RESOLUTION NO. ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE GENERAL PLAN MIXED-USE LIVE/WORK LAND USE DESIGNATION AND LAND USE MAP

WHEREAS, on October 11, 2010, the City Council of the City of Redwood City ("City Council") adopted the new Redwood City General Plan; and

WHEREAS, the General Plan contemplated the establishment of a Mixed-Use Live/Work Zoning District ("MULW"); and

WHEREAS, on April 8, 2013, the City Council adopted an ordinance adding Article 55 to the Zoning Ordinance to establish the Mixed-Use Live/Work District; and

WHEREAS, on December 4, 2017, the City Council adopted the El Camino Real Corridor Plan ("Corridor Plan"), which contemplated amendments to the MULW to incorporate a community benefits program, provide more flexibility in uses, and address zoning barriers to live/work uses; and

WHEREAS, the City has initiated proposed MULW amendments to the General Plan and Zoning Ordinance consistent with the Corridor Plan implementation actions. The General Plan Amendments are comprised of revisions to the text of the Mixed-Use Live/Work land use designation to reflect changes in allowed uses and development standards, as well as to Figure BE-6 (Land Use Map) to revise the name of the designation only without any change in boundaries (General Plan Amendments); and

WHEREAS, on June 4, 2019, the Planning Commission held a duly noticed public hearing on the General Plan Amendments and the Zoning Ordinance Amendments (collectively the Amendments), and requested that a study session be held on the Amendments; and

WHEREAS, on October 1, 2019, the Planning Commission held a study session on the Amendments, received public comment, and provided feedback to staff; and

WHEREAS, on November 5, 2019, the Planning Commission recommended that the City Council adopt the Amendments upon finding that the proposal is in the public interest and consistent with the Redwood City General Plan; and

WHEREAS, on December 16, 2019, the City Council held a duly noticed public hearing on the Amendments and on said date the public hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Council, having independently heard, considered, and weighed all the evidence in the record, finds that the above recitals are accurate and constitute findings in this matter and, together with the staff report and the application materials,
including all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the applications and the Amendments, and all adopted City planning documents relating to the Amendments including the City's General Plan, Municipal Code, Zoning Ordinance, Corridor Plan, and other applicable City laws and regulations, and all associated approved and certified environmental documents, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this resolution.

2. The City Council finds that the General Plan Amendment is consistent with the goals and policies of the General Plan, as set forth in the staff report and analyses referenced therein, and will not create conditions that would be detrimental to the public health, safety and general welfare.

3. The City Council hereby amends the text of the General Plan Mixed-Use Live/Work land use designation and land use map as provided in Exhibit A, attached hereto and incorporated by reference.

4. This resolution shall be effective thirty (30) days after the date of its adoption.

*       *       *
Exhibit “A”  
General Plan Amendments

[The Mixed Use – Live/Work land use designation on General Plan p. BE-46 is amended as follows]

**Mixed Use – Live/Work Transitional**
The Mixed Use – Live/Work Transitional category facilitates a creative mix of residential, industrial and low-intensity commercial uses. Represented by its transition from lower density residential or light industrial to higher density mixed-use or more, commercial, industrial, or urban areas, the transitional category represents a mixture of uses that are moderate in scale. Live/work environments combine residential occupancy with commercial activity in the same building space, generally with the resident using the combined or adjacent commercial space for his or her business. Live/work uses are encouraged, and typically include artist lofts, studio spaces, small offices, and similar low-intensity uses. Creative industrial workspace areas are also permitted, provided that activities limit or confine noise, dust, and vibration impacts. Stand-alone residential development is not permitted. Adaptive reuse of existing structures is also encouraged.

**Development Standards**
- **Combined Use**
  - Maximum residential density: 20 du/acre (up to 40 du/acre with compliance with community benefits program)  
  - Maximum commercial intensity: 2.0  
  - Maximum height: 3 stories  
- **Single Use (Nonresidential)**
  - Maximum intensity: 2.0 FAR  
  - Maximum height: 3 stories

[Figure BE-6 (Land Use Map) on General Plan p. BE-39 is amended to replace “Mixed Use – Live/Work (20 DU/AC Max.)” with “Mixed Use Transitional (40 DU/AC Max.).” Figure BE-6 is otherwise unchanged.]