

# 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 to new construction, additions or modifications to existing development, and new uses proposed for existing facilities, with the following exemptions:
  - Remodeling of interior space which does not increase commercial square footage, the number of hotel guest rooms, or the number or type of dwelling units and which does not involve a historic resource as described in Section 2.1. However, such interior remodels shall not cause windows to be removed. Changes in use are subject to Use Regulations (Section 2.2).
  - Maintenance and repairs to an existing building which are necessary to ensure it remains in good working order.
  - Modifications to properties with a valid Planned Development (PD) permit in good standing shall not be subject to the DTPP and instead shall be allowed to conform to the substantive and procedural requirements of said PD permit as such permit may be amended, Article 46 of the Redwood City Zoning Ordinance, and the requirements of the zoning district in effect for such property prior to the adoption of the DTPP as shown in Section 2.2, except when the square footage is increased by more than 35% or the site is redeveloped (ie, the existing building is demolished and entirely rebuilt outside of a casualty event), in which case the DTPP shall apply.
- b. When additions are made to existing buildings that are not otherwise exempt, DTPP regulations will apply only to the addition. When modifications are made to existing development, such as new signage, landscaping, façade treatments, or a change in use, only those aspects being modified must be brought into conformance with DTPP requirements. However, while unaltered existing development will be allowed to remain nonconforming, additions and modifications to existing development that increase nonconformities are not permitted.
- c. 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 Planning Division prior to the effective date of this Precise Plan. Changes in a property's ownership or changes of tenants of existing uses shall likewise require no change in any building or structure. Furthermore, existing development with a PD permit in good standing shall be considered a conforming structure.

- d. Abandonment of Use: A nonconforming use shall not be re-established in any structure within the DTPP area if such nonconforming use has ceased for a three (3) consecutive month period.
- e. Any other nonconforming condition that is not addressed by the provisions of the Downtown Precise Plan, including the replacement of destroyed or damaged nonconforming structures, shall be governed by Article 33 of the Redwood City Zoning Ordinance (Nonconforming Lots, Uses, Structures, and Parking).
- f. 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.
- g. 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.
- h. Pipeline Projects: This Precise Plan becomes applicable to a property when the property is rezoned to “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 Planning Manager/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 ten development regulation sections are listed below, along with instructions for using each section.

**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. The following instructions provide direction for using section 2.1 Historic Resources.

- 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.
- 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 regulated in this section. The following instructions provide direction for using section 2.2 Uses.

- 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 Restrictions which are applicable for that Use Zone.
- 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. This section and should be used as the first step in site design. The following instructions provide direction for using section 2.3 New Streets.

- 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. The following instructions provide direction for using section 2.4 Public Frontage.

- 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.
- 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. The following instructions provide direction for using section 2.5 Building Placement and Landscaping.

- 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.
- 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. The following instructions provide direction for using section 2.6 Parking.

- 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.
- 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 regulated in this section. The following instructions provide direction for using section 2.7 Height.

- 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.
- 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. The following instructions provide direction for using section 2.8 Façade Composition.

- 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. The following instructions provide direction for using section 2.9 Architectural Character.

- 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.
- 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. The following instructions provide direction for using section 2.10 Signs.

- 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

The administrative procedures have two major purposes: To ensure that development in the Downtown conforms to the Downtown Precise 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 Planning Manager/Designee. Applications that the Planning Manager/Designee has determined to be complete shall be processed as follows:

##### 1. Small Projects

Small Projects are projects in which no historic resource is located and does not involve new building construction or building additions exceeding 35 ft. or three stories in height on the project parcel and in which one of the following descriptions applies: 1) The application is for the **remodeling** of an existing building in which no more than 10% new floor area is added; 2) The application is for the **remodeling** of an existing building in which more than 10% new floor area is added, but in which the site is 30,000 square feet or less in size; 3) The application is for **new development** in which the site is 30,000 square feet or less in size; or 4) The application is for **signage only**.

