

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, ADOPTING THE PRECISE PLAN FOR THE EI CAMINO REAL/ VERA AVENUE PROJECT (1540 EL CAMINO REAL AND 124-136 LINCOLN AVENUE)

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 November 16, 2004 the Planning Commission of the City of Redwood City adopted a Mitigated Negative declaration for the El Camino Real /Vera Avenue Project; and

WHEREAS, on November 16, 2004, the Planning Commission of the City of Redwood City voted to recommend that the City Council approve the Precise Plan for the El Camino Real/Vera Avenue Project (The "Precise Plan") and related Zoning Map Amendments; and

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

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Section 3. That the Precise Plan, to follow under "Attachment 10" 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 4. That the Precise Plan is hereby adopted.

Section 5. That this Ordinance will be effective thirty (30) days after its adoption.

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 9 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1540 EL CAMINO REAL, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT AND; TO REZONE PROPERTY LOCATED AT AND 124-136 LINCOLN AVENUE, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT

WHEREAS, after a duly noticed public hearing on November 16, 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 Multi-Family Medium Density Residential Districts ("R-4 District") to the Planned Community District ("P-District"); and

WHEREAS, the project would provide housing opportunities within walking distance to transit and downtown employment and services; and

WHEREAS, consistent with the Redwood City Housing Element, new opportunities for affordable housing would be created; 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. 9, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at 1540 El Camino Real (Assessor Parcel Nos. 053-093-070 and 053-093-080) 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.9, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

That certain real property located at 124-136 Lincoln Avenue (Assessor Parcel Nos. 053-093-130 and 053-093-140) Redwood City, California, as shown on the diagram which is attached as Exhibit "A" and incorporated by this reference, is hereby rezoned from Multi-Family Medium Density Residential District to the Planned Community District.

Section 4. This ordinance shall be effective thirty (30) days after its adoption.

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