

ORDINANCE NO. _____

ORDINANCE AMENDING ARTICLE 60, ZONING MAP NO. 23 (HARBOR NEIGHBORHOOD), OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY AT 1 CARDINAL WAY (TERMINUS OF CHESAPEAKE DRIVE) IN THE CITY OF REDWOOD CITY FROM THE GENERAL INDUSTRIAL DISTRICT TO THE INDUSTRIAL RESTRICTED DISTRICT

WHEREAS, on February 10, 2004, after a duly noticed public hearing, the Planning Commission of the City of Redwood City recommended to the City Council, the rezoning of the hereinafter described property from the General Industrial District ("GI District") to the Industrial Restricted District ("IR District"); and

WHEREAS, this Council, having reviewed the recommendation of the Planning Commission and having considered the evidence received at the public hearing duly noticed and held for said proposed rezoning, finds that the proposed rezoning is in the public interest and consistent with the purposes of the Redwood City Zoning Ordinance.

NOW, THEREFORE, THE COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

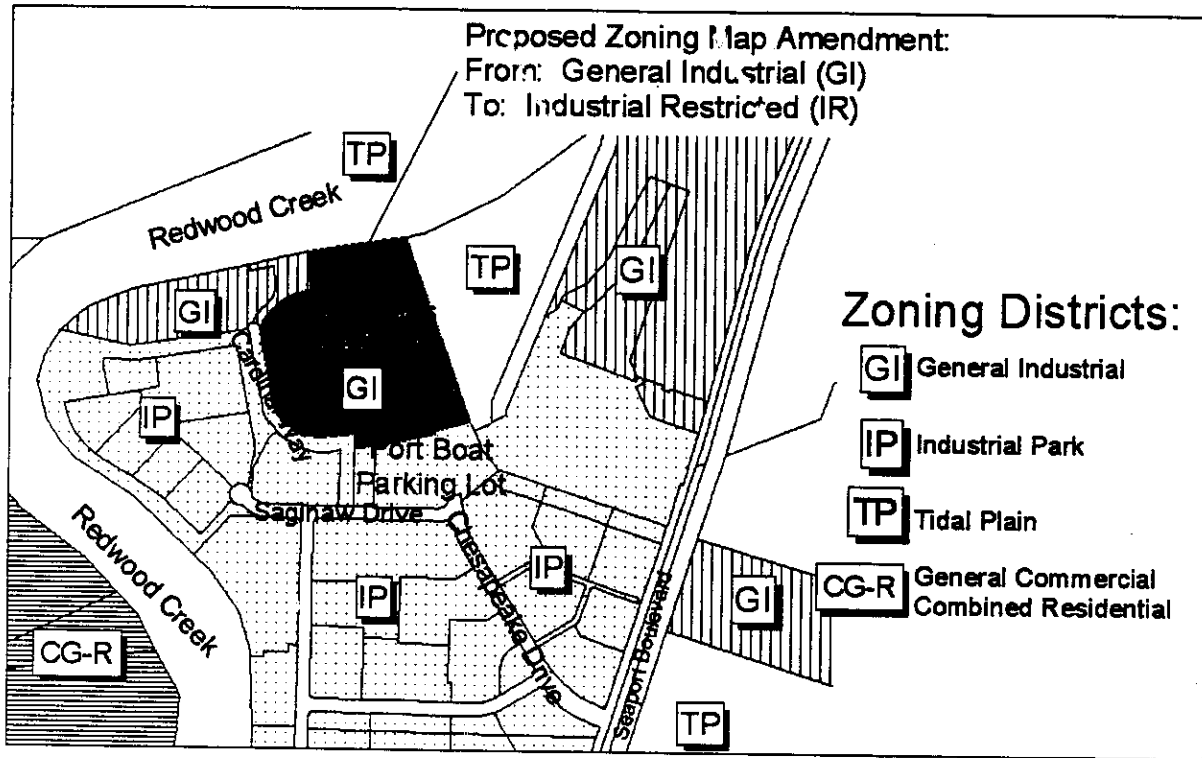
SECTION 1. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 23 Harbor Neighborhood, of the Redwood City Zoning Ordinance is hereby amended as follows:

The real property at 1 Cardinal Way (Terminus of Chesapeake Drive), Redwood City, California, as shown on Exhibit "A" hereof, attached hereto and incorporated herein by this reference, is hereby rezoned from the General Industrial District to the Industrial Restricted District.