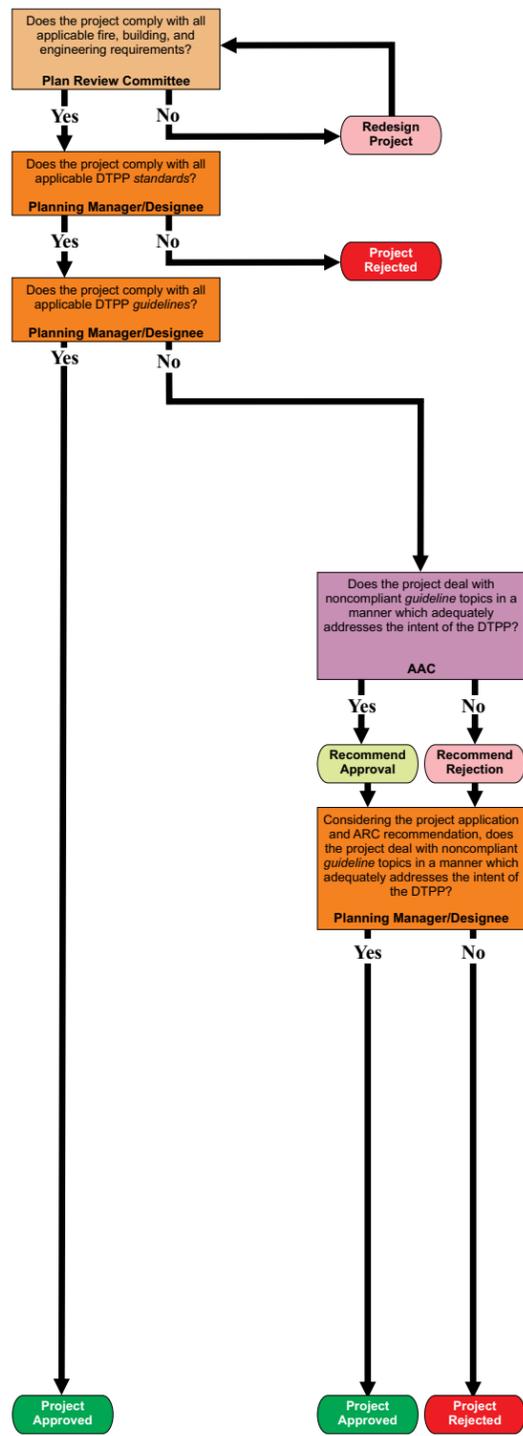
a. **Project Approval Authority.** Project approval shall be granted by the Planning Manager/Designee based on the level of compliance with the applicable DTPP standards and guidelines. The Planning Manager/Designee's decision is final unless appealed to the Planning Commission by an aggrieved person or party, or "Called Up" by the City Council.

- **Standards and Guidelines Compliance.** The Planning Manager/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.

