

# BOOK II: DEVELOPMENT REGULATIONS

## 2.0. ORIENTATION

This section contains the Development Regulations that govern all future private development actions in the Redwood City Downtown Precise Plan Area. These design standards and guidelines will be used to evaluate private development projects or improvement plans proposed for properties within the Redwood City Downtown Precise Plan Area.

### 2.0.1. APPLICABILITY

- a. The policies contained within this section shall apply only to new construction, significant additions (proposing an addition of more than 10% to a building's area), or renovations to existing structures and/or new land uses proposed for existing facilities.
- b. Right of Continued Use: Nothing contained in this section shall require any change in any existing building or structure for which a building permit has been previously issued, or for plans on file in the Community Development Services Department prior to the effective date of this Precise Plan. Changes in the property's ownership or tenants of existing uses shall likewise require no change in any existing building or structure.
- c. Any other nonconforming condition that is not addressed by the provisions of the Downtown Precise Plan shall be governed by Article 33 of the Redwood City Zoning Ordinance (Nonconforming Lots, Uses, Structures, and Parking).
- d. No regulations apply to the public agencies designated throughout the Plan. The City shall encourage cooperative planning with these agencies in order to achieve the goals and visions set of the document as stated in Book I: Community Intent & Guiding Principles.
- e. Where improvements and additions are made to existing buildings, requirements for renovation or enlargements apply only to net new floor area. Improvements and additions to existing buildings that increase nonconformities are not permitted.
- f. Development regulations established in this Plan are of two types, Standards and Guidelines.
  - Standards address those aspects of development that are essential to achieve the goals of the Precise Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. Conformance with Standards is mandatory. Such provisions are indicated by use of the heading "*Standards.*"
  - Guidelines provide guidance for new development in terms of aesthetics and other considerations such as district character or design details. They are intended to direct building and site design in a way that results in the continuity of the valued character of the

City of Redwood City. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Such provisions are indicated by use of the heading "*Guidelines*". In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect, and any one may be selected. Although direct conformance with the Guidelines is the surest route to swift approval, developers are permitted to propose alternative design details if they are able to show that such details implement the overall Plan objectives with respect to the desired character of the Downtown Redwood City.

- g. Pipeline Projects: This Precise Plan becomes applicable to a property when the property is rezoned to this "P" district, and development approvals issued after the effective date of such rezoning shall comply with the Plan. Projects for which a development application had been accepted as complete but not yet approved at the rezoning effective date shall be known as "Pipeline Projects". As to Pipeline Projects only, the PHED Director/Designee may exercise discretion in applying the mandatory Standards to such projects.

### 2.0.2. OVERVIEW OF DEVELOPMENT REGULATIONS

The Development Regulations in this document are applied to those properties within the Redwood City Downtown Precise Plan Area as indicated on the Precise Plan Area Map (see Book I). The Development Regulations are divided into ten sections, as follows:

**2.1. Historic Resources.** As Downtown is the historic heart of Redwood City and is endowed with many exemplary historic resources which give the district a unique character, the Historic Resources Section is placed first among the development regulations in the Precise Plan. Much of what is listed in this Section is a compilation of regulations which exist elsewhere in the DTPP, and are referenced here for convenience, while the Additions and Modifications to Historic Resources (AMHR) regulations are unique to this Section.

- Locate the property in question on the Historic Resources Preservation Map in Section 2.1. Note which Historic Mitigation Group the property is in.
- Refer to the adjacent Historic Resource Preservation Chart and note which regulations are applicable for that Mitigation Group.
- Finally, reference the regulations specified for the relevant Mitigation Group.

**2.2. Uses.** Permitted and prohibited uses for the various areas within Downtown, as well as any special conditions, are shown here.

- Locate the property in question on the Use Regulations Map in Section 2.2. Note which Use Zone the property is in.
- Refer to the adjacent Use Regulations Chart and note the permitted Use Groups and Maximum Establishment Length which are applicable for that Use Zone.
- Finally, reference the General Use Regulations and regulations for the Permitted Use Groups for the relevant Use Zone.

**2.3. New Streets.** In order to preserve and enhance the walkable nature of Downtown, new streets will be required where blocks are detrimentally long. They are listed in the fourth Section and should be used as the first step in site design.

