned development zoning.

The lands are designated "institution" in the general plan but now have a variety of different zonings. For example, elementary schools currently are zoned for single-family housing.

City Planner Jerry Podesta assured homeowners that an institution land-use designation means

and try to put in townhouses or whatever they want," Roger Lamais said.

"I don't believe things will stay the same," Robert Estrada said.

The city has proposed rezoning four properties, mostly along the El Camino Real corridor and Old County Road, from highway commercial to high-density housing. Among those proposed for rezoning is the Belmont Iceland skating rink.

Dozens of other lands scattered throughout the city are proposed for rezoning to comply with the general plan, including the Camelot pre-school and the Belmont County Water District facilities.

the land is to be used for institutions. The planned development zoning does not describe what can be built on the land.

But opponents of the zoning changes, like those living near the Congregational Church of Belmont, 751 Alameda de las Pulgas, said they saw the spectre of condominiums rising in their neighborhoods.

"This zoning gives the opportunity to open the property up to greater development to come in

Condominiums will be redesigned — patients will

By Phyllis Brown
Times Tribune staff

PEN. TIMES 7/24/84

A two-story condominium project proposed for Ralston Avenue in downtown Belmont will be redesigned because of concern by the operator of the Belmont Convalescent Hospital that the building would block patients' views.

Project designer Richard Reif of King-Reif & Associates of Menlo Park said Monday he will alter the project to lessen its impact on the views from hospital rooms.

The development, "Ralston Place," is planned for the northwest corner of Ralston Avenue at Sixth Avenue. It would have four buildings with 40 one-bedroom condominium units, underground parking and a

swimming pool.

The units would have 750 square feet of floor space. Ralston Place would have traditional architecture, with horizontal wood siding and wood trim, Reif said.

Each building would be 35 feet tall. The development would be built on two tiers, one atop the parking garage and one at ground level.

The condominiums would sit directly below the 25-year-old Belmont Convalescent Hospital, where Ann and James Parsons and Ann's sister, Mary Lou South, care for 33 shut-in patients whose median age is 75 years.

Ann Parsons told the Planning Commission in a meeting last Tuesday that the roofs of the buildings would obstruct her patients' views and destroy what for many of them is their reason for living.

Parsons explained that gazing out the window is an important activity because the rooms on the east side of the hospital, facing where the condominiums would be built, all have floor-to-ceiling windows. So does the hospital dining room.

"Our patients' major activity is looking out the window at the view, watching the trains go by, the traffic and, of course, the Bay. We have one patient whose reason to get up in the morning is to watch the sunrise," Parsons said.

Parsons also said the building as designed would be so close to the hospital that patients and condo owners would be able to look into each others' windows.

"The building is planned to be built within five feet of our property line, so that the windows of the condos would look directly into patients' rooms. We feel that

Hillside property owners look at land transfer rights

Times Tribune staff
DEN. TIMES 7/15/84
Owners of undeveloped parcels in the San Juan Hills area of Belmont recently were given a presentation by a Malibu consultant on the issue of the transfer of development rights (TDR) among property owners.

Belmont

TDR is not a new idea to the property owners, who formed a task force about 1½ years ago, according to Belmont Planning Director Jerry Podesta.

Podesta explained that there are many undeveloped lots in the northwest portion of San Juan Hills. "Some of them are not even accessible, making development of the parcels nearly impossible, and the parcels almost worthless.

"That's where the idea of TDR came in," Podesta said. "By transferring the development rights, it allows the property owners to realize the value of their property, and gives them the opportunity to purchase the development rights of that land and transfer it to a piece of land elsewhere that is able to be developed."

Podesta said the San Juan area poses many problems for landowners because much of the area was subdivided "without much thought given to the topography of the land."

According to Podesta, this left many of the lots unsuitable for developing, due to excessively steep slopes, inadequate sewage drainage and severe landslide possibilities.

Because the idea of TDR is still in the developing stages, Podesta could not comment on how the transfers will be accomplished or when the program will be implemented.

"We really can't say whether this will be included in the city's general plan or whether it will take on some other form. There are a lot of loose ends we must tie up before we're near completion," Podesta said.

keep their view

would be an invasion of patients' privacy," Parsons said.

Several members of the Planning Commission sympathized with Parsons' concerns and directed Reif to research redesign of the building.

Reif said he has not determined how he will redesign the structures. When he completes the building redesign, the Planning Commission will hear the proposal again.

The commission discussion was part of preliminary design review. The board still must decide whether the proposal will require extensive environmental impact study. If it does, the proposal might not come before the Planning Commission for another five or six months. If the proposal is approved, Reif said construction could begin next spring.

Citizens attack proposed Belmont

By Phyllis Brown
Times Tribune staff

PEW. TIMES 8/18/84
A move to rezone nearly 100 parcels of Belmont land, including house, business, church and school lots, Tuesday faced a second night of overwhelming citizen opposition.

The Planning Commission consideration of the varied changes in the parcels' zonings, first proposed July 17, are aimed at making the zonings and land-use designations in the general plan agree. Agreement is required by state environmental law.

But commissioners and staff acknowledged Tuesday that, instead of making the unpopular zoning revisions, agreement

City officials may reach agreement by changing general plan instead

could be accomplished by changing the general plan.

"We are faced with either zoning amendments or general plan amendments. There are two options," Commissioner Jon Stubbe said. "I think the citizens who spoke tonight made a lot of good points," he said.

About a dozen members from an audience of 50 people expressed vehement opposition to the plan.

The owner of the Hillside Motel, 630 El Camino Real, said the proposed rezoning of the property from commercial to resi-

dential is keeping her awake at night.

"This is giving me nightmares. It would destroy the value of our property. This is my livelihood," Dipak Patel said.

The commission is not expected to act on the proposal until the Aug. 21 commission meeting. The absence of three of seven planning commissioners, Densel Lawhern, Mary Janet Collins and Jon Christgau, delayed action Tuesday night.

The commission decision will be referred to the City Council for its consideration and a final determination.

The proposed zonings vary widely and

include changing commercial property to residential property. The single-family zonings of several churches, schools and other public facilities would be changed to public facility.

