

RESOLUTION NO.19-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDWOOD CITY RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING NEW ZONING ORDINANCE ARTICLE 48 (INTERIM FLOOR AREA RATIO FOR SINGLE FAMILY HOMES) AND AMENDING ARTICLES 2 (DEFINTIONS), 5 (RESIDENTIAL – HILLSIDE AND RESIDENTIAL – SINGLE FAMILY), 6 (RESIDENTIAL – DUPLEX), 8 (RESIDENTIAL – LOW DENSITY), 9 (RESIDENTIAL – MEDIUM DENSITY), 10 (RESIDENTIAL – HIGH DENSITY), 53 (MIXED-USE CORRIDOR), 54 (MIXED-USE NEIGHBORHOOD), AND 55 (MIXED-USE LIVE/WORK)

WHEREAS, the City of Redwood City (“City”) controls the discretionary review of certain single-family home development projects in part through the issuance of Architectural Permits, pursuant to Article 45 of the Zoning Ordinance; and

WHEREAS, decisions regarding an Architectural Permit are based upon meeting the required development standards, as well as findings in Section 45.4; and

WHEREAS, on July 23, 2018, the City Council held a study session to consider the Architectural Permit process for single-family homes and discussed additional tools and development regulations that would help new two-story homes and substantial remodels address neighborhood compatibility; and

WHEREAS, on November 19, 2018, the City Council held a study session regarding a proposed neighborhood compatibility and design review process for second-story additions and two-story single-family homes. The City Council also directed staff to prepare an Interim Floor Area Ratio (FAR) ordinance for consideration as an additional tool for reviewing single-family home design; and

WHEREAS, on December 3, 2018, the City Council adopted a resolution establishing residential development guiding principles to be used when evaluating one of the Architectural Permit findings related to neighborhood compatibility; and

WHEREAS, on May 21, 2019, the Planning Commission reviewed an Interim Floor Area Ratio (FAR) ordinance at a public hearing. The ordinance included a threshold approach where projects over 0.50 FAR would require Planning Commission review and

approval. The Planning Commission continued the public hearing to June 18, 2019 in order to review additional data and analysis; and

WHEREAS, on June 18, 2019, the Planning Commission reviewed three different hard-cap options for an Interim Floor Area Ratio (FAR) ordinance at a public hearing. Staff has also prepared amendments to Zoning Ordinance Articles 2, 5, 6, 8, 9, 10, 48, 53, 54, and 55. These revisions are collectively referred to as the “Zoning Ordinance Amendments”; and

WHEREAS, on June 18, 2019, the Planning Commission conducted a duly noticed public hearing, in accordance with all applicable requirements of the State Planning and Zoning Law, the Redwood City Code, and the Redwood City Zoning Ordinance, to consider the Zoning Ordinance Amendments, and received and considered oral and written reports; and

WHEREAS, the proposed FAR ordinance will be in effect on a temporary basis, in that it is intended to be repealed within two years from the date of adoption or in conjunction with the adoption of residential design guidelines, whichever comes first; and

WHEREAS, at the public hearing the Planning Commission considered the staff reports, oral and written, and testimony and materials presented by all those wishing to be heard on the Zoning Ordinance Amendments; and

WHEREAS, the Planning Commission has reviewed and considered the exemption determination under the California Environmental Quality Act (“CEQA”) prior to taking any approval actions on this Resolution and recommends approval of such exemption.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDWOOD CITY DOES RESOLVE 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. The Planning Commission hereby finds that the proposed Zoning Ordinance Amendments are in the public interest.

Section 3. The proposed Zoning Ordinance Amendments have been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). The project is exempt from CEQA as it can be seen with certainty that there is no impact on the environment. (See CEQA Guidelines 15061 (b) (3)) as described in the staff report.

Section 4. The Planning Commission of the City of Redwood City hereby recommends that the City Council adopt an ordinance approving the Zoning Ordinance Amendments as shown in Exhibit A, , are attached hereto and incorporated herein by reference, by adding text shown in underline (example) and deleting text shown in ~~strikeout (example)~~. Wording in brackets ([example]) is informational only and is not to be included in the published ordinance.

Section 5. This Resolution is effective upon its adoption.

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**EXHIBIT A
ZONING ORDINANCE AMENDMENTS**

[Article 2 (Definitions), Section 2.2 is amended as follows]

2.2 - Definitions.

Floor Area, Gross

[Subsections A-D remain unchanged]

E. For the purpose of determining gross floor area for Single-Family Dwellings, see Article 48, Interim Floor Area Ratio Ordinance).

[All other definitions remain unchanged]

[Article 5 (Residential – Hillside and Residential – Single-Family), Section 5.5 is amended as follows]

5.5 – Lot Coverage and Floor Area Ratio.