- Locate the property in question on the New Streets Map in Section 2.3 and review if a new street(s) is required for the property. If a new street is not required, proceed to Section 2.4.
- If a new street(s) is required, note the type and refer to the applicable New Street Type Design Regulations.

**2.4. Public Frontage.** Projects may be required to improve the "Public Frontage" area in front of the parcel, which consists primarily of the sidewalk area.

- Locate the property in question on the Public Frontage Map in Section 2.4. Note which Corridor Type(s) the property fronts.
- Refer to the adjacent Public Frontage Regulations Chart and note the Sidewalk Width Provision Method which is applicable for that Corridor Type.
- Finally, reference the General Public Frontage Regulations and the applicable Corridor Type Public Frontage Regulations for the relevant Corridor Type.

**2.5. Building Placement and Landscaping.** The final aspect of site design presented in the DTPP is the placement of buildings on their parcel (by setbacks) and the landscaping of areas not covered by buildings.

- Locate the property in question on the Building Placement and Landscaping Map in Section 2.5. Note which Corridor Type(s) the property fronts.
- Refer to the adjacent Public Frontage Regulations Chart and note the setbacks dimensions, frontage coverage percentages, build-to-corner requirements, maximum building length, and space between buildings which are applicable for that Corridor Type.
- Finally, reference the Building Placement and Landscaping regulations.

**2.6. Parking.** Parking is a major factor in the development potential of a site. It is also a major factor in determining the form of buildings. Both the number of required spaces and the form of parking facilities are regulated by this Section.

- Locate the property in question on the Parking Regulations Map in Section 2.6. Note which Parking Zone the property is in.
- Refer to the adjacent Parking Regulations Chart and note the Parking Provision Requirements and permitted Parking Types which are applicable for that Parking Zone.
- Finally, reference the Parking Provision regulations, the General Parking Form Regulations, and regulations for the Permitted Parking Types for the relevant Parking Zone.

**2.7. Height.** A key step in determining the design of buildings is to establish the maximum and minimum permitted heights, which is done in this Section.

- Locate the property in question on the Height Regulations Map in Section 2.7. Note which Height Zone or Zones the property is in and whether maximum corner heights or special corner treatments apply.
- Refer to the adjacent Height Regulations Chart and note the maximum height, relation to single family homes regulations, special corner treatments, accessory building height, required minimum height, and maximum corner height which are applicable for that Height Zone.
- Finally, reference the Maximum Building Height and Minimum Building Height regulations.

**2.8. Façade Composition.** This Section shall regulate how the building design is further refined from a basic mass, such as how the ground floor of the building relates to the sidewalk, breaking up large vertical or horizontal masses, and the arrangement of major architectural elements such as windows, balconies, cornices, etc.

- Locate the property in question on the Façade Composition Regulations Map in Section 2.8. Note which Corridor Type(s) the property fronts.
- Refer to the adjacent Façade Composition Regulations Chart and note the Length Articulation dimensions and Private Frontage type which are applicable for that Corridor Type.
- Finally, reference the General Façade Composition, Building Base Façade Composition, applicable Building Base-Private Frontage Type, Building Middle, and Building Top regulations.

**2.9 Architectural Character.** This Section will not dictate style, but will add final design touches to buildings in order to give them a character that may be unique but complimentary with the architecture of Downtown Redwood City.

- Locate the property in question on the Architectural Character

Regulations Map in Section 2.9. Note which Character Zone or Zones the property is in.

- Refer to the adjacent Architectural Character Regulations Chart and note the permitted Architectural Character Types which are applicable for that Character Zone.
- Finally, reference the General Materials Definitions and Regulations and applicable Permitted Architectural Character Type regulations.

**2.10. Signs.** The final aspect of building design will be signage, which is organized by Corridor Type and is regulated in this Section. The location, size, design, and number of signs are addressed.

- Locate the property in question on the Signage Regulations Map. Note which Corridor Type(s) border the property.
- Refer to the Adjacent Signage Regulations Chart and review the permitted Sign Types for that Corridor Type. Select a type that is desirable and satisfies the requirements of the proposed development's land use.
- Reference the definitions and specifications for each Sign Type listed in the Chart on the pages that follow.

### 2.0.3. HOW TO OBTAIN PROJECT APPROVAL

These administrative procedures have two major purposes: To ensure that development in the Downtown conforms to the Downtown Precise Plan ("Plan"), and to ensure that the City's review is as expedited as possible while remaining legal and proper.