In response to significant public opposition July 17, some of the unpopular rezonings already have been dropped.

Among those deleted is rezoning to planned development the Belmont County Water District property on Folger Drive.

Neighbors of the office building and corporation yard said they feared the planned development zoning would allow commer-

Belmont planners OK rezoning of 28 parcels

S.M. TIMES 10/3/84
BELMONT — The City Planning Commission recommended Tuesday that 28 land parcels, scattered throughout this community be rezoned to bring the properties into conformance with the city's general plan.

The planning commissioners had already held public hearings on the proposed rezoning and the commission's recommendations will now be forwarded to the City Council for final action.

There are more than 100 land parcels in Belmont whose zoning is being reviewed by city planners.

When the lengthy review was started several weeks ago, several property owners protested

initial plans to change some commercial zoning to multi-family residential.

Because of the opposition to some of the proposed rezoning, city planners said they may have to change the city's general plan for some of the land parcels, rather than change the parcels' zoning.

City officials have said that their review may reveal that some of the land parcels have zoning which is not in conflict with the general plan.

In other business, the Planning Commission:

- Accepted the design review for construction of a steel building at 3 Dairy Lane.

rezoning

cial development in their neighborhood.

"Due to the numerous concerns presented at the (July 17) public hearing, the site should remain single-family zoned," City Planner Jerry Podesta said.

Podesta said his recommendation to zone commercially developed land in the 600 and 800 blocks of El Camino Real for housing also should be reconsidered.

"The commission should consider whether residential development is appropriate along El Camino Real," Podesta said.

Stubbe agreed that the idea deserves second thought. "I wouldn't want to live on El Camino Real, and I don't know anybody else who would," he said.

Belmont planners hit with rezone opposition

S.M. TIMES 8/18/84

BELMONT — Property owners converged on the Planning Commission meeting Tuesday night to protest plans for rezoning numerous land parcels, primarily commercial properties alongside El Camino Real and Old County Road.

Hapless city planners sat in the muggy City Hall chamber listening to objections to the proposal to change some commercial zoning to multi-family residential. After more than one hour of public hearing the planners announced that they would continue the proposal to their next meeting, Aug. 21.

"We are saying 'please don't rezone,'" attorney William Nagle told the commission. Nagle said he represented a construction business, located near the intersection of Old County Road and Dale View Avenue, which has been compatible with the surrounding neighborhood for 35 years. "Leave it as it is," he suggested.

Richard Rhodes, owner of a used furniture store on the 600 block of El Camino Real, said he also was upset with the proposal which would change his property from commercial to residential zoning. He said none of the existing commercial buildings alongside El Camino Real "will ever be sold to a residential developer." And, even if some residential developments were ever built alongside the busy thoroughfare, Rhodes asked "who

would want to raise a family on El Camino?"

City planners have said that the proposed rezoning is an attempt to do away with "strip commercial use" along city thoroughfares. The proposed changes would also bring the zoning of numerous land parcels into conformance with the city's general plan which was revised in 1982.

Steven Becker, who said he represented a small business located at the intersection of Ralston Avenue and Elmer Street, said it would be "economically impractical" for any developer to construct a residential development in that area. The proposal to rezone the land from commercial to residential would also significantly decrease the value of the property, he added.

Several businessmen also debated the city's claim that high-density residential developments, such as apartment buildings, provide the best buffer between quiet residential neighborhoods and nearby busy thoroughfares.

Frank O'Neill, who repre-

sented a service battery manufacturing facility on Elmer Street, noted the building as several "as an ideal buffer" for nearby residences.

Lida Paetzke, a frequent observer of City Hall politics, noted that the city's proposal to change commercial zones into residential properties doesn't make any sense because city officials have recently become "almost schizophrenic" over the lack of commercial development in Belmont.

Furthermore, if the rezoning is being proposed mostly to bring the properties into conformance with the city's general plan "maybe it's time to go back and look at the general plan," she added.

The Belmont Planning Commission normally has seven members but three commissioners were absent from the Tuesday meeting.

Commissioner Dallas Knudsen said he hoped that the entire commission will be present at the next meeting "so we can make a decision."

The commissioners then voted to continue the matter to Aug. 21.

Controversial rezoning is deferred in Belmont

Times Tribune staff

PEN. TIMES 8/22/84
The Planning Commission Tuesday deferred discussion of a controversial proposal to simultaneously rezone nearly 100 parcels of Belmont land citywide to its Sept. 4 meeting.

The unpopular rezonings, of businesses, institutions, schools and a variety of other properties, are proposed to bring the lands into compliance with the city general plan, updated in 1982.

Part of the object of the general plan review was bringing zoning and land-use designations into agreement.

But Commissioner Mary Janet Collins, who chaired the commission during the review, said the

properties slated for rezoning now fell through the cracks.

"The planners didn't bring these to our attention," Collins said.

The proposal has brought massive protest in earlier meetings. Business owners fear the proposals could put them out of business. Homeowners fear changes in the zoning of school sites and churches one day could mean unwanted development on the sites.

The commissioners said Tuesday they will attempt to approach the rezonings proposed for the various properties individually, a process that could take months.

After that, the advisory commission's decision will have to be reviewed by the City Council, which will make the final policy decision on the issue.

S.M. TIMES
8/8/84

*How much
development
will there be
in canyon?*

This aerial photo was taken recently of scenic San Juan Canyon in Belmont. There are dozens of undeveloped parcels in the wooded canyon and city officials are uncertain over how much future development should be allowed in the area. The San Juan Ad Hoc Committee, comprised of residents of the area and city planners and councilmen, has been studying the area for more than one year. The committee is expected to make recommendations soon as to how much development should be allowed in San Juan Canyon. In this photo San Juan Boulevard is completely hidden by trees. Ralston Avenue is near the top right of the photograph.



Belmont planners act to save company

By Phyllis Brown
Times Tribune staff

Pen Times 8/22/84
The Belmont Planning Commission Tuesday moved to save an 18-year-old business and the jobs of its 35 employees by changing the zoning rules that had doomed it to closure.

