

ORDINANCE NO. 1130-386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE ZONING CODE AND ZONING MAP TO IMPLEMENT THE 2023-2031 HOUSING ELEMENT

WHEREAS, the California Legislature (Legislature) has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to confront this crisis effectively and aggressively are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Gov. Code Section 65589.5.); and

WHEREAS, the Legislature has further found that “[a]mong the consequences of [the housing crisis] are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Gov. Code Section 65589.5.); and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Redwood City’s (City) regional housing need allocation (RHNA) of 4,588 housing units, comprised of 1,115 very-low-income units, 643 low-income units, 789 moderate-income units, and 2,041 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, the City prepared Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City’s RHNA; and

WHEREAS, in order to allow for flexibility in future housing development, to create additional opportunities to address the housing crisis, and to increase opportunities for affordable housing to be constructed benefitting lower-income households, the Housing Element sets a target of just over 150 percent of the required RHNA, or approximately 7,023 housing units, comprised of 1,478 very-low income units, 1,334 low-income units, 1,427 moderate-income units, and 2,783 above moderate-income units; and

WHEREAS, a Draft Environmental Impact Report (DEIR) (SCH: 2022100449) was prepared to evaluate amendments to the Housing, Public Safety, Built Environment, Building Community, and Natural Resources elements of the General Plan as well as to evaluate other Zoning Code updates, and was released on November 23, 2022, for a 45-day public comment period; and

WHEREAS, a public hearing was held at the Planning Commission on December 13, 2022, to receive public comment on the DEIR; and

WHEREAS, following the completion of the public review period, the City reviewed all comments received on the DEIR and prepared a Final Environmental Impact Report (the “FEIR”) which incorporates the DEIR by reference, includes all comments received during the public review period and responses to those comments, describes changes to the DEIR that resulted from the comments received, and includes a Mitigation Monitoring and Reporting Program (“MMRP”); and

WHEREAS, on January 19, 2023, the City received a response letter from HCD indicating that the 2023-2031 Housing Element is in substantial compliance with State law; and

WHEREAS, the City published the Final Environmental Impact Report (FEIR) (SCH 2022100449) on January 27, 2023, including the DEIR, public comments, and the City’s response to comments; and

WHEREAS, on January 31, 2023, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider the 2023-2031 Housing Element and updates to the Public Safety, Built Environment, Building Community, and Natural Resources Elements (collectively, the “Focused General Plan Update”), reviewed the Focused General Plan Update and all pertinent maps, documents and exhibits, including HCD’s findings, the City’s responses to HCD’s findings, the Final EIR, the staff report and all attachments, and oral and written public comments, and unanimously recommended to the City Council certification of the EIR and adoption of the Focused General Plan Update; and

WHEREAS, on February 13, 2023, the City Council held a duly noticed public hearing as required by state law and Redwood City Municipal Code section 18.62, to consider the Focused General Plan Update; reviewed the Focused General Plan Update and all pertinent maps, documents and exhibits, including HCD’s findings, the City’s responses to HCD’s findings, the Final EIR, the staff report and all attachments, and oral and written public comments; and unanimously voted to certify of the EIR and adopt the Focused General Plan Update; and

WHEREAS, on February 13, 2023, the City Council adopted the Findings and Statements required by CEQA set forth in Resolution 16024, including a Statement of Overriding Considerations, and adopted the Mitigation Monitoring and Reporting Program as set forth in the Final EIR; and

WHEREAS, on February 13, 2023, the City Council certified the Final EIR, which is on file in the office of the City Clerk of the City of Redwood City and incorporated by this reference, based on its independent judgment and analysis and on the Findings and Statements required by CEQA set forth in Resolution 16024; and

WHEREAS, on March 27, 2023, the City received a response letter from HCD indicating that the 2023-2031 Housing Element is in compliance with State law; and

WHEREAS, to implement the Housing Element, the Planning Commission recommended text amendments to Articles 2, 3, 4, 5, 6, 8, 9, 10, 12, 15, 25, 29, 30, 31, 32, 33, 41, 42, 44, 45, 53, 54, 55, 57, and 59 (collectively, the “Zoning Code Amendments”), to accomplish the following:

- Implement regulations to comply with SB9, the State-mandated requirement to allow up to two dwelling units on single-family zoned lots.
- Update development standards to facilitate “Middle Housing” typologies (i.e. duplexes, triplexes, and small apartments) in R-2, R-3, R-4, and R-5 zoning districts.
- Update and clarify the Affordable Housing Ordinance to allow greater flexibility for new developments to meet the inclusionary housing requirements,
- Convert land use lists in Residential zoning districts to table format to enhance ease of use by the public.
- Update development standards in Mixed Use Districts to encourage residential development.
- Update use definitions for special needs housing typologies and clarify where these uses may be located in order to comply with State law.
- Update nonconforming ordinance regulations for additions and structural alterations in order to allow more flexibility to repair and maintain existing nonconforming housing.
- Allow the residential “R” district overlay in areas other than the Commercial General zoning district to encourage residential development.
- Prohibit residential demolitions that would result in a net reduction of dwelling units in order to preserve existing housing and comply with State law.
- Clarify review authority for SB 35 streamlined affordable residential projects and update review authority for Subdivision Committee and small condominium projects.
- Amend the Zoning Code to make City land use regulations consistent with Airport Land Use Compatibility Plan; and

WHEREAS, to implement the Housing Element, the Planning Commission recommended the following amendments to the Zoning Map (collectively, the “Zoning Map Amendments”) to accomplish the following:

- Rezone Commercial Office zoning districts to Mixed-Use districts in order to expand the area in Redwood City where residential development may occur.
- Expand the Mixed-Use Neighborhood (MUN) zoning district along Woodside Road in order to expand opportunities for residential development.
- Rezone existing mobile home parks to Mobile Home (MH) zoning to be consistent with existing use and to preserve their use as housing.
- Rezone parcels throughout the City to address use inconsistencies between the General Plan designation and underlying zoning district.