#### A) Project Review Process

Applications for development approvals shall be filed with the PHED Director/Designee. Applications must meet all items identified in the Plan as "Standards". Applications will be deemed incomplete if they do not conform to the Plan Standards and will be returned to the applicant for revision. Applications must strive to meet the Plan Guidelines, but applicants may propose alternate ways to achieve the goals of the Guidelines. Applications that the PHED Director/Designee has determined to be complete shall be processed as follows:

##### 1. Small Projects

Small Projects are projects in which the application is for new signage only, the remodeling of an existing building in which no more than 10% new floor area is added, or new development projects on sites with 30,000 square feet or less of area.

- Project Approval Authority.** Project approval shall be granted by the PHED Director/Designee based on the level of compliance with the applicable DTPP standards and guidelines.

- **Standards and Guidelines Compliance.** The PHED Director/Designee shall review the project application for conformance to the Precise Plan and shall grant approval to projects which he/she deems to comply fully with all applicable standards and guidelines. *(For projects proposed on sites designated as Historic Resources in Section 2.1, the PHED Director/Designee shall seek a recommendation from the Historic Resources Advisory Committee (HRAC) on the conformity to the standards and guidelines in Section 2.1).*

- **Standards Compliance Only.** For projects which the PHED Director/Designee deems to conform with the standards, but not the guidelines, he/she shall seek a recommendation from the Architectural Review Committee (ARC) on the acceptability of the aspects of the project which do not conform with the guidelines. Considering the ARC's input, and considering whether the aspects of the application in violation of the guidelines adequately address the intent of the DTPP, the PHED Director/Designee shall then use his/her discretion in granting approval to the project.

- **Lack of Standards Compliance.** Projects deemed by the PHED Director/Designee to not comply with the standards shall be rejected.

- Type of Approval.** Applications approved by the PHED Director/Designee shall be granted a Planned Community ("PC") Permit. The PC permit shall be in the form of a letter Notice of Official Action ("NOA") that will contain the approvals and the conditions of approval.
- Appeal.** Any aggrieved person or party may appeal the decision of the PHED Director/Designee to the Planning Commission within seven calendar days from the date of the NOA. The decision of the Planning Commission is final unless called up by the City Council.
- Council Call Up.** At any time after the filing of the application and before the expiration of seven calendar days after a decision by the PHED Director/Designee or the Planning Commission, any Council member may propose and the Council, by simple majority vote, may decide to call up a Small Project for a Council public hearing in lieu of the decision by the PHED Director/Designee or Planning Commission. The City Council shall hold a public hearing on the application within 45 days of a Planning Commission decision and render its own decision, which shall be a final decision.

#### 2. Large Projects

Large Projects are applications for a site with more than 30,000 square feet of area, in which more than 10% new floor area would be added or new development is proposed.

- Project Approval Authority.** Project approval shall be granted by the Planning Commission based on the level of compliance with the applicable DTPP standards and guidelines. The Planning Commission shall hold at least one Public Hearing on the application. Legal notice of the Public Hearing shall be given as provided in Article 48 of the Zoning Ordinance. The Planning Commission's decision is final unless appealed to the City Council by an aggrieved person or party, or "Called Up" by the City Council.

- **Standards and Guidelines Compliance.** The PHED Director/Designee shall review the project application for conformance to the

Precise Plan and shall recommend that the Planning Commission grant approval to projects which he/she deems to comply fully with all applicable standards and guidelines. *(For projects proposed on sites designated as Historic Resources in Section 2.1, the PHED Director/Designee shall seek a recommendation from the Historic Resources Advisory Committee (HRAC) on the conformity to the standards and guidelines in Section 2.1).*