The business is Circraft Inc., a printed circuit board manufacturer which is caught in a classic "Catch-22" situation in its attempts to comply with conflicting federal and local laws.

The technicalities already have cost the company more than \$150,000 in lost business, a Circraft spokesman said.

Circraft Inc., at 519 Marine View Ave., was founded before its present commercial zoning was established; it is therefore a non-conforming use and, by city law, cannot expand.

In April, however, the federal Environmental Protection Agency required the business to add a waste water treatment facility, which would have to be located outside the building.

"I would have been closed down if I didn't comply with the EPA order," Circraft owner Lee Adams said Tuesday. "I would face civil and criminal charges if I continued to operate."

The facility was small, only 25 feet by 18 feet in size, but the city attorney and the Planning Commission

had ruled that no expansion would be allowed.

The commission decision was appealed to the City Council, and the council upheld the decision. But it directed the planning staff to look into ways of changing the ordinance to allow Circraft to expand.

The revision approved Tuesday, which still faces council approval, changes the city zoning ordinance to allow non-conforming businesses in zones like Circraft's to expand to serve the health and public safety of the community.

Greg Cummings, president of Cummings Environmental of San Jose and a consultant with Circraft, said the decision was a relief.

Cummings said, however, that the company has lost the business of many customers, who have waited since April to find out whether Circraft would be allowed to continue operation.

"His orders are down by more than \$150,000," Cummings said.

One of the 27 Circraft employees in attendance, who addressed the commission with Adams to appeal their case, became ill outside the City Council chambers, the victim of an apparent heart attack. Paramedics were called to the scene to care for him, and he was revived.

"He just got married, and he has been very worried for his family. This is his livelihood," one of his fellow employees said.

Belmont Delays

Rezoning Sites

CARL END 8/15/84
 Following the second of at least three public hearings of the Belmont Planning Commission on the proposed rezoning of nearly 50 parcels of land, the informal consensus of both concerned citizens and city officials is that general plan amendments, rather than zoning changes may be in order.

The rezoning of parcels to conform with the general plan is mandated by the state and has been the object of cantankerous objections by citizens attending the public hearings.

The 85 degree temperature in council chambers on Tuesday, August 7, did little to cool the tempers of speakers decrying perceived threats to businesses, neighborhoods, and property values.

With three members absent, the commission continued public hearings on the proposal to its next meeting on August 21.

City Planner Jerome Podesta provided the commissioners with an alternate set of options for certain affected areas where general plan amendments could be used to achieve the state-mandated conformance, while retaining the sites' present usage.

One of the more hotly contested areas is the proposal to rezone the 600-800 blocks of El Camino Real from highway commercial to medium-density residential. Critics of the rezoning have argued the area is unsuitable for residential use, and that it is unfair to single out the stretch of historically commercial property for residential usage.

If the property is rezoned, the present commercial use would be considered legal, but non-conforming. Under this designation the present use would continue until the site remained vacant for over 90 days or if more than 50 percent of the site were destroyed.

Opponents of the rezonings also claim land values and development costs would preclude residential buildings along the stretch.

The original intent of the 1982 general plan was for the strip to act

as a buffer for the neighborhoods behind El Camino Real.

"No general plan is engraved in stone," commented Lida Paetzke, leader of the Alert Belmont Citizens (ABC), the local group whose efforts have resulted in the recall of four of five Belmont councilmembers being placed on the November ballot.

"We've seen changes made for businesses before," said Paetzke. "Maybe we need to look at general plan amendments rather than rezoning."

Belmont planners OK exception

S.M. TIMES 8/23/84
 BELMONT — City planners have freed a small company from a Catch-22 nightmare that threatened the jobs of 35 employees and drained at least \$100,000 from company coffers.

Circraft Inc., a manufacturer of computer circuit boards, was recently ordered by the U.S. Environmental Protection Agency to install a new water-control system. If the company didn't clean up its waste water, the federal government threatened to close it.

When Circraft officials applied to install a \$200,000 waste-water treatment system, city planners disapproved it.

Planners said that the company, located at 519 Marine View near Old County Road, was identified as a nonconforming use for the neighborhood. They acknowledged that Circraft had been doing business there for nearly 20 years and that the company could continue its operations as long as it didn't expand.

Circraft's new waste-water equipment would constitute an expansion, according to city codes, and would therefore be illegal, the Planning Commission said.

"We've been caught in a Catch-22," said Circraft's environmental

tal consultant, Greg Cummings, who appeared once again before the Planning Commission this week.

With their jobs threatened, the 35 employees have gone through "tremendous emotional stress," Cummings said. The company also lost \$100,000 worth of orders while wary customers waited to see if it would survive.

The commission then voted to amend city codes to allow additions and alterations to non-conforming structures "as long as they are for the purpose of improving public health and safety."

City Planning Director Jerry Podesta said the amendment "does not open the door for manufacturing-type uses to locate in C-4 (commercial) zones, nor is it in conflict with the general plan."

Cummings motioned toward the dozens of Circraft employees who sat in the audience and told the commission, "We are very pleased."

Commission Chairman Densel Lawhern said the Planning Commission's recommendation will be forwarded to the City Council for final approval.

In other business:

- The commission closed public hearings on a controversial proposal to rezone numerous parcels throughout the city. Lawhern instructed city staff to review the numerous comments made by public speakers at previous hearings, then report to the commission Sept. 4. The commission will then begin action on the rezoning proposals.
- The planners approved the city staff's design review for a proposed three-story office building at 20 Davis Drive.
- The commission received plans for another office building at El Camino Real and Ralston Avenue. Podesta and commissioners expressed concern for traffic problems that may develop and referred the plans to the Redevelopment Agency.

Planners OK Treatment Plant

CARL ENG 8/29/84
 Steven Stark
 For the 35 employees of Lee Adams, owner/operator of Circraft, Inc., celebrations were in order following the Belmont Planning Commission's decision to amend the zoning ordinance concerning non-conforming uses and structures.

The decision, if adopted by the city council, will allow the printed circuit board manufacturer to install a waste-water treatment plant. The addition was ordered by the Environmental Protection Agency if the two-decade old company is to continue operations.

