

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 7 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE THE PROPERTY THAT COMPRISES THE 885 WOODSIDE ROAD PRECISE PLAN AREA, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE EXISTING GENERAL COMMERCIAL-RESIDENTIAL OVERLAY ZONING DISTRICTS TO THE PLANNED COMMUNITY DISTRICT.

WHEREAS, after a duly noticed public hearing on September 18 2007, the Planning Commission of the City of Redwood City recommended to the City Council of the City of Redwood City ("City Council" or "Council"), the rezoning of the property (Assessor Parcel No. 059-240-800) that comprises the 885 Woodside Road Precise Plan Area, from the existing General Commercial-Residential Overlay (CG-R) Zoning District to the Planned Community (P) Zoning District; and

WHEREAS, this Council, having reviewed the recommendation of the Planning Commission and having considered the evidence, including the Addendum to the Mitigated Negative Declaration, 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. The Council finds that the proposed rezoning of this property is in the public interest based on the following reasons:

- a. The project demonstrates superior architectural design within the context of a mixed-use transit corridor. The development of this project furthers General Plan Housing and Circulation Element policies and zoning standards that promote the creation of higher density housing opportunities along the City's two transit corridors, Woodside Road and El Camino Real.
- b. The project will provide much needed infill housing, and incorporates six affordable moderate-income housing units that will further the City's regional housing needs allocation goal of providing 345 moderate-income units.

- c. The project's design incorporates public/community facilities such as new and widened sidewalks and street tree amenities to enhance the Woodside Road corridor and improve pedestrian circulation and safety.
- d. Since the project is an infill development, the project makes efficient use of existing water, sewer and transportation infrastructure. In addition, the project is the type of "smart growth" development that is expected to reduce auto reliance, energy consumption and global warming because the project is a transit-oriented development (TOD) that is within walking distance to a transit, employment and commercial conveniences.
- e. Finally, the project includes TDM features such as on-site bicycle storage and on-site bus passes that will be available to project residents since the project is within 50 feet of a SamTrans bus stop.

SECTION 3. Pursuant to the provisions of Article 41 of the Redwood City Zoning Ordinance (Ordinance No. 1130, as amended), Article 60, Map No. 7, of the Redwood City Zoning Ordinance, as amended, is hereby amended as follows:

The real property that comprises the 885 Woodside Road Precise Plan, Redwood City, California, identified by the Assessor's Parcel Number set forth above, is hereby rezoned from the existing General Commercial-Residential Overlay (CG-R) zoning district to the Planned Community (P) Zoning District.

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

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