

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADDING A NEW ARTICLE 16A INDUSTRIAL-BUSINESS TRANSITION DISTRICT TO THE REDWOOD CITY ZONING ORDINANCE

WHEREAS, in compliance with California Environmental Quality Act regulations, on January 27, 2009, the Planning Commission of the City of Redwood City (Commission) adopted the Initial Study/Mitigated Negative Declaration together with the draft Mitigation Monitoring and Reporting Program for the East Downtown Study Area Project.

WHEREAS, after a duly noticed public hearing on January 27, 2009, the Commission recommended approval of the proposed Zoning Text Amendments for the Industrial-Business Transition (IBT) District, as set forth below, to the City Council of the City of Redwood City (City Council).

WHEREAS, after a duly noticed public hearing on January 27, 2009, the Commission recommended to the City Council that the properties located in the East Downtown Study Area be rezoned from the existing Commercial General (GC) Zoning District (properties identified as Assessor's Parcel Nos. 053-148-090, 053-138-010, 053-142-030, 053-142-040, 053-142-100, 053-142-110, 053-142-120, 053-142-080, 053-142-090) and Industrial Restricted (IR) Zoning District (properties identified as Assessor's Parcel Nos. 053-147-010, 053-147-020, 053-147-050) to the IBT Zoning District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

SECTION 1. This City Council, having reviewed the recommendation of the Planning Commission and having considered the evidence, including the Initial Study/Mitigated Negative Declaration and draft Mitigation Monitoring and Reporting Program, received at the public hearing duly noticed and held for said adoption of the new IBT Zoning District and proposed rezoning, finds that the new IBT Zoning District is in the public interest and consistent with the purposes of the Redwood City Zoning Ordinance.

The City Council finds that the proposed IBT Zoning District text amendments (IBT Text Amendments) would allow for a list of uses and regulations that would be a positive benefit for the City because it provides the City with a means of creating a transitional area adjacent to the development and intensification of Downtown, while preserving the integrity and historic development pattern of adjacent neighborhoods.

The City Council also finds that the proposed IBT Text Amendments would meet the purpose of the Redwood City Zoning Ordinance thereby protecting the health, safety, peace, morals, comfort, convenience, and general

welfare of the people of Redwood City because the text amendments focus on enhancing compatibility of uses, operate as a transition buffer between adjacent neighborhoods, and serve as an instrument to effectuate the General Plan.

The City Council further finds that the proposed IBT Text Amendments for Article 2 of the Redwood City Zoning Ordinance which provide further clarification and support for the land uses identified in the IBT Zoning District are consistent with the Redwood City Zoning Ordinance.

SECTION 2. Sections 2.12.5 and 2.92.4 are hereby added to Article 2. Definitions of the Redwood City Zoning Ordinance to read as follows:

“Article 2. Definitions

2.12.5 Birth Centers. A healthcare facility that is designed to provide a comfortable, homelike setting during childbirth and that is generally less restrictive than a hospital in its regulations, as in permitting midwifery or allowing family members or friends to attend the delivery.

2.92.4 Skilled Nursing Facilities. An in-patient health care facility licensed and operated as a Skilled Nursing Facility under State of California [Department of Health Care Services] regulations.”

SECTION 3. Article 16A is hereby added to the Redwood City Zoning Ordinance to read as follows:

“Article 16A. Industrial-Business Transition (IBT) District

16A.1 Purpose.

To designate and promote the orderly development of a transition district between the downtown core and adjacent residential and light industrial neighborhoods that provides for a range of appropriate uses that are less intense than in the downtown that can provide a physical transition to the existing adjacent neighborhoods. The range of uses emphasizes light industrial businesses especially those in design related fields as well as certain medical uses that due to their nature are not appropriate in either a downtown or residential neighborhood settings.

16A.2 Permitted Uses.

The following uses are permitted in the IBT District if conducted entirely within a building:

A. Personal service shops, including beauty, barber, shoe repair, or watch repair shops;

B. Professional or administrative offices with a gross floor area of less than two thousand five hundred (2,500) square feet; (to encourage incubator space)

C. Printing, publishing, lithography, photography, blueprinting, or engraving shops and services;

D. Specialized food production, such as catering, bakeries, and coffee roasters;

E. Schools and studios for arts, trades, and professions not including industrial machinery and processes;

F. Indoor commercial recreation facilities, gyms, healthclubs, spas, dance and music studios;

G. Medical offices with a gross floor area of less than two thousand five hundred (2,500) square feet.

16A.3 Accessory Uses.

The following structures and uses are permitted in the IBT District when accessory to a use permitted under Sections 16A.2 and 16A.4:

A. Incidental storage, repair, or service facilities;

B. Other accessory uses and structures customarily appurtenant to a permitted use;

C. Child care centers if the facilities are in conjunction with adjoining businesses and primarily serve the employees of such businesses;

D. Incidental retail sales, showrooms, or galleries, associated with a primary permitted or conditionally permitted use.

16A.4 Conditional Uses.

