

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 60, ZONING MAP NO. 3 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTIES LOCATED WITHIN THE EAST DOWNTOWN STUDY AREA, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL AND INDUSTRIAL RESTRICTED ZONING DISTRICTS TO THE INDUSTRIAL-BUSINESS TRANSITION ZONING DISTRICT

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 IS/MND together with the draft Mitigation Monitoring Report 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) Zoning 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), as shown on a map labeled Exhibit "A", attached hereto and incorporated herein, to the to the IBT Zoning District.

WHEREAS, after a duly noticed public hearing on March 23, 2009, the City Council introduced an ordinance adopting the proposed Zoning Text Amendments for the IBT District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY 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. 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 for the East Downtown Study Area Project, received at the public hearing duly noticed and held for said adoption of the new IBT Zoning District and proposed rezoning, finds that the proposed rezoning is in the public interest and consistent with the purposes of the Redwood City Zoning Ordinance.

The City Council finds that the IBT Zoning District map amendments (IBT Map Amendments) would allow the East Downtown Study Area to be a positive benefit for the City by providing the City with an improved transition from the development potential along the El Camino Real corridor and within Downtown to the adjacent residential and light industrial neighborhoods.

The City Council also finds that the proposed IBT Map 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 the City of Redwood City because the map amendments focus on enhancing compatibility of uses, operate as a transition buffer between adjacent neighborhoods, and serve as an instrument for the effectuation of the existing General Plan, while accommodating the vision and direction for the New General Plan.

SECTION 3. 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 hereby amended as follows:

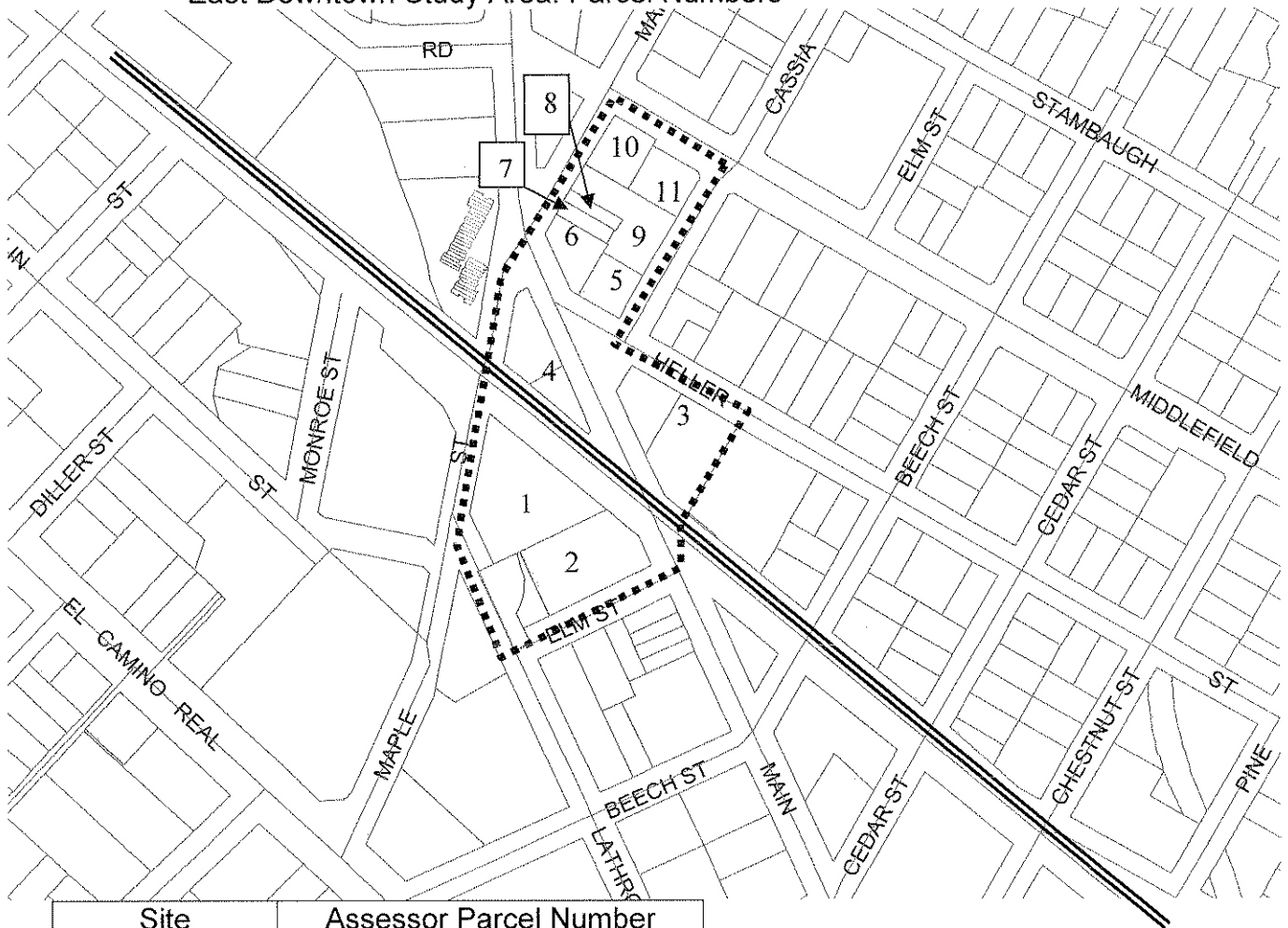
That real properties located within the East Downtown Study Area, Redwood City, California, as shown on Exhibit "A" and identified by the Assessor's Parcel Numbers set forth above, are hereby rezoned from the existing zoning districts, including but not limited to the zoning districts set forth above, to the Industrial-Business Transition (IBT) Zoning District, as shown on Exhibit "B." The existing zoning and proposed zoning to the IBT Zoning District are shown on Exhibits "A" and "B" respectively.