WHEREAS, the Zoning Code Amendments and Zoning Map Amendments were analyzed in, are contemplated by, and are consistent with the program analyzed in the EIR under CEQA Guidelines 15168(c) and do not require preparation of a supplemental or subsequent EIR under CEQA Guidelines sections 15162 and 15163; and

WHEREAS, the City Council of the City of Redwood City is empowered to amend the Zoning Code upon recommendation from the Planning Commission pursuant to Article 49 of the Zoning Code, and modifications to the various Articles listed herein would further the purposes of the Zoning Code and Housing Element; and

WHEREAS, on May 10, 2023, the Planning Commission held a Study Session to consider amendments to the Zoning Code and Zoning Map to implement the changes in the Housing Element Update; and

WHEREAS, on May 26, 2023, a public notice of the Planning Commission's consideration of the Zoning Code Amendments and Zoning Map Amendments was circulated in the San Mateo Daily Journal; and

WHEREAS, on June 6, 2023, the Planning Commission held a duly noticed public hearing, in accordance with all applicable requirements of the Redwood City Zoning Code, to consider the Zoning Code Amendments and Zoning Map Amendments; and

WHEREAS, after the public hearing, the Planning Commission voted unanimously, with one member abstaining, to adopt a resolution recommending that the City Council adopt the Zoning Code Amendments and Zoning Map Amendments shown in **Exhibits A and B**, respectively; and

WHEREAS, on June 16, 2023, a public notice of the City Council's consideration of the Zoning Code Amendments and Zoning Map Amendments was circulated in the San Mateo Daily Journal; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing as required by State Law and Redwood City Zoning Ordinance Section 49.3, to review and consider the Project; and

WHEREAS, after the public hearing, the City Council has considered the whole of the record for the project, including all relevant testimony, and determined that it desires to adopt the Zoning Code Amendments and Zoning Map Amendments recommended by the Planning Commission and shown in **Exhibits A and B**, respectively.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. 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. Findings. The City Council hereby finds that the proposed Zoning Code Amendments and Zoning Map Amendments are in the public interest and

consistent with the Redwood City General Plan and increase the quality of the provisions of the Zoning Code in guiding and regulating the future development, growth, and evolution of Redwood City.

Section 3. Compliance with CEQA. The proposed Zoning Code Amendments and Zoning Map 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.). A Program EIR was prepared for updates to the General Plan and the proposed Zoning Code Amendments and Zoning Map amendments were analyzed, contemplated by, and are consistent with the program analyzed in the EIR under CEQA Guidelines 15168(c). The Final EIR, incorporated herein by reference, was certified (SCH# 2022100449) and includes a statement of overriding considerations and a Mitigation Monitoring and Reporting Program which remain applicable.

Section 4. Adoption. The City Council of the City of Redwood City hereby adopts the Zoning Code Amendments as provided in **Exhibit “A”**, and Zoning Map Amendments as provided in **Exhibit “B”** attached hereto and incorporated by reference, by adding text shown in underline (example) and deleting the text shown in ~~example~~. Wording in brackets ([example]) is informational only and is not to be included in the published ordinance.

Section 5. Severability. If any sections, subsections, sentences, clauses, phrases, or portions of this ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether or not any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

Section 6. Publication. The City Clerk shall publish this Ordinance in accordance with applicable law.

Section 7. Effective Date. This ordinance shall go into effect thirty (30) days from adoption.

* * *

ORDINANCE NO. 1130-386

At a Joint City Council/Successor Agency Board/Public Financing Authority Meeting thereof held on the 24th day of July 2023 by the following votes:

AYES, and in favor of the passage and adoption of the foregoing ordinance:

AYES: Aguirre, Howard, Martinez Saballos, Sturken, Vice Mayor Espinoza-Garnica, and Mayor Gee
NOES: None
ABSENT: None
ABSTAINED: None
RECUSED: Eakin



Jeff Gee
Mayor of the City of Redwood City

Attest:



Yessika Castro, CMC, CPMC
Interim City Clerk of Redwood City

I hereby approve the foregoing Ordinance
this 25th day of July 2023.



Jeff Gee
Mayor of the City of Redwood City

EXHIBIT A
ZONING CODE AMENDMENTS

[Amendments to Article 2, 3, 4, 5, 6, 8, 9, 10, 12, 15, 25, 30, 31, 32, 33, 41, 42, 44, 45, 53, 54, 55, 57, and 59.]

Article 2 – DEFINITIONS

[Article 2, section 2.2 is amended as follows]

Adult Day Program. Any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

~~Assembly/ and Meeting Facility Facilities (land use).~~ A facility A facility or facilities for public or private assembly and meetings that include kitchens, multi-purpose rooms, offices, etc. Examples of these uses can include places of worship, banquet rooms, auditoriums, community centers, conference facilities and meeting halls and excludes Entertainment Establishments, Child Care Centers, and Schools, except that schools or associated conference, meeting, multi-purpose, or gathering facilities that are accessory and incidental to another principal use and typically used only by on-site employees and clients, and that occupy less floor area on the site than the offices they support are not prohibited.