The following uses are permitted in the IBT District subject to first securing a use permit therefore:

A. Minor automobile repair and servicing, if conducted entirely within a building; (new business for major automobile repair and servicing, such as engine rebuilding, clutch, transmission, or differential repairing, reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair would not be allowed in this district);

B. Restaurants and cafes, including the sale of liquor or other alcoholic beverages for consumption on the premises;

C. Furniture, bookstores, antique stores and sale of used merchandise;

D. Warehouses, wholesale businesses, excluding storage, mini-storage, and self-storage;

E. Parking lots and garages as defined in Section 2.77;

F. Child care centers if the facilities are not in conjunction with the adjoining businesses or do not primarily serve the employees of such businesses;

G. Medical offices with a gross floor area of more than two thousand five hundred (2,500) square feet provided the medical office uses is located entirely within a one (1) block distance of the perimeter of the Downtown Precise Plan boundary.

Medical offices with a gross floor area of more than two thousand five hundred (2,500) square feet, but not exceeding five thousand (5,000) square feet, may be located else where in the Zoning District.

H. Specialized Medical Uses (with lower turnover), such as Skilled Nursing Facilities, Birth Centers, Physical Therapy, Occupational Therapy, Dialysis, or medical laboratories; excluding hospitals, health clinics, and medical campuses provided the specialized medical use is located entirely within a one (1) block distance of the perimeter of the Downtown Precise Plan boundary;

I. Professional or administrative offices with a gross floor area of more than two thousand five hundred (2,500) square feet, with an emphasis on design/build professions such as engineering, architecture, or building construction, or services related to electrical, plumbing, interior design provided the use is located entirely within a one (1) block distance of the perimeter of the Downtown Precise Plan boundary.

Professional or administrative offices with a gross floor area of more than two thousand five hundred (2,500) square feet, but not exceeding five thousand (5,000) square feet, with an emphasis on design/build professions such as engineering, architecture, or building construction, or services related to electrical, plumbing, interior design, may be located else where in the Zoning District.

J. Building material and building equipment sales, excluding heavy machinery and equipment, conducted entirely within a building;

K. Animal hospitals, veterinary clinics, completely enclosed soundproof kennels;

L. Machine shops, cabinet shops, sheet metal shops, upholstery shops, wood making shops, glass blowing, custom vehicle building or modifications;

M. Public or Quasi-public uses;

N. Any permitted or conditionally permitted use when conducted partially or totally outside a building, unless otherwise specified;

O. Any other use not otherwise listed in this article which is determined by the Zoning Administrator, after a public hearing, to be of the same general character as the uses permitted by this article and is not inconsistent with the purpose of this article;

16A.5 Height Regulations.

No structure shall exceed seventy-five (75) feet in height.

16A.6 Lot Area.

The minimum building site area shall be two thousand five hundred (2,500) square feet. Additional minimum building site area requirements greater than those specified in this section shall be determined in accordance with the provisions of Section 32.2 "Supplementary Lot Area Requirements for Sloping Sites," under the conditions therein specified.

16A.7 Lot Width.

The minimum average lot width shall be twenty-five (25) feet.

16A.8 Lot Coverage.

No limitations.

16A.9 Yard Requirements.

None required, provided that a minimum building setback of fifteen (15) feet shall be required for properties abutting the Joint Powers Board right-of-way (i.e. the railroad tracks)

16A.10 Stormwater Requirements.

All development is subject to the requirements of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time. Stormwater treatment, unless the site or project is exempt from those requirements, shall be provided to the satisfaction of the Zoning Administrator and the Engineering and Construction Division, based on the criteria set forth in Chapter 27A.

16A.11 Other Required Conditions.

The following additional conditions shall apply to the IBT District:

A. Professional or administrative offices for design build professions may have need for outdoor storage and/or yards. Where storage occurs outside of a building, it must be adequately screened from public view.

B. Trash and refuse disposal facilities shall be enclosed by a solid hedge or tight fence no lower in height than said facilities themselves.

16A.12 Floor Area Ratio

A. The maximum floor area ratio shall be two hundred twenty-five percent, i.e. 2.25, of the lot area. Mezzanine floor area, which overhangs less than twenty-five percent of the ground floor area, shall be exempt from the computation of FAR.

B. For development on properties located entirely within a one (1) block distance of the perimeter of the Downtown Precise Plan boundary the maximum floor area ratio shall be two hundred seventy five percent, i.e. 2.75 of the lot area. Mezzanine floor area, which overhangs less than twenty-five percent of the ground floor area, shall be exempt from the computations of FAR.”

SECTION 4. Severability. If any provision, section, paragraph, sentence or word of this Ordinance, or the application thereof to any person or circumstance, is rendered or declared invalid by any court of competent jurisdiction, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance, and their application to other persons or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this Ordinance are severable.

SECTION 5. Effective Date. This Ordinance shall become effective thirty days after the date of its adoption.

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