Adams' attempt to save his company began months ago when he applied for a design review application for installation of the waste-water treatment facility. The application was denied on the grounds that the expansion would be illegal because Circraft did not conform to the city General Plan.

According to city Planner Jerome Podesta, the zoning ordinance amendment does not open the door for manufacturers to locate in C-4 zones and is not in conflict with General plan goals or policies.

"We're happy," an elated Adams said, while ducking out of city council chambers surrounded by his employees.

Bill Gensell, a 12-year employee at Circraft, said he and

his fellow employees were "on edge" through-out the appeal process.

"We didn't know if we'd still have a job. We were living with the idea we were working day to day," Gensell said.

Pointing out San Jose and San Francisco residents among the approximately 30 Circraft employees who attended the commission meeting, Gensell claimed, "we all hung in."

In other commission action:

- a conditional use permit, required for operation in a planned development zone, was granted the Charles Armstrong School for dyslexic children.

The Armstrong School, located at the vacant Belmont Elementary School District McDougal School site, was granted a rezoning of the site effective in late June, 1984.

- a negative environmental impact declaration and design review application for a new office building and landscaping at 20 Davis Drive was approved.

The office building, designed by architects Woodson/Barksdale of San Mateo, will be three stories high and be 84,000 square feet upon city council approval.

John Reisner, president of Reisner Construction Co. of San Mateo, said quality, appearance, and function are the important operating principles

of his company. Reisner said earthmoving operations would be minimized to retain the natural grade of the landscape.

Project architect Jack Woodson said the exterior design of the building, made of Stucco and recessed glass, "respects its neighbors."

Bill Smith, landscape architect for the project, said efforts would be made to make sure the plants that grow continue to survive.

The Belmont Planning Commission next meets September 4 at 7:30 p.m. in council chambers, 1365 Fifth Ave.

Commission Delays Property Rezoning

CARL ENG 9/12/84
 The Belmont Planning Commission's unpopular summer-long effort to change city-wide zoning to conform with the general plan appears headed for defeat following a staff recommendation that some of the more than 100 parcels need not be rezoned.

Although action on the proposed rezoning of the parcels was held over until the commission's September 18 meeting, members indicated last Tuesday that many of the properties would retain their present zoning.

Other parcels will need general plan amendments.

"I think we will see far fewer rezonings than we originally anticipated," City Planner Jerome Podesta said.

Public protests during hearings has led to a modification of some of the more unpopular proposals.

The proposal to rezone certain commercial properties on

El Camino Real to residential appears ready to be dropped, as does proposed rezoning of several church properties from residential to planned development. Heavy citizen protest was voiced on both of these issues.

The rezonings, first proposed in July, are part of an effort by the city to comply with state law mandating zoning to conform with the city general plan.

The general plan is a comprehensive blueprint for future development in the city. Last revised in 1982, the plan describes what sections of the city should be residential, commercial, or industrial.

In public hearings, landowners have decried the proposed rezoning as a threat to their neighborhoods and property values while businesses have described the proposals as a possible deathknell to their livelihoods.

Belmont properties are re-zoned

CARL END. 10/10/84

Twenty-eight separate properties have been recommended to the Belmont city council for rezoning by the planning commission, following their Oct. 2 meeting.

The sites, comprising parcels on the Alameda, El Camino Real, Old County Road and Elmer Street, were recommended for rezoning in an effort to gain conformance with the city general plan, as mandated by state law.

On Old County Road, four sites were recommended for rezoning from heavy commercial to high density residential. The sites are: 815, 847, 849 and 851 Old County Road.

Similar rezoning from C-4 to R-4 were recommended

for eight properties on Elmer Street. These sites are: 1070 and 1100, 1120, 1140, 1160, 1240 and 1200-1220 Elmer Street.

The rezoning recommendations were made with the idea of establishing a buffer to the single-family neighborhood adjacent to the heavy industry (C-4) zone.

Six sites were recommended for rezoning from Agriculture to planned development. These include sites at 2007 Bishop Road, 1040, 1500, 1540 Ralston Avenue and Notre Dame Avenue.

City planner Jerome Podesta said the P.D. zone would allow the city more control over development in the zone

by setting more conditions to be met by applicants.

Podesta said the review process for proposed development in the PD zone will allow the city to undergo a more complex review process, including the opportunity to accept or deny a conceptual development and design review plan.

Ten properties were recommended for downzoning of residential density along the El Camino Real. These included properties at 1200, 1300, 1320, 1322, 1324, 1326, 1328, 1332, 1340, 1360 El Camino Real.

None of the commission's recommendations will go into affect until after city council adoption. Public hearings will be held prior to any council decision.

Should the rezoning go into affect, the ramifications will not be evident unless certain events occur.

Rezoned properties may continue their present use, as legally non-conforming, unless vacated for more than 90 days or more than 50 percent destroyed.

The Belmont Planning Commission next meets Oct. 16 at 7:30 p.m. in council chambers, 1365 Fifth Avenue.

Belmont planners review 100 parcels

S.M. TIMES 9/6/84

BELMONT — The city Planning Commission continued its tedious review Tuesday of more than 100 land parcels in an effort to bring the zoning of all land areas in the city into conformance with the city's general plan.

When the review process started several weeks ago, the planners were faced with dozens of unhappy property owners who disputed plans to change some commercial zoning to multi-family residential, primarily alongside El Camino Real and Old County Road.

Planning Commission Chairman Densel Lawhern said Tuesday that, because of the widespread opposition to many of the proposed zoning changes, "we'll probably have to go back and change the general plan."

City Planner Jerry Podesta lumped all of the questioned land parcels into four general groups:

1. Land areas whose zoning is in direct conflict with the general plan.
2. Land areas whose zoning is in potential conflict.
3. Land areas whose present zoning is not in conflict with the general plan.
4. Land areas whose zoning will

require a general plan amendment.

The Planning Commission will continue its review at its next meeting, Sept. 18 at 7:30 p.m. Podesta said the commission may complete its review then and make final recommendations to the City Council.

Rezoning worries in Belmont

By Phyllis Brown
Times Tribune staff
EN. TIMES 8/21/84
For the past nine years, the nine-unit Hillside Motel in Belmont has been Hemlata Patel's livelihood. But Patel fears that suddenly could end.