- ~~• banquet rooms~~
- ~~• civic and private auditoriums~~
- ~~• community centers~~
- ~~• conference/convention facilities~~
- ~~• meeting halls for clubs and other membership organizations~~
- ~~• places of worship, including limited associated accessory uses (i.e., religious school activities that are not full-time and residences for clergy), but excluding full-time schools~~
- ~~• yacht clubs~~

~~Also includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) Does not include conference and meeting rooms that are accessory and incidental to another principal use and typically used only by on-site employees and clients, and that occupy less floor area on the site than the offices they support (see "Offices"). Does not include sports or other commercial entertainment facilities (see "Entertainment Establishment"). Does not include funeral homes and mortuaries. Related on-site facilities including day care centers and schools are separately defined (see "Child Care Center" and "Schools – Public and Private").~~

Car Share Vehicle. An automobile that is offered for rent to the public through an hourly or subscription service by a car share network operator and regularly stored in the same location.

Child Care Center. See Article 39 (Child Care). [no change]

Dwelling, Multi-Family. Three or more dwelling units on a lot or in a single development, including townhouses, condominiums or rental apartments and accessory community buildings or recreational facilities. ~~Three (3) or more attached or detached dwelling units on a single lot or in a single development, including townhouses, condominiums or rental apartments and accessory community buildings or recreational facilities, but excluding accessory dwelling units.~~

Dwelling, Single-Family. One dwelling unit on a lot that may include an accessory dwelling unit and/or junior accessory dwelling unit. ~~One (1) dwelling unit on a lot that may include an accessory dwelling unit.~~

Dwelling, Two-Family or Duplex. Two dwelling units on a lot or in a single development. ~~Two (2) attached or detached dwelling units on a single lot, but excluding accessory dwelling units.~~

Dwelling Unit, Primary. Any dwelling unit that is not an Accessory Dwelling Unit, as provided in Article 37 of the Zoning Code.

Emergency Shelter~~(*Land use*)~~. Housing for homeless persons with minimal supportive services that is limited to occupancy of six months or less.

Family Care Home. A state authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children on a twenty four (24) hour basis.

Family Child Care Home, Large. See Article 39 (Child Care). [no change]

Family Child Care Home, Small. See Article 39 (Child Care). [no change]

Farmworker Employee Housing. Housing for agricultural employees consisting of no more than 36 beds in group quarters or 12 units or less designed for use by a single household that is allowed as an agricultural use.

Funeral Home. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. This use includes a crematory, columbarium, mausoleum, or mortuary.

Group Home Rooming House. A dwelling other than a hotel, where lodging or meals for three (3) or more persons is provided for compensation. Housing shared by unrelated persons with disabilities that provides peer and other support for residents' disability related needs and in which residents share cooking, dining, and living areas, and may participate in communal living activities. This use excludes hotels and residential care facilities.

Hospital. Facilities providing medical services, including psychiatric or surgical services for sick or injured persons primarily on an in-patient basis, but may also include ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, pharmaceuticals, and other services for patients, employees, or visitors.

~~Housing for the Elderly.~~ Housing projects designed expressly for persons of sixty (60) years of age or older, having design characteristics typical of such projects which may include dining facilities, twenty four (24) hour supervision, recreational facilities, and medical facilities. [Deleted and incorporated into the definition for Residential Care Facility, Senior]

~~Lot Area.~~ For the purpose of determining Floor Area Ratio, the The lot area shall be the horizontal area within the exterior lines of a lot, ~~exclusive of any portion of a lot within the lines of any natural watercourse, river, stream, creek, waterway, open channel, or open flood control or drainage easement and exclusive of any portion of a lot within a street right-of-way whether acquired in fee, easement, or otherwise.~~ as established by subdivision map, metes and bounds, or any other means of description contained in any conveyance of title thereof, or any other interest therein, on file and recorded in the office of the County Recorder, County of San Mateo.

~~Lot Size.~~ See Lot Area. ~~The size of a lot as established by subdivision map, metes and bounds, or any other means of description contained in any conveyance of title thereof, or any other interest therein, on file and recorded in the office of the County Recorder, County of San Mateo.~~

Mobile Home. Shall mean any dwelling unit transportable in one (1) or more sections, used or designed to be used for living or sleeping purposes or both and which is not equipped with wheels used for the purpose of transporting such unit from place to place whether by motive power or other means.

Nonconforming Use. A use legally established and existing which fails to conform with the use regulations, ~~including residential density limitations,~~ of the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to the City. Uses not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal uses. Notwithstanding the foregoing, a residential use legally established as of June 8, 2023, is not considered to be a nonconforming use solely for failing to comply with applicable residential density regulations.

Residential Care Facility, General. Facilities for 7 or more adult residents, ages 18 through 59, providing permanent living accommodations and 24-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living.

Residential Care Facility, Senior (land use). Facilities for seven (7) or more residents, seventy five percent (75%) of whom are age 60 and over, providing housing arrangement,

supervision, and assistance with activities of daily living, such as bathing and grooming, ~~to residents sixty (60) years of age and over and persons under sixty (60) with compatible needs,~~ and with population composition and licensing requirements consistent with Cal. Code of Reg., Title 22; Division 6, Chapter 8. This use includes continuing care uses and is exclusive of small residential care facilities.

~~Residential Care Facility, Small. Any facility, place, or building that is maintained and operated to~~ Facilities for 6 or fewer adult residents that provide twenty-four (24)-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the state of California for occupation by six (6) or fewer persons. See definition under Title 22 (Social Security) in the California Code of Regulations (Section 80001[g]).

