

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, ADOPTING THE MARINA SHORES VILLAGE PRECISE PLAN

WHEREAS, on December 2, 2002, the City Council of the City of Redwood City adopted Ordinance No. 1130-315, to permit the creation of Planned Community Districts as an additional tool to assist the City with its future planning activities; and

WHEREAS, in compliance with California Environmental Quality Act regulations, on July 8, 2003 the Planning Commission of the City of Redwood City certified an Environmental Impact Report for the Marina Shores Village Development; and

WHEREAS, on April 20, 2004, the Planning Commission of the City of Redwood City voted to recommend that the City Council approve the Marina Shores Village Precise Plan (The "Precise Plan") and related Zoning Map Amendments; and

WHEREAS, the Precise Plan provides mixed use zoning (i.e., Planned Community (P) District), reductions and flexibility in site development standards, and substantial development density increases as concessions and incentives in consideration of the mandatory minimum affordable housing requirements set forth in Chapter IV of the Plan, pursuant to Government Code Section 65915; and

WHEREAS, such concessions and incentives described above meet and exceed those required by Section 65915, and no additional concessions or incentives shall be required of the City, regardless of whether the Developer increases the percentage of affordable housing to be included in the Project; and

WHEREAS, the City shall have the right, in its sole and exclusive discretion, to reduce or eliminate such concessions and incentives described above, in the event Developer fails to provide the number of affordable housing units required by the Plan; and

WHEREAS, related to the Precise Plan, the City Council of the City of Redwood City has reviewed the recommendation of the Planning Commission and has considered evidence received at a duly noticed public hearing.

NOW, THEREFORE the Council of Redwood City does ordain as follows:

Section 1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

Section 2. That it is hereby found that the Precise Plan provides mixed use zoning (i.e., Planned Community (P) District), reductions and flexibility in site development standards, and substantial development density increases as concessions

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and incentives in consideration of the mandatory minimum affordable housing requirements set forth in Chapter IV of the Precise Plan, pursuant to Government Code Section 65915.

Section 3. That it is further found that those concessions and incentives specified in Section 1 above meet and exceed those required by Section 65915, and no additional concessions or incentives shall be required of the City, regardless of whether the Developer increases the percentage of affordable housing to be included in the Project.

Section 4. That the City shall have the right, in its sole and exclusive discretion, to reduce or eliminate such concessions and incentives specified in Section 1 above, in the event Developer fails to provide the number of affordable housing units required by the Precise Plan.

Section 5. That the Precise Plan, to follow under separate cover as Exhibit "A" hereto, and incorporated herein by this reference, is found to be in conformance with the goals and objectives of Article 52 of the Zoning Code of the City of Redwood City;

Section 6. That the Precise Plan is hereby adopted.

Section 7. That this Ordinance will be effective thirty (30) days after its adoption.

* * *

Publication date: June 23, 2004. A copy of Exhibit "A" of this ordinance is on file and may be viewed at the City of Redwood City's City Clerk Department. Patricia Howe, City Clerk, 1017 Middlefield Road, Redwood City, CA 94063

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 22 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY LOCATED AT THE PENINSULA MARINA, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT PETE'S HARBOR, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL-RESIDENTIAL COMBINING DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT UCCELLI ROAD, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL-RESIDENTIAL COMBINING DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT BAIR ISLAND ROAD, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT.

WHEREAS, after a duly noticed public hearing on April 20, 2004, the Planning Commission of the City of Redwood City recommended to the City Council, the rezoning of the hereinafter described property from the General Commercial ("CG District") and General Commercial-Residential Combining Districts ("CG-R District") to the Planned Community District ("P-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. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

SECTION 2. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 22, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at the Peninsula Marina (Assessor Parcel Nos. 052-531-020; 052-531-030; 052-531-050; 052-531-070; 052-531-100; 052-531-110; 052-531-120; 095-030-080) Redwood City, California, as shown on the diagram which is attached as Exhibit "A" and incorporated by this reference, is hereby rezoned from the General Commercial District to the Planned Community District.