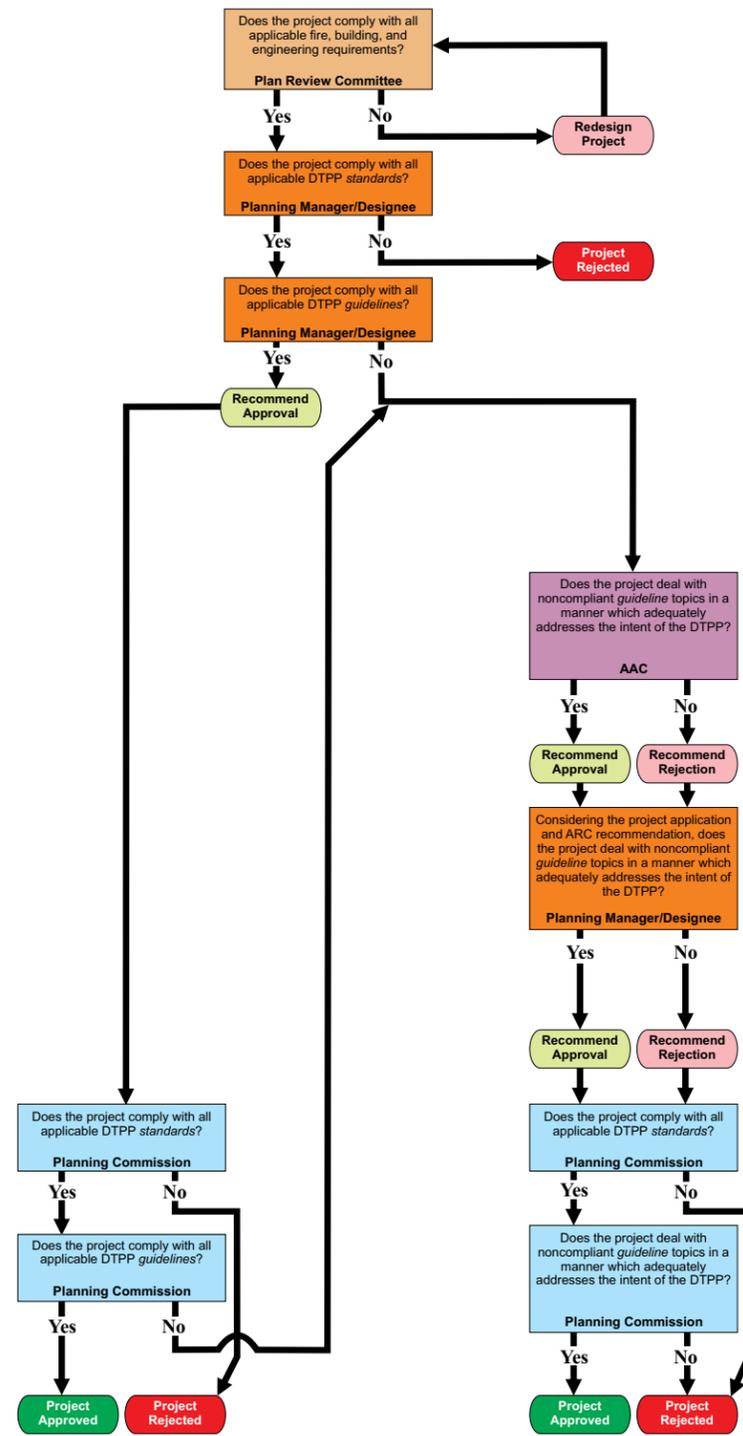
- **Standards Compliance Only.** For projects which the Planning Manager/Designee deems to conform to the standards, but not the guidelines, he/she shall seek a recommendation from the Architectural Advisory Committee (AAC) or successor committee on the acceptability of the aspects of the project which do not conform to the guidelines. Considering the AAC's input, and considering whether the aspects of the application which do not conform to the guidelines nonetheless adequately promote the overall intent of the DTPP, the Planning Manager/Designee shall then use his/her discretion in granting approval to the project.