Patel's business, at 630 El Camino Real, is one of more than 100 parcels proposed for rezoning by city planning officials. The controversial proposal is scheduled to be reviewed by the Planning Commission tonight.

The properties, scattered throughout the city, include residential, commercial and institutional land where zoning would be changed in a variety of ways.

The changes are proposed to bring the zoning into agreement with their land-use designations in the city general plan.

State environmental law demands that the description of land use in the plan and its zoning agree.

But for Patel, like dozens of other concerned property owners who have protested in earlier meetings, the proposal to change the zoning of her land means more than words on paper.

If the motel were rezoned, from commercial to residential uses, and then somehow destroyed, the city would not allow Patel to rebuild the business. That is what frightens her.

"Suppose there is a fire and the building is destroyed. Or what if there is an earthquake? They would not reissue a permit to build again. I would be out of a job, out of work, out of a living," Patel said.

The rezoning proposed for Patel's property is based on an attempt to "discourage strip commercial development" along parts of El Camino Real, according to planning officials.

Patel, 34, a resident of Redwood Shores, cannot understand the logic of attempting to encourage residential development on one of the busiest thoroughfares on the Peninsula.

"It's kind of crazy. I can't imagine who would want to live on El Camino," she said.

The idea of limiting strip commercial development along El Camino Real was included in the city general plan when it was revised in 1982.

City Planner Jerry Podesta said he did not revise the document and so is unfamiliar with the reasons for many of the policies it contains.

Tonight's discussion will be the third hearing of the issue that has brought a flood of angry citizens before the commission.

If approved by the Planning Commission, the rezonings would go to the City Council for a final decision.

The proposed change of the single-family residential zoning of many city institutions to planned development has worried homeowners, who feel the change would allow high density residential or commercial development.

Among the institutions proposed for such rezoning are schools, churches and government-owned facilities.

Based on last-minute plan modifications, the commission okayed the construction of a secondary dwelling unit 2667 Belmont Canyon Road.

There have been only three applicants for secondary unit construction since the ordinance was adopted in 1983 and two were heard at this session.

The Belmont Planning Commission next meets July 2 at 7:30 p.m. in Council Chambers, 1365 Fifth Ave.

Mother-In-Law Unit Is Under Consideration

CARL END. 6/27/84
Kenneth Ambrose's mother-in-law will have to await her son-in-law's appeal to find out if she can move into Belmont, the planning commission decided last Monday night.

Ambrose's conditional use permit request for an addition to be made to his Alhambra Drive residence for his mother-in-law to live in was denied without prejudice, by the planning commission because parking for the addition would fall on city right-of-way.

City commissioners were also concerned the design for the secondary dwelling unit was not legal because the garage and house are only peripherally attached via a walkway. City ordinance states secondary units must be attached to the main home and Ambrose planned to build the dwelling unit over the garage.

Ambrose said his neighbor's complaints to the commission were the first he heard of them.

"Not a single one called me before the meeting. I see a lot of them every day and none mentioned a thing," Ambrose said.

Ambrose said he would either re-submit his design to the planning commission or appeal to city council.

In other commission action: Super Shops Inc., located at the old Kinney Shoe spot at 516 El Camino Real, received approval for a 15-football freestanding sign.

A conditional use permit granting 12 off-site parking spots was approved for applicant Robert Fansler, who plans to use 850 Old County Road for office and warehouse use.

Fansler will lease the dozen sites from his neighbor, Belmont Iceland. Legal questions regarding Iceland's right to lease parking spots reached by crossing an exclusively granted easement from a third party were resolved prior to the commission decision.

Circraft Stays In Business

Planners OK Treatment Plant

Steven Stark

CARL ENO 8/29/84
For the 35 employees of Lee Adams, owner/operator of Circraft, Inc., celebrations were in order following the Belmont Planning Commission's decision to amend the zoning ordinance concerning non-conforming uses and structures.

The decision, if adopted by the city council, will allow the printed circuit board manufacturer to install a waste-water treatment plant. The addition was ordered by the Environmental Protection Agency if the two-decade old company is to continue operations.

Adams' attempt to save his company began months ago when he applied for a design review application for installation of the waste-water treatment facility. The application was denied on the grounds that the expansion would be illegal because Circraft did not conform to the city General Plan.

According to city Planner Jerome Podesta, the zoning ordinance amendment does not open the door for manufacturers to locate in C-4 zones and is not in conflict with General plan goals or policies.

"We're happy," an elated Adams said, while ducking out of city council chambers surrounded by his employees.

Bill Gensell, a 12-year employee at Circraft, said he and

his fellow employees were "on edge" through-out the appeal process.

"We didn't know if we'd still have a job. We were living with the idea we were working day to day," Gensell said.

Pointing out San Jose and San Francisco residents among the approximately 30 Circraft employees who attended the commission meeting, Gensell claimed, "we all hung in."

In other commission action:

- a conditional use permit, required for operation in a planned development zone, was granted the Charles Armstrong School for dyslexic children.

The Armstrong School, located at the vacant Belmont Elementary School District McDougal School site, was granted a rezoning of the site effective in late June, 1984.

- a negative environmental impact declaration and design review application for a new office building and landscaping at 20 Davis Drive was approved.

The office building, designed by architects Woodson/Barksdale of San Mateo, will be three stories high and be 84,000 square feet upon city council approval.

John Reisner, president of Reisner Construction Co. of San Mateo, said quality, appearance, and function are the important operating principles

of his company. Reisner said earthmoving operations would be minimized to retain the natural grade of the landscape.

Project architect Jack Woodson said the exterior design of the building, made of Stucco and recessed glass, "respects it neighbors."

Bill Smith, landscape architect for the project, said efforts would be made to make sure the plants that grow continue to survive.

The Belmont Planning Commission next meets September 4 at 7:30 p.m. in council chambers, 1365 Fifth Ave.

Belmont commissioners say 'no' to commercial project

S.M. TIMES 10/31/84

BELMONT — A proposal for a new commercial building on the corner of this city's busiest intersection was rejected Tuesday night by the Planning Commission.