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SECTION 3. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 22, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at Pete's Harbor (Assessor Parcel Nos. 052-540-040; 052-540-050) Redwood City, California, as shown on the diagram which is attached as Exhibit "B" and incorporated by this reference, is hereby rezoned from the General Commercial-Residential Combining District to the Planned Community District.

SECTION 4. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 22, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at Uccelli Road (Assessor Parcel No. 095-030-170) Redwood City, California, as shown on the diagram which is attached as Exhibit "C" and incorporated by this reference, is hereby rezoned from the General Commercial- Residential Combining District to the Planned Community District.

SECTION 5. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 22, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at Bair Island Road (Assessor Parcel No. 095-030-090) Redwood City, California, as shown on the diagram which is attached as Exhibit "D" and incorporated by this reference, is hereby rezoned from the General Commercial District to the Planned Community District

SECTION 6. This ordinance shall be effective thirty (30) days after its adoption.

* * *

Publication date: June 23, 2004. Copies of Exhibits A, B, C, and D of this ordinance are on file and may be viewed at the City of Redwood City's City Clerk Department. Patricia Howe, City Clerk, 1017 Middlefield Road, Redwood City, CA 94063

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF REDWOOD CITY AND GLENBOROUGH-PAULS FOR THE DEVELOPMENT OF THE MARINA SHORES DEVELOPMENT PROJECT

WHEREAS, Glenborough-Pauls, a Delaware limited liability company (the "Developer") is the owner of certain real property located within the City (the "Property"); and

WHEREAS, Government Code Sections 65864 through 68569.5 provide the statutory authority for the development agreements between municipalities and owners of real property; and

WHEREAS, the Developer applied for a Development Agreement to allow for the construction of a development project upon the Property consisting of up to approximately 1930 residential units, 150,000 rentable square feet of office space and 25,000 rentable square feet of retail space, and a hotel of up to 200 rooms, together with open space, streets, walkways, waterfront esplanades and ancillary facilities (the "Project"); and

WHEREAS, in compliance with California Environmental Quality Act regulations, on July 8, 2003 the Planning Commission of the City of Redwood City certified an Environmental Impact Report for the Marina Shores Village Development.

WHEREAS, on _____, 2004 the City Council adopted an ordinance to amend the Strategic General Plan of the City to amend the General Plan designation of property located at the Peninsula Marina (APN 052-531-020; 052-531-030; 052-531-050; 052-531-070; 052-531-100; 052-531-110; 052-531-120) and Bair Island Road (APN 095-030-090) from Commercial-Office Park to Mixed Use; and

WHEREAS, on _____, 2004 the City Council adopted an ordinance to amend the Redwood City Zoning Ordinance to rezone certain property at the Peninsula Marina from the General Commercial District to the Planned Community District; to rezone property located at Pete's Harbor from the Commercial-Residential Commercial Combining District to the Planned Community District; and to rezone property located at Bair Island Road from the General Commercial District to the Planned Community District; and

WHEREAS, on _____, 2004, the City Council adopted an ordinance to approve the Marina Shores Village Precise Plan (the "Precise Plan"); and

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NOW, THEREFORE the Council of the City of Redwood City does ordain as follows:

SECTION 1. FINDINGS. The City Council finds that the provisions of the Development Agreement by and between the City and the Developer for the construction of the Project (the "Development Agreement") are consistent with the General Plan as amended, the Precise Plan as adopted, and the Zoning Ordinance as amended of the City.

SECTION 2. APPROVAL. The City Council hereby approves and adopts the Development Agreement attached hereto as Exhibit "A" and incorporated herein by reference. The City Manager and the City Clerk are hereby authorized and directed to execute and attest, respectively, the Development Agreement on behalf of the City.

SECTION 3. That this Ordinance will be effective thirty (30) days after its adoption.

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Publication date: June 23, 2004. A copy of Exhibit "A" of this ordinance is on file and may be viewed at the City of Redwood City's City Clerk Department. Patricia Howe, City Clerk, 1017 Middlefield Road, Redwood City, CA 94063