~~Rest Home. Any premises licensed under Section 2300 of the Welfare and Institutions Code of the State of California.~~

SB 9 Project. A proposed development containing no more than two residential dwelling units within a single family residential zone that meets the requirements set forth in Government Code 65852.21 and Article 5, Section 5.10.

~~School —public and private (land use). A public or private academic educational institution. Illustrative examples of these uses include: boarding school; community college, college, or university; elementary, middle, or junior high school; high school; and military academy. Also includes schools providing specialized education/training. Illustrative examples of these uses include: art school; business, secretarial, and vocational school; computers and electronics school; culinary arts; dance school; drama school; driver education school; and language school. Also includes facilities that offer specialized programs in personal growth and development (i.e., arts, communications, diet centers, environmental awareness, management, etc.). Does not include part-time religious instruction at places of worship. Does not include or child care centers preschools and child day care facilities (see "Child Care Center"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." under "Personal Services" for smaller-scale facilities offering specialized instruction.~~

~~Skilled Nursing Facility-Facilities. Facilities that provide~~ An in-patient health care services facility and which are licensed and operated as a Skilled Nursing Facility under state of California Department of Health Care Services regulations.

Sufficient to Allow Separate Conveyance. Shall mean each housing unit being constructed in a manner adequate to allow transfer of title, ownership, rights, and interest in the property, from one entity to another.

~~Supportive Housing. Housing linked to on- or off-site services with no limit on stay that support target populations as defined in Health and Safety Code Section 53260. This definition shall be construed in light of the definition in Health and Safety Code Section~~

50675.14((b)(2)-Housing with no limit on length of stay that is occupied by the target population, as defined in Government Code Section 65582(i), and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Urban Lot Split. See Section 30.30 of Article II of the Municipal Code (Parcel Map).

Article 3 – Designation of Districts

3.1 Districts.

The several districts, hereby established and into which the City of Redwood City is divided, are designated as follows:

R H	Residential—Hillside
R-1	Residential—Single-Family
R-2	Residential—Duplex
R G	Garden Apartments
R-3	Multi-Family—Low Density
R-4	Multi-Family—Medium Density
R-5	Multi-Family—High Density
P O	Professional Office
C A	Central Administrative
C N	Neighborhood Commercial
C B	Central Business
C G	General Commercial
C P	Commercial Park
C O	Commercial Office
I R	Industrial—Restricted
LII	Light Industrial Incubator
I P	Industrial Park
G I	General Industrial
T P	Tidal Plain
A G	Agriculture—Greenhouse
I S	Interim Study
P F	Public Facilities
M H	Mobile Home
C B R	Central Business Retail
MUC — ECR	Mixed-Use Corridor — El Camino Real
MUC — VB	Mixed-Use Corridor — Veterans Boulevard
MUC — RC	Mixed-Use Corridor — Redwood Creek
MUC — SB	Mixed-Use Corridor — Streetcar Broadway
MUC — GB	Mixed-Use Corridor — Gateway Broadway
MUN	Mixed-Use Neighborhood

MUT	Mixed-Use Transitional
MUW	Mixed-Use Waterfront

In addition to the districts listed above there is hereby established the following combining districts which may be combined with one (1) or more of the districts above as provided in Article 25 of this ordinance:

R	Residential Combining
T	Transient Residential Units
O	Office
V	Vehicular
W	Water
S	Emergency Shelter

3.2 References to Districts.

References may be made to any of the above districts by reference to the letter, or letter-numeral, designation alone. General reference to R Districts shall be deemed to include RH, R-1, R-2, RG, R-3, R-4, and R-5, and MH Districts. General references to C Districts shall be deemed to include PO, CA, CN, CB, CG, ~~CO~~, and CP Districts. General reference to Mixed-Use Corridor (MUC) Districts shall be deemed to include MUC-ECR, MUC-VB, MUC-RC, MUC-SB, and MUC-GB Sub-Districts. General reference to MU Districts shall be deemed to include all MUC Sub-Districts, the MUN District, and the MULW District.

The following rules shall govern the interpretations of the district boundaries on zoning maps:

A. Where a boundary is indicated as approximately following a street, alley, or waterway, or is located within a street, alley, or waterway, the centerline of such street or alley or waterway shall be the boundary.

B. Where a boundary is indicated as approximately following a lot line or property line, such lot line or property line shall be the boundary.

C. Where such boundary does not follow a line as described in subsections A and B above, the location of the boundary shall be as shown by the dimensions on the map.

If no dimensions are indicated on the map, the location of the boundary shall be interpreted by use of the scale appearing on the map.

E. Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said maps, the Zoning Administrator, upon written request or upon his or her own motion, shall determine the location of such boundaries.

F. In the event of any conflict between a map and a boundary description, the description shall control.

G. Where a boundary dimension falls within one (1) foot of a property line, the property line shall be deemed to be the boundary. Where dimensions are related to a corner lot which has a turning radius, such dimensions shall measure from the intersection of the extended street right-of-way lines.

H. In the case of a TP-W District in relation to a water body, the district boundary on the landward side of the district shall be ten (10) feet inland from the normal high water mark. The other boundaries of any TP-W District shall be governed by the other applicable rules of this section.

Article 4 – USE REGULATIONS (RESIDENTIAL ZONING DISTRICTS)

[new article from previously reserved article]

4.1 Purpose

This article specifies permitted, conditionally permitted, and prohibited uses in residential zoning districts within the City.

