

## RESOLUTION NO.19-07

### **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 (DEFINITIONS) AND 41 (COMMON PROCEDURES)**

**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; 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**, November 19, 2018, the City Council directed staff to prepare an Interim Floor Area Ratio (FAR) ordinance for consideration as an additional tool for reviewing single-family home design. Staff has also prepared amendments to Zoning Ordinance Articles 2 (Definitions) and 41 (Common Procedures). These revisions are collectively referred to as the “Zoning Ordinance Amendments”; and

**WHEREAS**, the proposed FAR ordinance will be in effect on a temporary basis, and is intended to be repealed within two years from the date of adoption or in conjunction with the adoption of residential design guidelines, whichever comes first; and

**WHEREAS**, on May 21, 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**, 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**

[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 Planning Commission Review and Additional Findings**

**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. This Article does not render existing homes that exceed the Floor Area Ratio review threshold in Section 48.4 non-conforming.

**48.2 – Applicability.**

This Article shall apply to all Architectural Permit applications for single-family dwellings in any zoning district, including single-family dwellings with an accessory dwelling unit, except as described below:

- A. Ground floor additions; or
- B. New single-family dwellings or additions built on a lot that is less than 5,000 square feet; or
- C. Applications for Architectural Permits submitted prior to the adoption of the ordinance approving Article 48; or
- D. Second story additions of one hundred (100) square feet or less.

**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; 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 – Planning Commission Review and Additional Findings.**

Architectural Permit applications for single-family dwellings exceeding a 50 percent Floor Area Ratio shall require a public hearing before the Planning Commission. Decisions on such Architectural Permit applications shall be based on the findings in Section 45.4 (Findings) and, if applicable, Section 45.5 (Additional Findings for Sloping Lots), in addition to the findings set forth below:

- A. Contextual Setbacks. The project will utilize setbacks that are generally similar to structures that front the same street, in order to be compatible with the neighborhood context, and which may include larger than required setbacks.
- B. Garages. The proposed garage placement will be generally similar to the pattern common along the same street, including location and setbacks.
- C. Massing. The project massing within the frontage will be compatible with the neighborhood context of structures along the same street, which may include: additional second story front setbacks, defined front entries which do not exceed the first floor eave height, and similar roof pitch, slope orientation, and floor-to-ceiling heights as adjacent homes.

[Article 2, 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 41, Section 41.4 is amended as follows]

**41.4 - Review Authorities for All Permits.**

[Subsection A remains unchanged]

B. Planning Commission Review. In addition to reviewing applications as required in the Zoning Ordinance and Municipal Code, Planning Commission review is also required in the following circumstances:

1. Environmental Review. Planning Commission shall review all applications requiring a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report (EIR).
2. New Construction Exceeding Three (3) Stories or Thirty-Five (35) Feet. Planning Commission shall review all applications involving new building construction or building additions exceeding three (3) stories or thirty-five (35) feet in height.
3. Referral. Planning Commission shall review applications that have been referred by the Zoning Administrator, or appealed or called up to the Planning Commission as provided for in Section 41.7 (Appeals) and 41.8 (Call Ups).
4. Architectural Permits. Architectural Permit applications that exceed a fifty (50) percent Floor Area Ratio as described in Article 48 (Interim Floor Area Ratio for Single-Family Homes).

[Subsections C-D remain unchanged]