



## Sustainable San Mateo County 2017 City and County Survey

Municipality: BELMONT, CA

### 1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?

| Category                | Outside Municipality (more than 20 miles) | Outside County | Comment  |
|-------------------------|---|----------------|--|
| ALL Full Time Employees | 122 – See Comment                         | 38             | 84 Employees Live outside Belmont but in San Mateo County<br><br>18 people live in the City of Belmont<br><br>38 live outside San Mateo County, many at significant distances which are most likely firefighters who have alternative schedules. |
| Firefighters            |   |                |  |
| Police Officers         |   |                |  |

### 2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?

Belmont offers City employees a flex spending plan to use pretax dollars on public transportation costs.

### 3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?

| Category  | Yes | No | Comment (please provide details, clarifications, or links to additional information)   |
|---|-----|----|--|
| Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price. |     |    | New parking requirements to be adopted Fall 2017.<br>Studio: 0.5 spaces minimum per unit<br>One BR: 1 space minimum per unit<br>Two BR: 1.5 spaces minimum per unit<br>Three BR +: 2 spaces per unit<br>Parking reductions available for affordable units. |
| Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help   |     |    | No.  |

|  |  |  |   |
|--|--|--|---|
| reduce housing cost.   |  |  |   |
| Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet demand. |  |  | Yes, typically that has been allowed for commercial/retail uses where hours of operation are different (i.e. restaurant uses night parking) |
| Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?                                 |  |  | No residential permit parking at this time.   |

**4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?**

From most recent Housing Element Annual Report – 1/1/16 to 12/31/16 – the City saw construction of seven above moderate single family homes.

In 2017 we have issued permits for 4 single family residential units, all above moderate. Additionally there are two multi-family mixed-use projects under construction, for a total of 105 new units. Both of these mixed use projects paid housing in-lieu fees which are intended for use in a pipeline mixed use projects that would provide 81 additional units, with 25% affordable.

**5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?**

18,900 square feet of new commercial is under construction or in the pipeline, no estimate on the number of jobs.

**6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)**

No, but our council is currently considering policy options to adopt a local ordinance.

**7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?**

In 2017 we have issued permits for five new ADU's. Belmont recently made numerous changes to the Zoning Ordinance pertaining to ADU's to comply with state law and simplify the approval process.

**8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?**

Yes.

**9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.**

The City of Belmont has been actively engaged in completing energy retrofit projects at City facilities such as City Hall and the Belmont Library, as well as improvements to infrastructure such as LED street lights. The City would like to continue these efforts to make our facilities and operations as sustainable as possible.

On the other hand, the City has taken small actions to better equip Belmont Residents with opportunities to make improvements to their personal property that help reduce energy/water consumption, or utilize renewable energy sources. In 2016 we authorized several PACE financing providers that help residents make improvements to their property. We have reduced or waived permit fees for solar panel and electric vehicle charger installations. We would like to continue to make it easy and affordable for resident of Belmont to

engage in activities or make improvements to their personal property that make Belmont a healthier community.

**10. What additional resources, programs or events could SSMC provide that would be valuable to your work?**

Best practices are always useful, nice to see what other local municipalities are doing to tackle climate change at the local level.

**11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.<sup>1</sup>**

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<sup>1</sup> If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: [photos@sustainablesanmateo.org](mailto:photos@sustainablesanmateo.org) together with a description of the image and photo credits. We will include selected photos on the website and in print materials.