A. Total lot coverage is limited to forty (40) percent of the lot area. Not more than fifty (50) percent of the required rear yard shall be covered by any combination of accessory buildings or an accessory dwelling unit subject to Section 36.5 (Accessory Buildings) and Article 37 (Accessory Dwelling [Units]).

B. Total Floor Area Ratio for single-family dwellings is limited to

[Option 1] 45 percent.

[Option 2]

<u>Lot Size</u>	<u>Max. FAR</u>
<u>Less than 5,000 sq. ft.</u>	<u>55 percent</u>
<u>5,000 – 5,999 sq. ft.</u>	<u>50 percent</u>
<u>6,000 – 7,5000 sq. ft.</u>	<u>45 percent</u>
<u>7,501 – 10,000 sq. ft.</u>	<u>40 percent</u>
<u>Greater than 10,0000 sq. ft.</u>	<u>35 percent</u>

[Option 3] Maximum dwelling size of 3,000 sq. ft. or 40 percent, whichever is greater.

[All Options] See Article 48 (Interim Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 6 (Residential – Duplex), Section 6.8 is amended as follows]

6.8 – Lot Coverage and Floor Area Ratio.

A. Not more than forty (40) percent of the lot shall be covered by buildings.

B. Total Floor Area Ratio for single-family dwellings is limited to

[Option 1] 45 percent.

[Option 2]

<u>Lot Size</u>	<u>Max. FAR</u>
<u>Less than 5,000 sq. ft.</u>	<u>55 percent</u>
<u>5,000 – 5,999 sq. ft.</u>	<u>50 percent</u>
<u>6,000 – 7,5000 sq. ft.</u>	<u>45 percent</u>
<u>7,501 – 10,000 sq. ft.</u>	<u>40 percent</u>
<u>Greater than 10,0000 sq. ft.</u>	<u>35 percent</u>

[Option 3] Maximum dwelling size of 3,000 sq. ft. or 40 percent, whichever is greater.

[All Options] See Article 48 (Interim Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 8 (Multi-Family – Low Density), Section 8.8 is amended as follows]

8.8 – Lot Coverage and Floor Area Ratio.

A. Not more than sixty (60) percent of the lot shall be covered by buildings.

B. Total Floor Area Ratio for single-family dwellings is limited to

[Option 1] 45 percent.

[Option 2]

<u>Lot Size</u>	<u>Max. FAR</u>
<u>Less than 5,000 sq. ft.</u>	<u>55 percent</u>
<u>5,000 – 5,999 sq. ft.</u>	<u>50 percent</u>
<u>6,000 – 7,5000 sq. ft.</u>	<u>45 percent</u>
<u>7,501 – 10,000 sq. ft.</u>	<u>40 percent</u>
<u>Greater than 10,0000 sq. ft.</u>	<u>35 percent</u>

[Option 3] Maximum dwelling size of 3,000 sq. ft. or 40 percent, whichever is greater.

[All Options] See Article 48 (Interim Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 9 (Multi-Family – Medium Density), Section 9.8 is amended as follows]

9.8 – Lot Coverage and Floor Area Ratio.

A. Not more than sixty (60) percent of the lot shall be covered by buildings.

B. Total Floor Area Ratio for single-family dwellings is limited to

[Option 1] 45 percent.

[Option 2]

<u>Lot Size</u>	<u>Max. FAR</u>
<u>Less than 5,000 sq. ft.</u>	<u>55 percent</u>
<u>5,000 – 5,999 sq. ft.</u>	<u>50 percent</u>
<u>6,000 – 7,5000 sq. ft.</u>	<u>45 percent</u>
<u>7,501 – 10,000 sq. ft.</u>	<u>40 percent</u>
<u>Greater than 10,0000 sq. ft.</u>	<u>35 percent</u>

[Option 3] Maximum dwelling size of 3,000 sq. ft. or 40 percent, whichever is greater.

[All Options] See Article 48 (Interim Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 10 (Residential – High Density), Section 10.8 is amended as follows]

10.8 – Lot Coverage and Floor Area Ratio.

A. Not more than sixty (60) percent of the lot shall be covered by buildings.

B. Total Floor Area Ratio for single-family dwellings is limited to

[Option 1] 45 percent.

[Option 2]

<u>Lot Size</u>	<u>Max. FAR</u>
<u>Less than 5,000 sq. ft.</u>	<u>55 percent</u>
<u>5,000 – 5,999 sq. ft.</u>	<u>50 percent</u>
<u>6,000 – 7,5000 sq. ft.</u>	<u>45 percent</u>
<u>7,501 – 10,000 sq. ft.</u>	<u>40 percent</u>

<u>Greater than 10,000 sq. ft.</u>	<u>35 percent</u>
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[Option 3] Maximum dwelling size of 3,000 sq. ft. or 40 percent, whichever is greater.