Kai Development Co. unveiled plans to construct a wood-frame building with 1,725 square feet on a vacant lot at the southwest corner of El Camino Real and Ralston Avenue.

"The project overpowers that corner," said Commissioner Dallas Knudson. He said the lot size (4,300 square feet) is not large enough to accommodate the proposed structure.

He recommended that Kai

merge the vacant lot with adjoining property the company owns to the south of the site.

Other commissioners agreed with Knudson's recommendation. Commissioner Adele Della-Santina noted she is "delighted the applicant is trying to do something with that lot."

Commissioners Joseph Hanauer and Mary Janet Collins added that the proposed project could prompt problems with parking and traffic movement through the busy intersection.

Jack Tam, architect for Kai, noted "this is the fourth or fifth plan" proposed by the company for the vacant lot. He added,

"We're not trying to do anything the city doesn't want."

Tam said the proposal to merge the vacant lot with nearby properties could pose other problems for the intersection. He said he would like some guidance from city planners "on how we go."

The commissioners voted unanimously against the design review and said they will forward their lot-merger recommendation to the City Council.

In other business before the commission:

- A proposal to build a 19,122-square-foot warehouse/office/shop building was approved for 513 Mountain View Ave. The applicant, Wilbur Harbold, will use the building for light industrial shops and warehousing. The structure will be added to an existing 4,880-square-foot building on the site.

- Preliminary design plans were presented for the proposed expansion of the Safeway store at 901 Emmett Ave. Safeway wants to add 8,453 square feet of retail and storage space to the existing building, bringing the total floor area of the store to 32,100 square feet. Most of the proposed addition would be to the west side of the building.

No big changes for Belmont sign laws

S.M. Times 12/5/84
 BELMONT — The city Planning Commission seemed to take a dim view Tuesday of making major changes to the city's sign ordinance regarding political signs.

"Do we have a problem in Belmont with removal of (political) signs?" asked Commissioner Adele Della Santina. Several fellow commissioners mumbled "no."

"I don't see it as a big deal,"

commented Commissioner Joseph Hannauer, referring to the removal of political signs after an election. "How much would it cost to run a city truck around to pick up signs, say one week after the election?"

Deputy City Attorney Steven Carpol was also less than enthusiastic about making major changes to the sign ordinance. "I don't like to see regulations passed that cannot be enforced," he said.

Carpol noted that recent court decisions have prevented cities from requiring sign fees from political candidates to ensure that their signs are removed after election day.

Even if the city adopted some sort of fee setup that is acceptable to the courts, Carpol said it

could "cost (the city more) to enforce it."

Commission Chairman Densel Lawhern said, "In most cases the candidates will get their signs down (after elections)."

Hannauer added, "Maybe it's not worth it, trying to think of fees."

Belmont's present sign ordinance prohibits the placement of any signs on public property unless the city manager issues a permit. However, City Manager Ed Everett recently urged the City Council to drop that provision. Everett said he wants to "get out of the sign business."

Some members of the City Council suggested that the ordinance be amended to limit the posting of political signs to a certain number of days preceding

an election. Other suggestions were for signs to be placed back from the curbs of city streets.

The Planning Commission agreed to schedule a public hearing in January on the proposal to amend the ordinance.

In other business the planners:

- Continued an application from the Chec Medical Center to place a freestanding sign at the new building nearing completion at 540 Ralston Ave. Commissioners said the medical center needs a variance to proceed with the sign application.

- Approved the annual review of site utilization plans for Ralston, Fox, Central and Nesbit schools.

- Scheduled a public hearing for Jan. 15 on the housing element of the general plan.

Planners' action will save 35 jobs

S.M. Times 11/7/84
 By ALAN QUALE
 Times Staff Writer

BELMONT — City planners approved a design review plan Monday for a waste water treatment equipment enclosure. It looked like a technical matter, but the item actually saved the jobs of 35 employees at a small manufacturer.

The Planning Commission action also freed Circraft Inc. from a Catch-22 nightmare.

The company which manufactures computer circuit boards was recently ordered by the U.S. Environmental Protection Agency to install a new wastewater control system.

The federal agency said that if Circraft didn't clean up its waste water, the EPA would shut down the company.

Circraft subsequently put together plans to install a new \$200,000 waste-water treatment system, but when the firm initially presented its plan to the Planning Commission it was turned down.

City planners said Circraft, located at 519 Marine View near Old County Road, had been identified as a nonconforming use for the neighborhood.

Circraft had been doing business at that location for nearly 20 years, the planners admitted, and they said the company could continue its operation — as long as no expansions were made at the plant.

The company's proposal to build the new waste-water treatment system, as demanded by the federal government, would

constitute an expansion of the company and would therefore be illegal, the city planners said.

After the planners' denial, Circraft appealed to the City Council to overturn the planners' action.

During the appeal hearing, City Councilman Donald Heiman agreed with Circraft's complaint. "The city says you can't (build the waste-water treatment system) and the federal government says you have to," Heiman noted.

The council members said they did not wish to force Circraft out of business, nor put 35 employees out of work, and they voted to direct city planners to amend the city's zoning ordinance.

When the matter was bounced back to the Planning Commission in August, the company's environmental consultant Greg Comings complained that Circraft employees were going through "tremendous emotional stress" and he added that the company lost at least \$100,000 worth of orders while wary customers waited to see if Circraft would survive.

The commission voted Aug. 15 to amend the city codes to allow additions and alterations to nonconforming structures "as long as they are for the purpose of improving public health and safety."

City officials noted that the amendment would not open the door for other manufacturing-type uses to locate in commercial zones.

Neighbors happier with new plan

S.M. TIMES 11/21/84

BELMONT — The Planning Commission recommended Tuesday that an excavation and hauling permit for 16,000 cubic yards of earth be given to a developer, providing the developer follows certain conditions.

Davis Associates plans to construct a three-story office building at 20 Davis Drive. The request for the excavation/hauling permit will be forwarded to the City Council for final action.

The council had referred the permit back to the Planning

Commission last week after some homeowners in the western hills complained that plans for the office project would create an adverse visual impact on the neighborhood.