4.2 Use Regulations in Residential Zoning Districts

- A. Districts Defined. Residential Zoning Districts consist of RH, R-1, R-2, R-3, R-4, R-5, and MH. Individual development standards and further regulations are found in individual Articles for each zoning district.
- B. Land Uses. Table 4.2 (Use Regulations for Residential Zoning Districts) indicate the uses permitted (P), permitted with a conditional use permit (C), and not permitted (-). Any use not explicitly addressed in Table 4.2 is prohibited unless deemed by the Zoning Administrator to be a similar and compatible use which meets the purpose and intent of the Zoning District.
- C. Applicable Regulations. The last column of the table (Specific Use Regulations) references specific requirements for the use, though other provisions in the Zoning Ordinance may also apply.
- D. Accessory Uses.
 - 1. Dwelling Unit. The following accessory uses shall be permitted in conjunction with a dwelling unit in Residential Zoning Districts:
 - a. Accessory Dwelling Units (Article 37)
 - b. Family Child Care Homes (Article 39)
 - c. Home Occupations (Section 31.12)
 - d. Short-Term Rentals (Section 31.3)
 - e. Accessory Structures, Fences, and Other Improvements (Article 36 Exterior Site Improvements)
 - 2. Incidental to Civic Uses. The following accessory uses are permitted in conjunction with uses listed under “Civic Uses” in Table 4.2
 - a. Retail and service
 - b. Restaurant
 - c. Office uses

E. Table 4.2 Uses Allowed in Residential Zoning Districts

P - Permitted by Right

C - Requires a Use Permit

- Prohibited

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Residential and Specialty Housing^{1, 2}</u>								
<u>Single-Family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	
<u>SB 9 Project</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>Section 5.10 - SB 9 Project</u>

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Two-Family Dwelling, Duplex</u>	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	
<u>Multi-Family Dwelling</u>	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	
<u>Live/Work</u>	=	=	=	=	=	<u>C</u>	=	<u>Section 31.4 (Live/Work)</u>
<u>Mobile Home Park</u>	=	=	=	=	=	=	<u>P</u>	
<u>Care Facilities</u>								
<u>Adult Day Program</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	
<u>Child Care Center³</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Article 39 (Child Care Facilities)</u>
<u>Senior Residential Care Facility³</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>General Residential Care Facility³</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Residential Care Facility, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	
<u>Skilled Nursing Facility³</u>	=	=	=	=	<u>C</u>	<u>C</u>	=	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Civic</u>								
<u>Assembly and Meeting Facility³</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>School</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Public Use</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Footnotes:

1. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
2. Supportive housing, as defined in Government Code Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).
3. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

[Article 2, Sections 5.1, 5.2, and 5.7 are amended and Section 5.10 is added as follows]

ARTICLE 5 RH (RESIDENTIAL—HILLSIDE) AND R-1 (RESIDENTIAL—SINGLE-FAMILY) DISTRICTS
5.1 Purpose.

This article sets forth two zoning districts for ~~low-density single-family~~ residential living that promotes primarily detached single-family homes and related uses, including accessory dwelling units, and implements the requirements of Government Code Section 65852.21.

[Subsections A and B are unchanged]

- A. RH District—This district is located in the hillside areas and promotes a semi-rural environment with sloped lots and curvilinear streets.
- B. R-1 District—This district is located predominantly in the western portion of the city with both sloped and flat lots and promotes a low-density residential living environment.

5.2 Use Regulations ~~Uses Allowed by District.~~

See Section 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-1 Zoning District.

- ~~1. Listed Uses. Table 5-2 indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A) and not permitted (-) in both the RH and R-1 Zoning Districts.~~
- ~~2. Uses Not Listed. Any use not specifically indicated in Table 5-2 is prohibited unless deemed by the Zoning Administrator to be a similar and compatible use which meets the purpose and intent of the Zoning District.~~
- ~~3. Within a Structure. All uses shall be conducted within a structure, unless stated otherwise.~~

4. ~~Minimum Site Size for Public or Quasi Public Uses. The minimum lot size for public or quasi public buildings is 40,000 square feet. The lot shall have a minimum average width of 100 feet.~~

[Table 5-2 to be deleted. Land uses will be located in new Table 4.2 “Uses Allowed in Residential Zoning Districts”]

Table 5-2 Uses in the RH and R-1 Zoning Districts	Specific Use Standards	RH and R-1
Residential		
Single Family Dwellings		P
Accessory Dwelling Units	See Article 37 (Accessory Dwelling Units)	A
Two Family Dwellings		-
Multi Family Dwellings		-
Room and Board (2 persons or fewer)		A
Room and Board (3 persons or more)		-
Small Family Child Care Homes	See Article 39 (Child Care Facilities)	A
Large Family Child Care Homes	See Article 39 (Child Care)	A
Non Residential		
Child Care Centers in conjunction with public or quasi public uses	See Article 39 (Child Care)	A

Table 5-2 Uses in the RH and R-1 Zoning Districts	Specific Use Standards	RH and R-1
Child Care Centers	See <u>Article 39</u> (Child Care)	€
Home Occupations	See Definitions	A
Public or Quasi-Public Uses, except for corporation yards, storage or repair yards, or warehouses	See <u>Section 5.2(4)</u> Minimum Site Size for Public or Quasi-Public Uses.	€
Parking Lots and Garages serving activities in adjacent industrial or commercial zones for customer and employee parking only, on parcels within the district adjacent to industrial or commercial zoning districts and not separated from the activities by any street, alley, or other public or private right of way		€
Funeral Homes and Mortuaries		-
Nursing or Rest Homes		-

5.3 Lot Area.

- A. Minimum Area. The minimum lot area requirement is 10,000 square feet for the RH Zoning District and 6,000 square feet for the R-1 Zoning District, with exceptions to these requirements described in subsections B and C, and D.
- B. Greater Minimums with a Numerical Suffix. Greater minimum lot areas may be established by adding a numerical suffix to the district designation in conjunction with the zoning of any property. The number is part of the District designation and establishes the minimum lot area in thousands of square feet (for example, RH-20 establishes a minimum lot area of 20,000 square feet).
- C. Supplementary Lot Area Requirements for Sloping Sites. Additional requirements for lot subdivisions in sloping areas are located in Section 32.2 (Supplementary Lot Area Requirements for Sloping Sites).
- D. Minimum Site Size for Public or Quasi-Public Uses. With the exception of religious uses, the minimum lot size for public or quasi-public buildings is 40,000 square feet. The lot shall have a minimum average width of 100 feet.