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

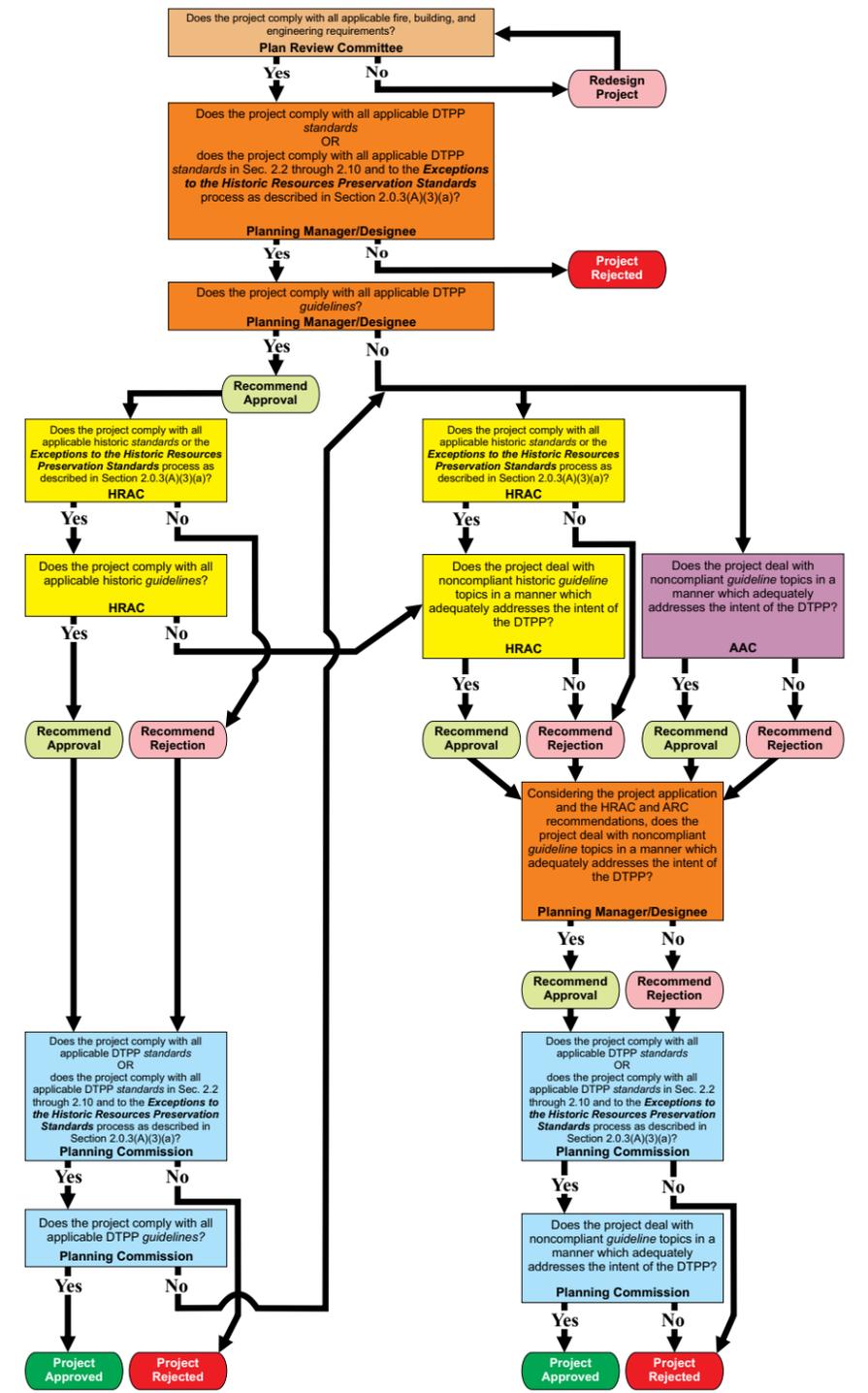
b. **Type of Approval.** Applications approved by the Planning Manager/Designee shall be granted a Planned Community (PC) Permit, except that applications for signage only approved by the Planning Manager/Designee shall be granted a Sign Permit. The PC permit and Sign Permit shall be in the form of a letter Notice of Official Action (NOA) that will contain the approvals and the conditions of approval.



**SMALL PROJECT REVIEW PROCESS**



**LARGE PROJECT REVIEW PROCESS**



**HISTORIC PROJECT REVIEW PROCESS**

- c. **Appeal.** Any aggrieved person or party may appeal the decision of the Planning Manager/Designee in accordance with the provisions set forth in Article 48 of the Zoning Ordinance.

## 2. Large Projects

Large Projects are projects in which no historic resource is located on the project parcel and in which one of the following descriptions applies: 1) The application is for the **remodeling** of an existing building in which more than 10% new floor area is added, and in which the site is more than 30,000 square feet in size; 2) The application is for **new development** in which the site is more than 30,000 square feet in size; 3) The application involves an **exposed parking structure** (see Section 2.6); or 4) The application involves new building construction or building additions exceeding 35 ft. or three stories in height, unless the addition is minor, as determined by the Community Development Director or his/her Designee.

- a. **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 49 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 Planning Manager/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. The Planning Commission will evaluate the staff recommendation in making a decision on the project.
  - **Standards Compliance Only.** For projects which the Planning Manager/Designee deems to conform to the standards, but not the guidelines, he/she shall seek a recommendation from the Architectural Advisory Committee (AAC) or successor committee on the acceptability of the aspects of the project which do not conform to the guidelines. Considering the AAC's input, and considering whether the aspects of the application which do not conform to the guidelines nonetheless adequately promote the overall intent of the DTPP, the Planning Manager/Designee shall make a staff recommendation of the project to the Planning Commission. The Planning Commission will evaluate the ARC and staff recommendations in making a decision on the project.
  - **Lack of Standards Compliance.** Projects deemed by the Planning Manager/Designee to not comply with the standards shall be rejected.
- b. **Type of Approval.** Applications approved by the Planning Commission 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 in accordance with the provisions set forth in Article 48 of the Zoning Ordinance.

