

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 3 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTIES GENERALLY LOCATED IN THE VICINITY OF CEDAR AND MAIN STREET, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE EXISTING ZONING DISTRICTS TO THE GENERAL COMMERCIAL-COMBINED RESIDENTIAL (CG-R) DISTRICT.**

**WHEREAS**, the existing Zoning District designations are not compatible with the proposed use of 104 and 112 Cedar Street, nor are they compatible with the existing uses of 128-132 Cedar Street and 1406 Main Street, and 1414 Main Street.

**WHEREAS**, the properties at 104 and 112 Cedar Street (formerly Assessor's Parcel Numbers 053-188-050 and 053-188-060 respectively at the time of the May 20, 2008 Planning Commission meeting, now a single parcel Assessor's Parcel Number 053-188-080), vacant lots both owned by the Mental Health Association of San Mateo County ("MHA"), have an existing zoning district designation of "General Commercial" (CG).

**WHEREAS**, MHA plans to develop a 15-unit affordable rental housing project at 104 and 112 Cedar Street.

**WHEREAS**, implementation of the Mental Health Association's plan to develop a 15-unit residential project at 104 and 112 Cedar Street (Assessor's Parcel Number 053-188-080) requires the amendment to ARTICLE 60, ZONING MAP NO. 3 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED (the "Zoning Map") zoning district designations of those properties, as shown on the attached Exhibit "A", from CG to "General Commercial-Combined Residential" (CG-R).

**WHEREAS**, the properties at 128-132 Cedar Street and 1406 Main Street consist of one parcel (Assessor's Parcel Number 053-188-010) and are currently zoned "General Commercial" (CG); and

**WHEREAS**, the property at 1414 Main Street (Assessor's Parcel Number 053-188-020) is currently zoned "Industrial Restricted" (IR); and

**WHEREAS**, these properties at 128-132 Cedar Street, 1406 Main Street, and 1414 Main Street are currently developed with a variety of residential uses that are nonconforming with their current "General Commercial" (CG) and "Industrial Restricted" (IR) zoning district designation that does not permit for residential land uses.

**WHEREAS**, the City desires to update and amend the zoning district designation of the properties at 128-132 Cedar Street, 1406 Main Street and 1414 Main Street, as

shown on the attached Exhibit "A", from IR Zoning District to CG-R Zoning District to reflect their current development and to bring these properties into conformance.

**WHEREAS**, after a duly noticed public hearing on June 5, 2007, the Planning Commission of the City of Redwood City ("Commission") initiated the rezoning of 104 and 112 Cedar Street, 128-132 Cedar Street, 1406 Main Street, and 1414 Main Street, as shown on the map which is attached as Exhibit "A", from the existing CG Zoning District and IR Zoning District to the CG-R Zoning District; and

**WHEREAS**, at a duly noticed public hearing on May 20, 2008, the Commission adopted and approved the Cedar Street Initial Study/Mitigated Negative Declaration, and recommended to the City Council of the City of Redwood City (the "City Council") the rezoning of above referenced properties in the manner proposed and referenced in Exhibit "A"; and

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES HEREBY 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, ZONING MAP NO. 3 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, is amended as follows:

A. 104 and 112 Cedar Street (Assessor's Parcel Number 053-188-080) requires the amendment of the zoning district designations of these properties, as shown on the attached Exhibit "A", from CG Zoning District to "General Commercial-Combined Residential" (CG-R) Zoning District.