5.4 Lot Width.

The minimum average lot width is 60 feet in the RH Zoning District and 50 feet in the R-1 Zoning District. Each lot shall have a minimum of 35 feet of a public street or private street (privately owned and maintained but publicly accessible.)"

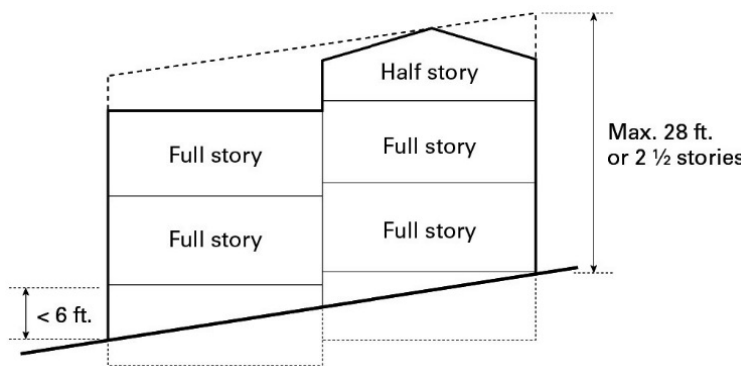
5.5 Lot Coverage.

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]).

5.6 Building Height.

Maximum building height is twenty-eight (28) feet and structures shall not exceed two and one-half (2.5) stories. See Section 36.5 (Accessory Buildings) and Article 37 (Accessory Dwelling Units) for accessory building and accessory dwelling unit height regulations, respectively. See Article 2 (Definitions) for information on how "story" and "height of building" are measured.

Figure 5.6 Building Height (for illustrative purposes only)



5.7 Setback Requirements. Modified [R-1 and RH].

- A. Definitions and Modifications. For further information on how to measure a setback and modifications to setback requirements, see Article 32 (Supplementary Provisions).
- B. Applicability. Setbacks in this section apply to main buildings, except SB 9 Projects. See Section 5.10 for setback information for SB 9 Projects. See Article 36 for further information on setbacks for fences, accessory buildings, or other types of improvements. See Article 37 for setback information regarding accessory dwelling units.
- C. Front. In the R-1 and RH districts, structures shall be set back from the front property line as provided below or adjusted per Section 5.8D (Parking Front Setback Adjustment):
 - 1. RH District.
 - a. Lot area less than 10,000 square feet: 20 feet.
 - b. Lots area of 10,000 square feet or more: 25 feet.
 - 2. R-1 District. The minimum setback is 15 feet except as provided below.
 - a. Garages and carports: 20 feet.
 - b. Lots with existing side setbacks (as defined by the existing building footprint) less than normally required: 20 feet.
- D. Side—RH District. Structures shall be set back from the side property line as provided below:
 - 1. First story: 7 feet on one side and total of 15 feet for both sides.
 - 2. Upper Stories: 7 feet minimum for 25 percent of the lot depth or 35 feet, whichever is less. Remaining portions of upper stories shall have a minimum setback of one half the height of the building face measured at the plateline or ridge beam, whichever is highest.
- E. Side—R-1 District. Structures shall be set back from the side property line as provided below:
 - 1. First Story Interior: A minimum of six (6) feet or one-half ($\frac{1}{2}$) the height of the building face, whichever is greater. On lots less than sixty (60) feet wide, the interior side setback may be reduced to ten (10) percent of the width of the lot, but not less than four (4) feet.
 - 2. First Story Exterior: A minimum of fifteen (15) feet setback is required wherever a side yard is adjacent to a street. On lots less than sixty (60) feet wide, the exterior side yard setback may be reduced to twenty-five (25) percent of the width of the lot. Garages facing an exterior side yard require a twenty (20) foot setback.
 - 3. Upper Stories: For interior setbacks, a minimum of six (6) feet for twenty-five (25) percent of the lot depth or thirty-five (35) feet, whichever is less. Remaining portions of upper stories shall have a minimum setback of one-half ($\frac{1}{2}$) the height of the building face measured at the plateline or ridge beam, whichever is highest. For side yards adjacent to a street, the upper story must meet the first story exterior setback requirements.