## 3. Historic Projects

Historic Projects are applications for a project on a site with a historic resource as identified on the Historic Resources Preservation Map in Section 2.1.

- a. **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 49 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 Planning Manager/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. The Planning Manager/Designee shall also forward the project application to the Historic Resources Advisory Committee (HRAC), which shall review the project application for conformance to the applicable Historic Resource Preservation standards and guidelines per the Historic Resources Preservation Chart in Section 2.1 of the Precise Plan and shall recommend that the Planning Commission grant approval to projects which they deem to comply fully with those standards and guidelines. The Planning Commission will evaluate the HRAC and staff recommendations in making a decision on the project.
  - **Standards Compliance Only.** For projects which the Planning Manager/Designee deems to conform with the standards, but not the guidelines, in addition to seeking a recommendation to the Planning Commission from the HRAC as described above, the Architectural Advisory Committee (AAC) or successor committee shall make a recommendation to the Planning Manager/Designee on the acceptability of the aspects of the project which do not conform with the guidelines. Considering the HRAC's and AAC's input, and considering whether the aspects of the application which do not conform to the guidelines nonetheless adequately promote the overall intent of the DTPP, the Planning Manager/Designee shall make a staff recommendation of the project to the Planning Commission. The Planning Commission will evaluate the HRAC, AAC, and staff recommendations in making a decision on the project.
  - **Lack of Non-Historic Standards Compliance.** Projects deemed by the Planning Manager/Designee to not comply with the standards in sections 2.2 through 2.10 shall be rejected.
  - **Exceptions to the Historic Resource Preservation Standards.** For projects which seek an exemption from the standards of Section 2.1.3, the following additional steps shall be added to the project review process: 1) Findings shall be made that the project site and/or the historic structure itself has unusual physical conditions which warrant the consideration of exceptions, or other constraints which render it infeasible or impractical to fully comply with one or more of the standards; 2) An evaluation shall be undertaken by qualified professionals experienced in the development and review of appropriate design modifications to historic resources to ensure full compliance with all applicable Secretary of the Interior's Standards (SIS); and 3) the project shall be reviewed for compliance with CEQA, consistency with Redwood City's General Plan Goals and Policies for historic resources, and consistency with the City's adopted Historic Preservation Ordinance. The Planning Manager/

Designee shall then forward the project application to the Historic Resources Advisory Committee (HRAC), which shall review the project application for conformance to the SIS and the goals of the DTPP and make a recommendation to the Planning Commission. The Planning Commission will evaluate the HRAC and staff recommendations in making a decision on the project.

- b. **Type of Approval.** Applications approved by Planning Commission 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 in accordance with the provisions set forth in Article 48 of the Zoning Ordinance.

## 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

City staff shall assess the level of environmental review needed for development proposals. It is anticipated that many projects deemed in conformity with the DTPP will need no further environmental review, and if so the NOA shall so state. In some cases additional environmental work—such as a negative declaration, mitigated negative declaration, or an environmental impact report—may be necessary due to unique impacts which may arise from certain individual projects. Projects requiring such additional environmental review shall be subject to review by the Planning Commission.

## D) Public Notice

In addition to the notification and review process requirements described elsewhere in this section, notice for all Small Projects, Large Projects, and Historic Projects within the Downtown Precise Plan area, excluding signage-only projects, 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 Planning Manager/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 Planning Manager/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. Of these 2,500 units, 15 percent (375 units) shall be deed-restricted units and affordable to households earning a gross income of 80 percent or less of the area median income for the San Francisco Metropolitan Statistical Area as determined annually by the U.S. Department of Housing and Urban Development, as adjusted for household size. The units shall meet the requirements of Section 18.272 of the Municipal Code (Standards for the Development of Affordable Housing).
- b. Office development under this Plan shall not exceed 574,667 net new square feet of gross floor area (74,667 of which to be located at 851 Main Street).
- c. Retail development under this Plan shall not exceed 100,000 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.