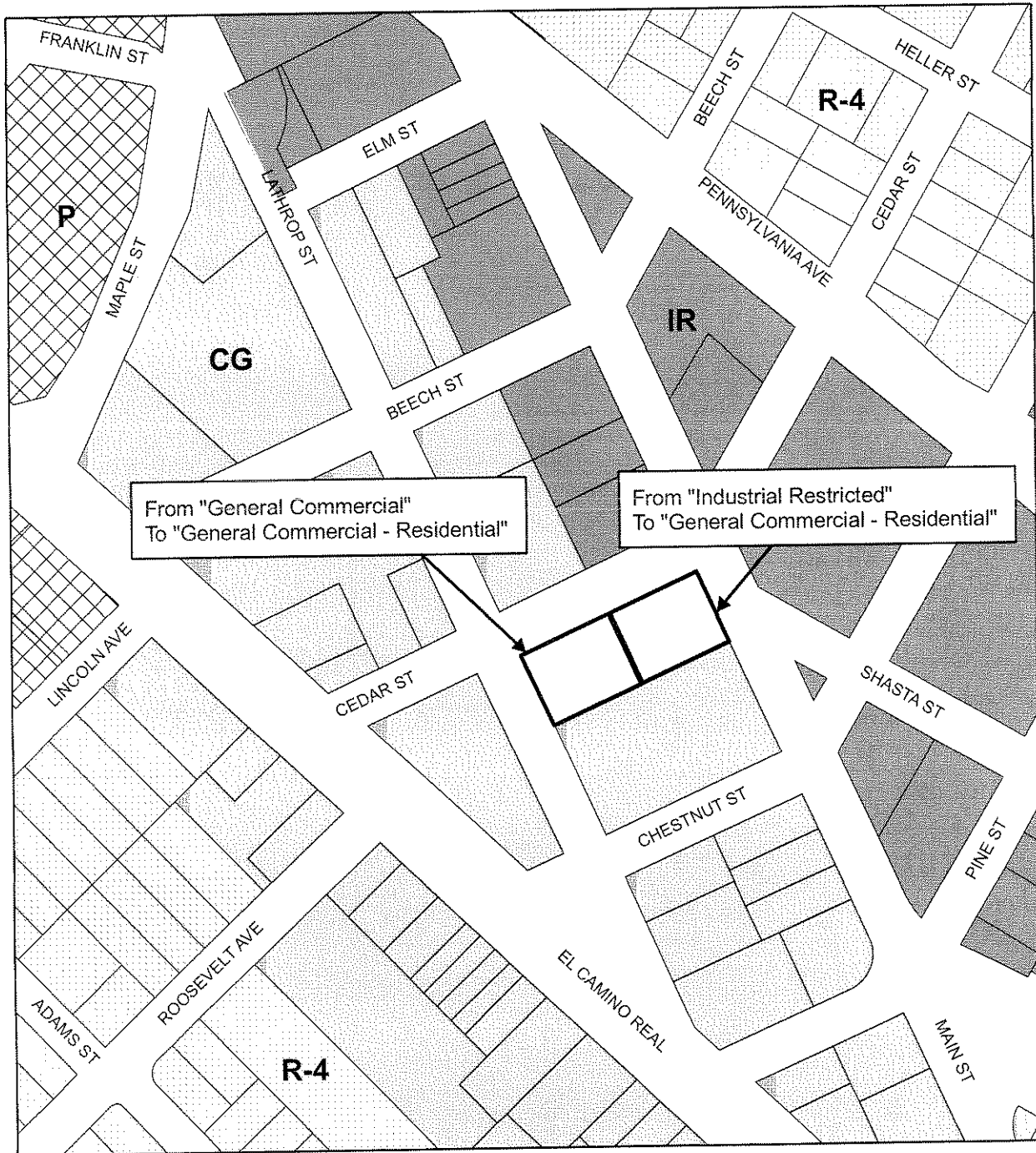
B. 128-132 Cedar Street and 1406 Main Street (Assessor's Parcel Number 053-188-010) and 1414 Main Street (Assessor's Parcel Number 053-188-020) requires the amendment of the zoning district designations of these properties, as shown on the attached Exhibit "A", from IR Zoning District to CG-R Zoning District.

**SECTION 3.** This ordinance shall be effective thirty (30) days after its adoption.

\* \* \*

EXHIBIT A

# Proposed Zoning Amendment Land Use Map



**Zoning**



- CG (General Commercial)
- IR (Industrial Restricted)
- P (Precise Plan)
- R-4 (Multi-Family Medium Density)