- **Standards Compliance Only.** For projects which the PHED Director/Designee deems to conform with the standards, but not the guidelines, he/she shall seek a recommendation from the Architectural Review Committee (ARC) on the acceptability of the aspects of the project which do not conform with the guidelines. Considering the ARC's input, and considering whether the aspects of the application in violation of the guidelines adequately address the intent of the DTPP, the PHED Director/Designee shall then use his/her discretion in recommending approval of the project to the Planning Commission.
  - **Lack of Standards Compliance.** Projects deemed by the PHED Director/Designee to not comply with the standards shall be rejected.
- b. **Type of Approval.** Applications approved by the PHED Director/Designee shall be granted a Planned Community ("PC") Permit. The PC permit shall be in the form of a letter Notice of Official Action ("NOA") that will contain the approvals and the conditions of approval.
- c. **Appeal.** Any aggrieved person or party may appeal the decision of the Planning Commission to the City Council within seven calendar days after the decision. The decision of the City Council is final.
- d. **Council Call Up.** At any time after the filing of the application and before the expiration of seven calendar days after a decision by the PHED Director/Designee or the Planning Commission, any Council member may propose and the Council, by simple majority vote, may decide to call up a Large Project for a Council public hearing in lieu of the decision by the PHED Director/Designee or Planning Commission. The City Council shall hold a public hearing on the application within 45 days of a Planning Commission decision and render its own decision, which shall be a final decision.

## B) Types of Fees

Applications involving sites of ¼ acre or larger shall pay a deposit according to the provisions of the City's adopted Cost Recovery Policy.

Applications on sites smaller than ¼ -acre shall pay fees for the individual approvals they seek, as such fees are listed in the City's Master Fee Schedule as it exists now or as it may be amended in the future. If a project on a site of less than ¼ acre seeks more than one approval (for example, one project may require sign review, review of architecture, and a use permit) the fee paid shall be the cumulative total of the fees for the individual approvals as listed in the Master Fee Schedule. If the cumulative total of fees for individual approvals meets or exceeds the Initial Deposit amount defined in the Cost Recovery Policy, the applicant's fee will default to a deposit, subject to all the provisions of the Cost Recovery Policy.

## C) Environmental Review

It is anticipated that projects deemed in conformity with the Plan will normally need no further environmental review, and if so the NOA shall so state. In some cases limited supplemental environmental work may be necessary.

## D) Public Notice

In addition to the notification and review process requirements described elsewhere in this section, notice for all large and small projects within the Downtown Precise Plan area, excluding signage, shall consist of the following:

- Posting notice(s) on the project site.
- At least 10 days prior to the "Plan Compliance Determination" date, sending notice(s) to tenants and owners of properties within 300 feet of the project site. (Plan Compliance Determination is defined as the forum whereby a decision is made regarding the project's Planned Community Permit. This decision may be made by staff, the Planning Commission or by the City Council upon "call-up").

### 2.0.4. MAXIMUM ALLOWABLE DEVELOPMENT (M.A.D.)

While dwelling units per acre (du/ac) and floor area ratio (FAR) are not restricted on a site-by-site basis, the City Council has established and adopted Maximum Allowable Development permitted under the provisions of this Precise Plan for the DTPP Area as a whole.

The City will monitor and publish the amount of development that occurs after adoption of the Plan in a form to be determined by the PHED Director/Designee. Updates to this summary of development will occur each time new development takes place. When the MAD is reached in any category, expressed either in housing units or square footage, no further development in that category may be permitted without an amendment to the MAD provisions of the Precise Plan by the City Council.

Not later than 30 days after the granting of entitlement to 80% or more of the Allowable Units or any of the Allowable Square Footage totals in any category, the PHED Director/Designee shall report to the City Council the crossing of the 80% threshold and the City Council may, but is not required to, initiate consideration of an amendment to the Precise Plan to modify the M. A. D. specified in the Plan.

Upon issuance of a Building Permit, a project shall be deemed to be entitled to the number of dwelling units or square footage specified in the Building Permit, but such entitlement shall expire unless construction commences for such units or square footage within one year of the date of issuance of the Building Permit and is pursued reasonably to completion as determined by the Chief Building Official. No Building Permit may be issued to allow a net increase in development in excess of the MAD in any category as specified in the Precise Plan. A Building Permit erroneously issued in excess of the MAD shall confer no legal rights.

MAD limits are as follows:

#### 1. Standards

- a. Residential development under this Plan shall not exceed 2,500 net new dwelling units.
- b. Office development under this Plan shall not exceed 275,000 net new square feet of gross floor area.
- c. Retail development under this Plan shall not exceed 221,000 net new square feet of gross floor area.
- d. Lodging development under this Plan shall not exceed 200 net new guest rooms.

#### 2. Guidelines

There are no MAD guidelines.