The office building will impact the views of at least 50 homes, according to Bill Larsen, a resident of the area who is a member of the Belmont Heights Civic Improvement Association.

Larsen told the commission Tuesday, however, that John Raiser, general contractor for the

office building, has met with members of the association and agreed to revise some of the landscaping and light at the development.

"We are (now) favorably impressed with the project he has proposed," Larsen told the commission. He said Raiser has agreed to provide additional landscaping on the south side of the project to soften the impact of the three-story wall. The developer also agreed to modify lighting plans to soften the effects on the hillside.

Finally, Larsen suggested the city ensure that the developer pay for any street repairs that may develop because of the large trucks hauling earth out of the area. Several planning commissioners stated similar concerns.

Commissioner Dick Green said that if any of the trucks are overloaded they "could cause considerable damage to Ralston (Avenue)."

Raiser assured the commission that the hauling trucks will be watched closely so that there is no overloading.

"We do not feel we are going to adversely affect Ralston," he said.

The planning staff recommended that the developer post at least a \$50,000 bond for any street repairs that might occur and suggested that the council may increase the bond to \$150,000.

The planning staff also stipulated that the hauling not begin until 9:30 a.m. and must end at 2 p.m. so that the large trucks are not driving through city streets during the hours children are going to and from school.

Initially the developer asked to remove 4,000 cubic yards of dirt, but increased the request to 16,000 cubic yards. Most of the increase is due to the city's requirements for drainage improvements at the site, according to Raiser.

In other busines, the commission:

- Scheduled a Jan. 15 public hearing for the proposed rezoning or amendment of the general plan as it relates to one dozen land parcels along El Camino Real.

- Scheduled a Jan. 15 public hearing on proposals to update the city's housing element.

- Continued a proposal to amend the city's zoning ordinance regarding political signs.

Snag found in permit

for office

Due to a four-fold discrepancy between the design review application and the haul permit for the proposed deluxe office building project in Belmont at 1 and 20 David Drive, the project was sent back to the planning commission for further review by the City Council.

The project will require the removal of 16,000 cubic yards of dirt, according to the haul permit. The discrepancy was noticed in the design review application, submitted in August, which called for the removal of 4,000 cubic yards of dirt.

John Raiser, co-partner of the project, said the hillside fill material on site dictates the additional grading and hauling.

"We were initially concerned with excavating as little as

possible," Raiser said, "Excavating is expensive, but if every type of builder followed our logic in maintaining the hillside integrity, we wouldn't have any landslides."

Raiser said excavation at the site would cost approximately \$160,000.

According to project representatives, 8,000 cubic yards of additional soil to be excavated arose from conditions set

by the planning commission in plan and the permit to excavate the haul.

Belmont Heights neighbors raised objections to the revised hauling limits due to anticipated damage to Ralston Avenue. Some 800-1000 truckloads, each weighing 36 tons, will travel from the Davis Drive site to Ralston Avenue, westbound to Highway 92, when the excavating and hauling begins.

A \$50,000 surety bond has been obtained by the developers to cover against any claims of roadway damage. Some neighbors have complained this figure is inadequate.

Belmont Delays

Rezoning Sites

CALL. ENQ. 7/15/84
 Following the second of at least three public hearings of the Belmont Planning Commission on the proposed rezoning of nearly 50 parcels of land, the informal consensus of both concerned citizens and city officials is that general plan amendments, rather than zoning changes may be in order.

The rezoning of parcels to conform with the general plan is mandated by the state and has been the object of cantankerous objections by citizens attending the public hearings.

The 85 degree temperature in council chambers on Tuesday, August 7, did little to cool the tempers of speakers decrying perceived threats to businesses, neighborhoods, and property values.

With three members absent, the commission continued public hearings on the proposal to its next meeting on August 21.

City Planner Jerome Podesta provided the commissioners with an alternate set of options for certain affected areas where general plan amendments could be used to achieve the state-mandated conformity, while retaining the sites' present usage.

One of the more hotly contested areas is the proposal to rezone the 100-800 blocks of El Camino Real from highway commercial to medium-density residential. Critics of the rezoning have argued the area is unsuitable for residential use, and that it is unfair to single out the stretch of historically commercial property for residential usage.

If the property is rezoned, the present commercial use would be considered legal, but non-conforming. Under this designation the present use would continue until the site remained vacant for over 90 days or if more than 50 percent of the site were destroyed.

Opponents of the rezonings also claim land values and development costs would preclude residential buildings along the stretch.

The original intent of the 1982 general plan was for the strip to act

as a buffer for the neighborhood behind El Camino Real.

"No general plan is engraved in stone," commented Lida Paetzke, leader of the Alert Belmont Citizens (ABC), the local group whose efforts have resulted in the recall of four of five Belmont councilmembers being placed on the November ballot.

"We've seen changes made for businesses before," said Paetzke. "Maybe we need to look at general plan amendments rather than rezoning."

Belmont Council:

Parcels

CALL. ENQ. 11/21/84
 Public hearings on the rezoning of 39 parcels of land throughout Belmont were closed with unanimous council consent of planning commission recommendations at their November 13 meeting.

The properties recommended for rezoning, mandated by state law requirements that city zoning ordinances conform with the city general plan, include sites along the 1300 block of El Camino Real and the 800 block of Old County Road.

Other parcels set for rezoning included the Belmont Hills Psychiatric Center, the 1100 and 1200 block of Elmer Street, 1040 Alameda de las Pulgas and the 1500 and 1540 Ralston Ave. sites.

rezoned to conform

The planning commission has been reviewing the zoning designations of more than 100 parcels citywide. The commission voted to recommend the rezoning of the 39 parcels to bring them into conformance with the city general plan.

The city general plan was adopted in 1982.

For other parcels under consideration, the general plan may need to be amended, according to Jerome Podesta, city planner.

The intent of rezoning the Elmer Street sites from commercial to high density residential is to create a buffer for the neighborhood.

Properties along Old County Road were similarly recommended for rezoning from C-4 to R-4, while the El Camino sites were recommended for rezoning from C-3 to C-2.

