



STAFF REPORT

Meeting Date: May 18, 2021
Agency: City of Belmont/Planning Commission
Staff Contact: Carlos de Melo, Community Development Director, cdemelo@belmont.gov
Agenda Title: Housing Development Project & 2023-2030 Housing Element Update
Agenda Action: For Information Only

Recommendation

Receive update on Belmont’s current Housing Development projects, and 2023-2030 Housing Element Update; no action required.

Strategic Focus Area

Economic Development and Housing

Background/Analysis

The City is currently assessing a number of multi-family residential developments (five total) which are in various stages of review in advance of scheduling public hearings for these projects. The size/scale, unit type, and location of these projects are variable. Most are apartment rental developments, some are all affordable, and others include affordable units consistent with the City’s statutory minimum. While project locations do vary, a general trend is that these proposed developments are located within or directly adjacent to the City’s El Camino Real Transit Corridor.

Tonight’s meeting does not serve as the public hearing for any of the listed projects but merely provides a snapshot of the current housing developments within the City’s review pipeline. Full public hearings (to be conducted by the requisite authority – Planning Commission or City Council) with all project components/evaluation, reports, and environmental determination will occur at a later date. A summary of the subject projects is listed below:



815 Old County Road

Description: 177 Residential Apartment Units; 15% reserved as affordable housing

Applicant: Carmel Partners

Review Authority: Planning Commission

Anticipated Public Hearing Review:
June 2021



800-803 Belmont Avenue (at El Camino Real)

Description: 125 Affordable Residential Apartment Units

Applicant: ROEM, Inc.

Review Authority: City Council

Anticipated Public Hearing Review: Late Summer 2021



800 Laurel Avenue

Description: 16 Residential (For Sale) Townhome Units

Includes Rezoning to Planned Development (PD) District

Applicant: Galen Ma & Victor Lo for Sierra Investments

Review Authority: City Council

Anticipated Public Hearing Review: Late Fall 2021



900 El Camino Real (at Hill Street)

Description: 37 Affordable Residential Apartment Units

Applicant: LINC Housing

Review Authority: City Council

Anticipated Public Hearing Review: Late Winter 2021



608 Harbor Boulevard (at Old County Road)

Description: 103 Residential Apartments, 15% reserved as affordable housing
Includes Annexation from Unincorporated San Mateo County Lands (Harbor Industrial Area) **Applicant:** Windy Hill Corporation
Review Authority: City Council
Anticipated Public Hearing Review: Late Winter 2021

Belmont’s 2023-2030 Housing Element

Staff has commenced initial work efforts in preparation of its 2023-2030 Housing Element. These tasks have initially focused on developing the City’s Housing Sites Inventory list, and initial research on environmental components for the companion Environmental Impact Report (EIR) that will supplement the Housing Element update. Staff conducted a study session at the City Council’s May 11th meeting to introduce the Housing Element process, schedule, and deliverables for this comprehensive long-range planning project. Staff can bring a similar item to the Planning Commission at a future meeting.

Alternatives

- 1. Refer questions to staff for future follow-up/discussion.

Attachments

None

Fiscal Impact

- No Fiscal Impact
- Funding Source Confirmed:

Source:

Staff

Purpose:

Council Vision/Priority

Public Outreach:

Posting of Agenda