

6.AB-1

ORDINANCE NO. _____

ORDINANCE AMENDING ARTICLE XV, SECTION 18.253 TO CHAPTER 18 OF THE CODE OF THE CITY OF REDWOOD CITY RELATING TO EXEMPTIONS AND CREDITS TO THE TRANSPORTATION IMPACT FEES FOR USES EXCEPT PROFESSIONAL, MEDICAL, BUSINESS AND ADMINISTRATIVE OFFICE USES WITHIN A CERTAIN DEFINED DOWNTOWN AREA.

WHEREAS, this Council, concerned about increasing traffic volumes and congestion, and desiring an equitable and uniform method for each new development to bear a proportionate share of citywide improvements that mitigate the traffic impacts of development, authorized preparation of a Redwood City Traffic Impact Mitigation Fee Study by Fehr & Peers Associates, Inc., dated February 18, 2000 (the "Study"); and

WHEREAS, the Study identified the required transportation improvements to mitigate impacts caused by new residential and non-residential development within the City of Redwood City for a 20-year period; and

WHEREAS, the revitalization of the Redwood City Downtown is the highest priority for the City Council and for the Redwood City community; and

WHEREAS, this Council desires to exempt uses except professional, medical, business and administrative office uses within a certain defined Downtown area.

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

SECTION 1.

The Council of Redwood City determines and declares that:

- A. The revitalization of the Downtown is the highest priority for the City Council and the Redwood City community.

6.4B-2

- B. The imposition of the Impact Fee on new uses within a certain portion of the Downtown (the "Exempt Downtown Area") could be a substantial barrier to new development.
- C. The exemption from the payment of Impact Fee for new uses except professional, medical, business and administrative office uses within the Exempt Downtown Area will create an incentive for the development of housing and will enhance the retail environment.
- D. There will be no significant loss of revenue and any potential loss will be offset either by replacement of lost revenues from other sources or by Redevelopment Agency funding of Traffic Impact Mitigation Fee projects.

SECTION 2. Chapter 18, Article XV, Section 18.253.A.8 (a), is hereby amended to read as follows:

"Any use commenced on or after July 1, 2005, except professional, medical, business, and administrative office use, as said terms are defined below in subsection (b), within the Exempt Downtown Area (bound by Veterans Boulevard, Maple Street, El Camino Real, and Brewster Avenue) shall not be required to pay the Impact Fee if (1) a Notice of Official Action giving approval of the use is issued by the Zoning Administrator by December 31 2006, and (2) substantial construction pursuant to an approved building permit has been undertaken by December 31, 2007. Portions of buildings or structures that do not qualify for an exemption shall be required to pay the Impact Fee in accordance with the Impact Fee Schedule."

SECTION 3.

This ordinance shall be effective thirty (30) days after the date of its adoption.

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