Heavy opposition from El Camino business owners concerning the impracticality of creating a residential strip on the thoroughfare was instrumental in changing the planning commission's original intent.

There was little public comment prior to the council's tentative adoption of the planning commission's recommendations.

Should the suggested rezonings be adopted by council, existing uses will be allowed to continue as "legally nonconforming."

Councilmen William Moore and Donald Heiman and Mayor Bill Hardwick were in attendance with councilmen Joe Green and Bob Hoffman absent.

These "grandfathered uses" would be allowed until the site was vacant for more than 90 days or unless more than 50 percent of the site's value was destroyed. Should a site be sold, similar uses would be allowed, subject to city approval.

"You have to look beyond the present day in how you want the city to develop in the years ahead," Podesta said, prior to the council's tentative approval.

Councilmen William Moore and Donald Heiman and Mayor Bill Hardwick were in attendance with councilmen Joe Green and Bob Hoffman absent.

Belmont Seeks Lot Conforming

CALL. END 5/23/84
Faced with 46 individual cases where zoning and General Plan designations differ, the Belmont Planning Commission voted to recommend to city council that conditional use permits be required by applicants in the affected areas until the differences are ironed out.

According to state law, zoning must be brought into conformance with the general plan within a reasonable time. The current city general plan was adopted in August 1982, but 46 sites presently do not conform in zoning to their general plan designation, according to city planner Jerome Podesta.

Podesta said it will take approximately three months before the planning commission will have the opportunity to review the laundry list of nonconforming sites, mainly due to the extensive numbers of notices that must go out to affected citizens within the city.

At the last city council meeting, parcels on Ralston Avenue received rezoning to conform with the general plan, an indication of the task awaiting the commission.

In other commission action:

- a design review for Circraft, Inc., approved by the commission last meeting, was rescinded on the advice of city attorneys. Circraft requested the design review approval for construction of wastewater

treatment equipment within the fenced off parameters of their property at 519 Marine View Ave. to comply with state and federal requirements which must be met by month's end.

Circraft has the options of either installing the treatment plant within its existing building or appealing to city council.

- On the recommendation of the Park and Recreation Commission, the commission voted to recommend to city council the city not purchase land adjacent to Alexander Park but that a buffer be created on the property between the proposed housing project and park.

Commission voted to recommend to city council a general plan amendment to allow mid-density residential useage and to rezone to property to reflect one lot from two smaller sized ones.

- In reply to planning staff report that it was in violation of its conditional use permit, China Village representatives promised to appear at the next commission meeting with plans to conform to landscaping and sign regulations. The restaurant is annually reviewed as part of the terms of its conditional use permit.

The Belmont Planning Commission next meets Tuesday, June 5 at 7:30 p.m. at 1365 Fifth Ave., in the Belmont Council Chambers.

Zoning Protests Heard Tonight

CALL. END 8/8/84
Council chambers should be rocking late into the night this evening as the public hearing continues on the Belmont Planning Commission level to consider the simultaneous rezoning of 49 parcels of land throughout the city.

More than 100 angry citizens packed the first round of public hearings July 17 to protest perceived disruptions of neighborhoods, destructions of property values, and death of businesses.

The rezoning of the 49 parcels estimated to affect more than 150 individual sites, is being considered because state law requires zoning to conform with the city general plan.

The July 17 hearings lasted past midnight and no one in the standing-room-only crowd spoke in favor of the proposed rezoning. The commission continued the public hearing without comment.

The proposed zoning change would have no impact until the affected properties are either closed and left vacant for longer than 90 days or gutted by fire.

Earth haul project approved

S.M. TIMES 11/28/84

BELMONT — The Planning Commission has recommended that an excavation and hauling permit for 16,000 cubic yards of earth be given to a developer, providing the developer follows certain conditions.

Davis Associates plans to construct a three-story office building at 20 Davis Drive. The request for the excavation/hauling permit will be forwarded to the City Council for final action.

The council had referred the permit back to the Planning Commission earlier this month after some homeowners in the western hills complained that plans for the office project would create an adverse visual impact on the neighborhood.

The office building will impact the views of at least 50 homes, according to Bill Larsen, a resident of the area who is a member of the Belmont Heights Civic Improvement Association.

Larsen told the commission last week, however, that John Raiser, general contractor for the office building, has met with members of the association and agreed to revise some of the landscaping and light at the development.

"We are (now) favorably impressed with the project he has proposed," Larsen told the commission. He said Raiser has agreed to provide additional landscaping on the south side of the project to soften the impact of the three-story wall. The developer also agreed to modify lighting plans to soften the effects on the hillside.

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street repairs that might occur and suggested that the council may increase the bond to \$150,000.

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Initially the developer asked to remove 4,000 cubic yards of dirt, but increased the request to 16,000 cubic yards. Most of the increase is due to the city's requirements for drainage improvements at the site, according to Raiser.

In other business, the commission:

- Scheduled a Jan. 15 public hearing for the proposed rezoning or amendment of the general plan as it relates to one dozen land parcels along El Camino Real.
- Scheduled a Jan. 15 public hearing on proposals to update the city's housing element.
- Continued a proposal to amend the city's zoning ordinance regarding political signs.

Planners approve

dirt plan

CARL ENG 12/19/84

Hauling and excavation of 16,000 cubic yards of earth from one and 20 Davis Drive was approved by the Belmont Planning Commission Nov. 20 and will be sent to the city council for final approval. It was the second go-ahead the commission gave for the site, but the haul project approved this time was four times the magnitude as that envisioned the first time.

The planning commission had approved the hauling of 4,000 cubic yards in mid-October, but restrictions in the grading permit, plus subsequent soil analysis, boosted the figure to 16,000 cubic yards.

The planning commission action approving the new negative declaration is advisory to city council, which has final decision. However, the grading and hauling permits have already been granted by the planning commission, which has domain in these decisions by the city.

The city council sent the revised project back to the commission at their Nov. 3 meeting after the discrepancy was found. The design review noted only 4,000 cubic yards to be excavated and hauled while the excavation permit application listed 16,000 cubic yards to be hauled.

The project is a proposed three-story deluxe office building.