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.

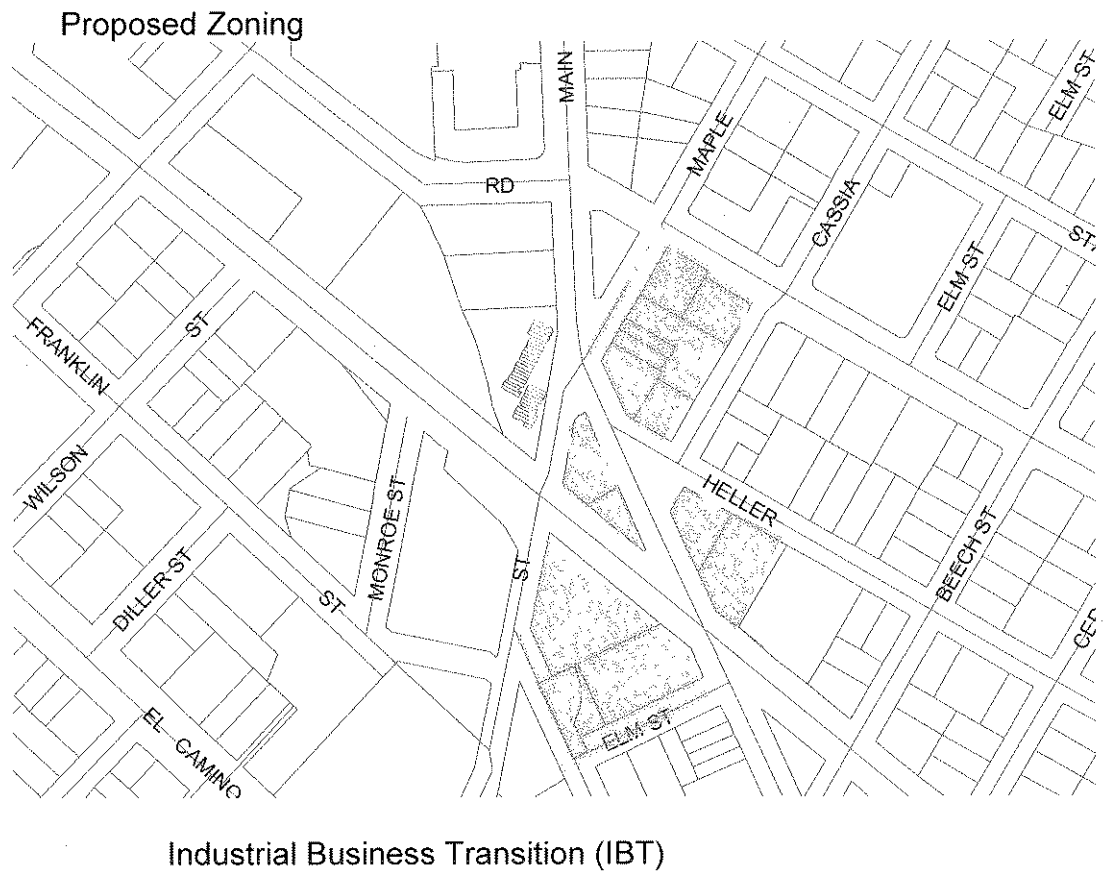
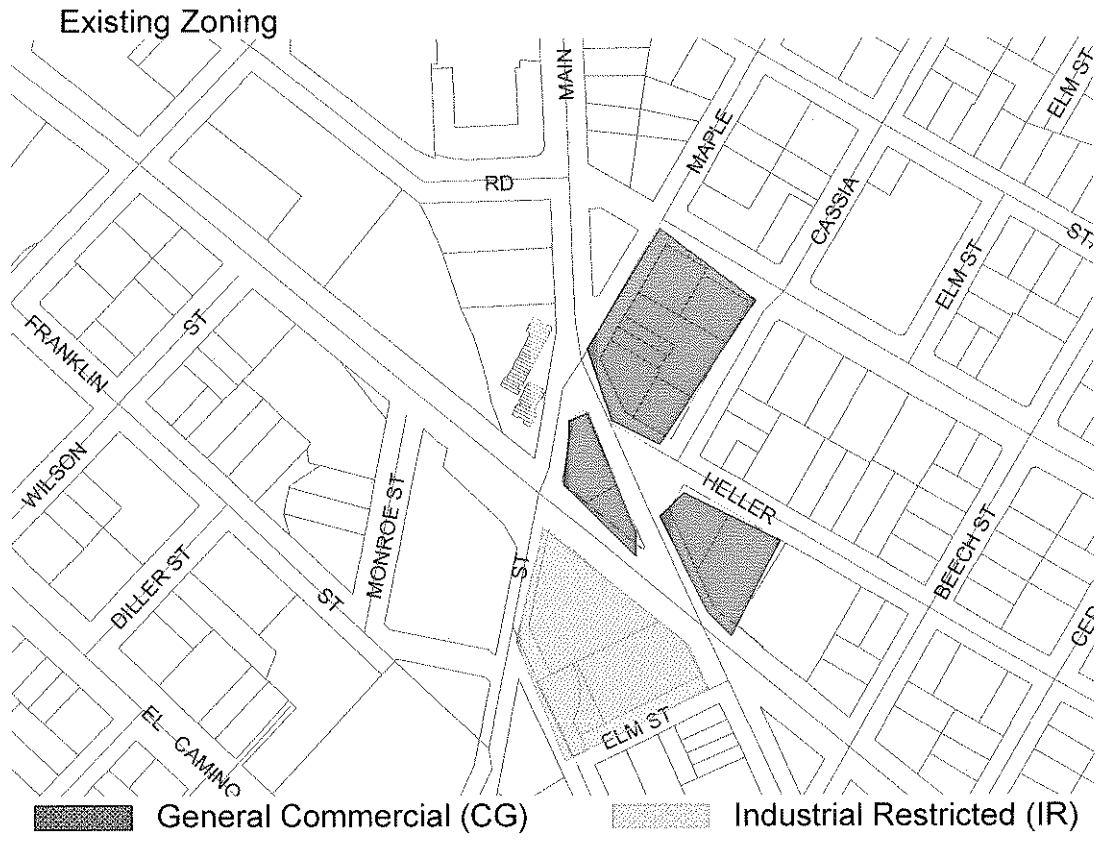
Exhibit A

East Downtown Study Area: Parcel Numbers



Site	Assessor Parcel Number
1	053-147-010
2	053-147-020 053-147-050
3	053-148-090
4	053-138-010
5	053-142-030
6	053-142-040
7	053-142-100
8	053-142-110
9	053-142-120
10	053-142-080
11	053-142-090

Exhibit B



Industrial Business Transition (IBT)