[All Options] See Article 48 (Interim Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[New Article 48 is added to read as follows]

Article 48

Interim Floor Area Ratio for Single-Family Homes

Sections

- 48.1 Purpose**
- 48.2 Applicability**
- 48.3 Definitions**
- 48.4 Floor Area Ratio**

48.1 – Purpose.

The intent of this Article is to establish an additional development standard, Floor Area Ratio, for the review of single-family dwellings. This Article will be in effect on a temporary basis, and is intended to be repealed within two years from the date of adoption or in conjunction with the adoption of Residential Design Guidelines, whichever comes first.

48.2 – Applicability.

This Article shall apply to all single-family dwellings in any zoning district, including single-family dwellings with an accessory dwelling unit, except for building permits and Architectural Permits applications submitted prior to the adoption of the ordinance approving Article 48.

48.3 – Definitions.

For the purposes of this Article, the following words and phrases shall have the following meanings:

- A. “Gross Floor Area” means the total covered area of all floors of a single-family dwelling which includes attached garages, measured to the outside of stud walls except as described below:

1. Basements that are fully below grade; and
2. Detached structures including: Accessory Buildings and Accessory Dwelling Units; and
3. Features as described in Section 32.3 E (Architectural Features).

48.4 – Floor Area Ratio.

[For the purposes of this section, several options are presented. Planning Commission may select or modify one of the options, and the resolution will be amended to remove the unselected options.]

[Option 1 Percentage -] Total Floor Area Ratio for single-family dwellings shall be limited to forty-five (45) percent for all single-family dwellings.

[Option 2 Sliding Scale -] Total Floor Area Ratio shall be limited to the following formula based on lot size:

Lot Size	Maximum FAR
Less than 5,000 sq. ft.	55 percent
5,000 – 5,999 sq. ft.	50 percent
6,000 – 7,5000 sq. ft.	45 percent
7,501 – 10,000 sq. ft.	40 percent
Greater than 10,0000 sq. ft.	35 percent

[Option 3 Minimum Floor Area and Percentage -] Total Floor Area Ratio for single family dwellings shall be limited to a maximum of 3,000 square feet, or forty (40) percent of lot area, whichever is larger.

[Article 53 (Mixed-Use Corridor), Table 53-3 is amended as follows]

Table 53-3: Height, Density, and Intensity Development Standards

Development Standards	MUC-ECR	MUC-VB	MUC-RC	MUC-SB	MUC-GB	Specific Regulations
Maximum Height - Residential Use (Max)	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	
Maximum Height - Commercial Use	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	
Maximum Height - Bonus Height (Max)	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	53.7.B.3
Minimum Height - All Uses	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	53.7.B.2
Maximum Density - Residential Only	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum Density - Mixed-Use	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum FAR - Commercial Only	0.5	0.5	0.5	0.5	0.5	
Maximum FAR - Mixed-Use	1.0	1.0	1.0	1.0	1.0	FAR applicable to commercial use only.
<u>Maximum FAR - Single-Family</u>	<u>See Article 48 (Interim FAR Ordinance)</u>					

[Article 54 (Mixed-Use Neighborhood), Table 54-3 is amended as follows]

Development Standards	MUN	Specific Regulations
Maximum Height - Residential Only	3 stories/40 ft.	
Maximum Height - Commercial Use Only	2 stories/35 ft.	
Maximum Height – Mixed-Use*	4 stories/50 ft.	Section 54.7.B, D
Minimum Height - All Uses	2 stories/20 ft.	Section 54.7.C
Maximum Density - Residential Only	40 du/ac	
Maximum Density - Mixed-Use	40 du/ac	
Maximum FAR - Commercial Only	0.6	
Maximum FAR - Mixed-Use*	0.8	FAR applicable to commercial use only. Section 54.7.E
Maximum FAR – Mixed-use/Public Amenity Bonus FAR*	1.0	FAR applicable to commercial use only. Section 54.7.E

Development Standards	MUN	Specific Regulations
<u>Maximum FAR – Single-Family Dwellings</u>	<u>See Article 48 (Interim FAR Ordinance)</u>	
After approval, a mixed-use building shall not be converted to an entirely residential or entirely commercial use.		

[Article 55 (Mixed-Use Live/Work), Table 55-3 is amended as follows]

Development Standards	MUN	Specific Regulations
Maximum Height	3 stories/40 ft.	
Maximum Density	20 du/ac	Live/Work developments shall be subject to both maximum density and maximum FAR requirements.
Maximum FAR	2.0	
<u>Maximum FAR – Single-Family</u>	<u>See Article 48 (Interim FAR Ordinance)</u>	