SECTION 2. This ordinance shall be effective thirty (30) days after its adoption.

6.3B-2

Exhibit A



* * *

6.3 B-3

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ORDINANCE NO. 1130 TO AMEND SECTION 2.41 OF ARTICLE 2 - DEFINITIONS, OF THE REDWOOD CITY ZONING CODE RELATED TO FLOOR AREA RATIOS TO PERMIT A FLOOR AREA RATIO EXEMPTION FOR CERTAIN CHILDCARE FACILITIES.

WHEREAS, on February 10, 2004, after a duly noticed public hearing, the Planning Commission of the City of Redwood City recommended to the City Council, an amendment to the City of Redwood City Zoning Code to permit a floor area ratio exemption for certain childcare facilities; and

WHEREAS, this Council, having reviewed the recommendation of the Planning Commission and having considered the evidence received at the public hearing duly noticed and held for said proposed amendment, finds that the proposed amendment is in the public interest and consistent with the purposes of the Redwood City Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Section 2.41 of Article 2 of the Redwood City Zoning Ordinance is hereby amended in its entirety as follows:

2.41 Floor Area Gross.

- A. For the purpose of determining Floor Area Ratio, the floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings and shall include:

1. Basement space if more than half of the basement story height is above grade, except when the computation of the floor area ratio is defined differently in a zoning district.
 2. Elevator stairs and stairwells at each floor.
 3. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half (7-1/2) feet but not including equipment, open or enclosed, located on the roof, such as bulkheads, water tanks and cooling towers.
 4. Attic floor space where the structural headroom exceeds seven and one-half (7-1/2) feet.
 5. Interior balconies and mezzanines, except when the computation of the floor area ratio is defined differently in a zoning district.
 6. Enclosed porches and lanais, but not uncovered terraces, porches, balconies, or stairs.
 7. Accessory buildings, where more than one-half (1/2) of the height is above the average level of the highest and lowest point of that portion of the lot covered by the building, but not including garages, carports, and parking structures unless so required in a zoning district.
- B. Child care facilities and/or independent non-profit educational facilities open to the public within commercial and/or industrial developments of at least fifty thousand (50,000) square feet of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the Floor Area Ratio, and are thus exempt from Floor Area Ratio limitations, provided that the following conditions are met:
1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;
 2. The maximum Floor Area Ratio exemption associated with the provision of a child care facility and/or an independent non-profit educational facility open to the public shall not be greater than two percent (2%) Floor Area Ratio relative to the land area of the development;
 3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent non-profit educational facility;

4. Any Floor Area Ratio exemption granted pursuant to this section 2.41 B. may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:

- a. The child care facility and/or independent non-profit educational facility will be of benefit to the public.
- b. The development design can accommodate the additional floor area.

C. Open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment within commercial and/or industrial developments that contain at least fifty thousand (50,000) square feet of building gross floor area may be granted a Floor Area Ratio bonus provided that the following conditions are met:

- 1. The maximum Floor Area Ratio bonus associated with the provision of open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment shall not be greater than two percent (2%) Floor Area Ratio relative to the land area of the development;
- 2. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for open space for public use and enjoyment and/or outdoor recreation facilities;
- 3. Any Floor Area Ratio bonus granted pursuant to this section 2.41 C. may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:

- a. The open space and/or outdoor recreation facility will be of benefit to the public.
- b. The development design can accommodate the additional floor area.

D. Developments may receive both the Floor Area Ratio exemption of subsection B, above, and the Floor Area Ratio bonus of subsection C, above, but in no case will the total Floor Area Ratio exemption and bonus exceed two percent (2%) Floor Area Ratio relative to the land area of a particular development.

Section 2. This Ordinance shall be effective thirty (30) days from the date of its adoption.

* * *