

"Peninsula Park" Application  
for a Zoning Map Amendment and General Plan Amendment

NARRATIVE DESCRIPTION

1. Background:

The subject 33-acres is currently an impound car storage lot used by a car towing company, several paved parking lots, five partially occupied office buildings, a restaurant, and other storage uses. It includes a marina basin which ceased operations in 2001.

This 33-acre property was **a portion** of the Marina Shores Village (MSV) proposal. MSV received approval for rezoning in June 2004 for 1,930 residential dwellings; 150,000 sf of office; 50,000 sf of retail; and a 200-room hotel. Subsequently, in November 2004, such rezoning was overturned by the voters, 54% to 46%, by means of a referendum known as Measure "Q."

Since 2004, the applicant, Glenborough-Pauls, LLC, has sought input from a number of residents and now wishes to apply for rezoning on **a portion** of the former Marina Shores Village property known as Peninsula Marina Office Park. **This application does not include Pete's Harbor property.**

2. Proposed April 2006 Rezoning Application – Commercial General (CG) to Planned Community District:

a. Name:

The proposed development has been named "Peninsula Park."

b. Proposed Land Uses:

- i. Community park
- ii. 200-room hotel
- iii. 10,000 sf of convenience retail
- iv. 796 townhomes and condominiums
- v. 5-acres of marina and canals

c. Proposed Maximum Height of Buildings:

92% of the 33-acre parcel area shall have no building that exceeds 75 feet.

**Note: The existing zoning, Commercial General (CG), allows for 75 feet of building height.**

8% of the 33-acre parcel area shall have no building that exceeds 120 feet.

Obviously, not all the mid-rise buildings in this category would be at the 120 feet height but would vary in height with none exceeding 120 feet.

**Note: This 120 feet maximum height is half the maximum building height permitted by the June 2004 Marina Shores Village zoning approval.**

3. Description of Existing Proximate Land Uses

Existing uses adjacent to or in close proximity to the "Peninsula Park" proposed development are as follows:

a. To the North

Villas at Bair Island apartments

Zoned CG General Commercial with residential overlay

b. To the West

Marina Point townhomes

Zoned CG General Commercial with residential overlay

c. To the North

Pete's Harbor

Mixed use residential / marina / storage

Zoned CG General Commercial with residential overlay

d. To the Southeast

Docktown Marina

Approximately 50 houseboat dwellings

Zoned IP Industrial Park

e. To the Northwest

Bayport Marina Plaza office building

Zoned CG General Commercial

Boardwalk Motors car dealership

Zoned CG General Commercial

Note: There exists today approximately 250 dwellings in this Bair Island Road corridor.

4. Density

Please see BKF Land Use Summary attached to this narrative.

For purposes of calculating residential density, the following two methods were used:

a. Total Property Area	33.24 Acres
Less: Hotel Area	2.6 Acres
Retail Plaza	<u>0.6 Acres</u>
	<u>(3.20) Acres</u>
	<u>30.04 Acres</u> available for residential density calculation

796 Homes Proposed ÷ 30.04 Acres = 26.5 Homes per Acre

Note: The above method would be consistent with the residential density methodology from the 2004 Precise Plan.

4. b.	Total Property Area		33.24 Acres
	Less: Hotel Area	2.6 Acres	
	Retail Area	0.6 Acres	
	Marina & Canals	5.0 Acres	<u>(8.20)</u> Acres
			<u>25.04</u> Acres available for residential density calculation

796 Homes Proposed ÷ 25.04 Acres = 31.8 Homes per Acre

Note: Utilizing either a. or b. above, the residential density is less than that allowed under CG-R/R-5 Redwood City Zoning Code.

5. Park Area

This application is consistent with what we know about the Redwood City Park Dedication Ordinance proposed but not yet adopted, namely 3 acres per 1,000 residents.

Please see BKF Park Area Calculations attached to this narrative.