F. Rear. In the RH and R-1 districts, structures shall be set back from the rear property line as provided below:

1. RH District: 25 feet.
2. R-1 District: 20 feet.

Figure 5.7—Side Yard Setback Diagrams (for illustrative purposes only)

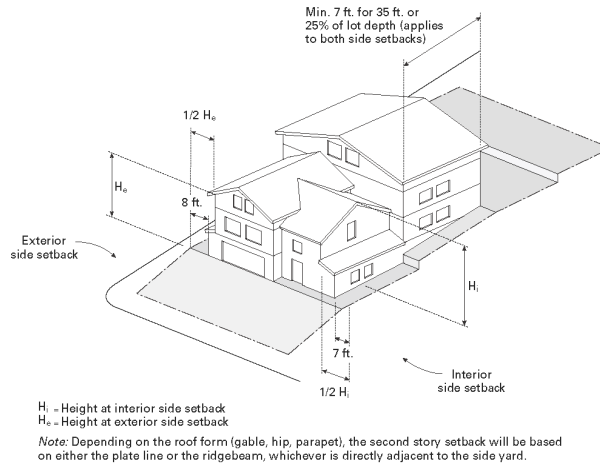


Figure 5.7A—RH Side Yard Setbacks

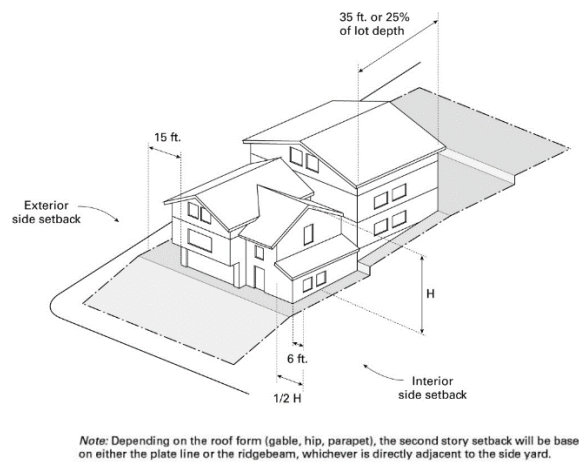


Figure 5.7B—R-1 Side Yard Setbacks

[Sections 5.8 - 5.9 are unchanged]

5.8 Additional Regulations for Sloping Lots.

A. Purpose. The purpose of the additional regulations for sloping lots is that:

1. Trees and natural features, well-designed homes and variety of architectural styles are key components of quality hillside areas;
2. Safety of homes, both structurally and from fire danger, is of particular concern in the hillside areas;

3. Ensuring that homes are integrated with hillside slopes and scaled to the size of the property contributes towards overall compatibility; and
 4. Allowing reasonably-sized homes and additions can further the goals of neighborhood quality and accommodate diverse family and multi-generational needs.
- B. Definition of Sloping Lots. For the purposes of this section, "sloping lots" is any lot in the R-1 or RH Zoning District that has an average slope of 15 percent or more.
 - C. Underfloors. Exterior building surfaces between the lowest floor and finished grade shall be comprised of fire-retardant materials to prevent exposure to wildfire hazard. The building official shall determine compliance with this standard.
 - D. Parking Front Setback Adjustment. In order to reduce grading, required parking (including a private garage) may be located, at the discretion of the Director, as close as 5 feet to the street property line; provided that portions of the dwelling and accessory structures other than the garage shall comply with the setback requirements of the base zoning district. Driveway aprons of 10 to 18 feet are prohibited as they would allow a car to protrude into the sidewalk or street.
 - E. Review Process. As required per Article 45 (Architectural Permits).

5.9 Pervious Area and Stormwater Requirements.

- A. Definitions. "Pervious" is defined as areas with landscaping, vegetated open space, or permeable paving materials consistent with Section 32.12 (Stormwater Treatment) of the Zoning Ordinance.
- B. Pervious Requirements. At least 40 percent of each lot and a minimum of 60 percent of the required front yard area shall be pervious. For lots less than 50 feet in width, a maximum paved area 20 feet wide may be permitted for driveway and parking areas.
- C. Stormwater Requirements. New development shall comply with the requirements of Chapter 27A (Stormwater Requirement Treatment Measures and Maintenance Program) of the Municipal Code.

5.10 – SB 9 Projects

This section is intended to implement the provisions of Government Code Section 65852.21 to allow SB 9 Projects in single-family residential zones.

A. Number of Dwelling Unit.

1. A lot that was not previously issued a parcel map for an urban lot split as defined in Section 30.30 of the Municipal Code may develop an SB 9 Project and, in addition, may apply for the development of Accessory Dwelling Units.
2. A lot created through a parcel map for an urban lot split as defined in Section 30.30 of the Municipal Code may develop up to two dwelling units on the lot. The units may include an SB 9 Project, Junior Accessory Dwelling Unit(s), and Accessory Dwelling Unit(s), or some combination thereof that does not result in more than two dwelling units on the lot.

B. Development Standards. Except as otherwise provided, SB 9 Projects shall comply with the objective zoning standards, objective subdivision standards and objective design

review standards of the underlying zoning district unless the standard would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area. The City shall waive or modify any standard if that standard would have the effect of physically precluding the construction of two units of at least 800 square feet each; any modifications of development standards shall be the minimum modification necessary to avoid physically precluding the construction of two units of 800 square feet each. The following exceptions to the requirements of the underlying zoning district apply:

1. **Height.** The maximum building height for SB 9 Projects shall be consistent with the underlying zoning district requirements, except that SB 9 Project structures encroaching within the rear setback area, as identified in Section 5.7, shall not exceed twenty (20) feet in height when that portion of the SB 9 Project has a flat roof, or twenty-four (24) feet in height with a pitched roof (with the additional four (4) feet solely devoted to roof pitch).
 2. **Setbacks.** SB 9 Projects shall be set back from the side and rear property lines as provided below:
 - i. Side: 4 feet.
 - ii. Rear: 4 feet.
 - iii. No setback shall be required for an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.
 3. **Parking.** For parking standards, see Section 30.5.A.2.
 4. **Floor Area Ratio.** Where applicable, SB 9 Projects that propose to develop a single-family dwelling shall comply with the floor area ratio requirements in Article 48 (Floor Area Ratio for Single-Family Homes) of the Zoning Ordinance. SB 9 Projects that propose any other type of dwelling shall not be subject to a limit on floor area ratio.
- C. **Allowable Demolition.** No more than 25 percent of the existing exterior structural walls shall be demolished if a tenant has occupied the site in the last three years.
- D. **Location Restrictions.** An SB 9 Project is prohibited on a site that is identified in Government Code Section 65913.4(a)(6) subparagraphs (B) to (K) and as summarized below:
1. Farmland.
 2. Wetlands.
 3. Hazardous waste site.
 4. Under conservation easement.
 5. Lands identified for conservation.
 6. Habitat for protected species.
 7. Within a Very High Fire Hazard Severity Zone, except for sites excluded from specified hazard zones by the city, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing

building standards or state fire mitigation measures applicable to the development.

8. Within a delineated earthquake fault zone, unless the development complies with the applicable seismic protection building code standards identified in Government Code section 65913.4(a)(6)(F).
9. Within a special flood hazard area subject to inundation by the 1 percent chance of flood as determined by the Federal Emergency Management Agency (FEMA), except as provided in section 65913.4(a)(6)(G).
10. Within a regulatory floodway, as determined by FEMA, except as provided in section 65913.4(a)(6)(H).

E. Eligibility.

1. An SB 9 Project shall not require demolition or alteration of any of the following types of housing:
 - i. **Affordable Housing.** Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - ii. **Rent Control.** Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - iii. **Rental.** Housing that has been occupied by a tenant in the last three years.
 2. **Ellis Act.** An SB 9 Project is prohibited on a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 3. **Historic.** An SB 9 Project is prohibited where the site is within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
- F. **Replacement Housing.** If an existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code section 66300(d).
- G. **Affidavit of Prior Tenancies.** If the application for a SB 9 Project proposes to alter or demolish any existing housing, the owner of the property on which the SB 9 Project is proposed shall sign an affidavit, in the form approved by the City Attorney, stating that the property meets the eligibility requirements identified in Sections E (1) and (2) and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past three (3) years.
- H. **Short Term Rental Prohibited.** Rental of any units created pursuant to this section must be for a term longer than 30 days.
- I. **Sufficient to allow Separate Conveyance.** An applicant for an SB 9 Project shall not be rejected solely because it proposes adjacent or connected structures, provided that the

structures meet building code safety standards and are sufficient to allow separate conveyance.

- J. **Ministerial Process.** An application for an SB 9 Project will be considered ministerially through a building permit, without discretionary review or a hearing, if the SB 9 Project meets all of the requirements under this section 5.10 and Government Code Section 65852.21. An application for an SB 9 Project that does not meet the requirements shall be rejected.
- K. **Findings for Denial** –The City may deny a proposed SB 9 Project that meets all of the requirements identified in this section 5.10 and Government Code Section 65852.21 if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed SB 9 Project would have a specific, adverse impact, as defined in Government Code section 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- L. **Enforcement.** The provisions of this section shall be enforced as provided in Article 50 of the Zoning Code.

Article 6 - R-2 (RESIDENTIAL—DUPLEX) DISTRICT

6.1 - Purpose.

~~To stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density with two (2) or three (3) families to the lot, or low scale multi-family planned development including attached and detached single-family homes on small lots, while maintaining individual privacy, open space, and facilities.~~

This district is intended for small and medium scale residential densities as permitted in the General Plan. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for complementary uses such as childcare, other care facilities, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly.

6.2 – **Use Regulations Permitted Uses.**

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-2 Zoning District.

~~The following structures and uses are permitted in the R-2 District:~~

- ~~A. Single family dwellings;~~
- ~~B. Two (2) family (duplex) dwellings;~~
- ~~C. Multifamily dwellings.~~

6.3 Accessory Uses.

The following structures and uses are permitted in the R-2 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 6.2 and 6.4 and in accordance with the following specified regulations:

- A. Home occupations (Section 31.12);
- B. Short term rental uses (Section 31.3);
- C. Accessory dwelling units (Article 37);
- D. Family childcare homes (Article 39);
- E. Child Care Centers in conjunction with public or quasi-public uses;
- F. Other accessory uses and structures customarily appurtenant to a permitted use.

6.4 Conditional Uses.

The following structures and uses are permitted in the R-2 District subject to first securing a Use Permit:

- A. Public or quasi-public uses, except corporation yards, storage or repair yards, or warehouses;
- B. Temporary tract offices;
- C. Parking lots and garages serving activities in adjacent industrial or commercial zones for customer and employee parking only, on parcels within the district adjacent to industrial or commercial zoning districts and not separated from the activities by any street, alley, or other public or private right-of-way;
- D. Child care centers.

6.35 - Height Regulations.

- A. The maximum building height for all structures is twenty-eight (28) feet. No more than two and one-half (2.5) stories are permitted.
- B. An unfinished lower level of an existing structure that exceeds this height limitation prior to adoption of this regulation, however, shall be allowed to be finished and improved, such that (1) the footprint of the lower level is not increased, (2) the overall height of the structure is not increased, and (3) all other applicable regulations are met. [Procedures now in Article 41. Section is outdated and no longer pertinent]
- C. For any lot with an average slope in excess of ten (10) percent, the Zoning Administrator may require a topographic survey to be submitted for (1) any new residence, (2) any addition to an existing residence of twenty five (25) percent or more of the existing total square footage on the site or an addition of at least five hundred (500) square feet, or (3) any second story addition in excess of one hundred (100) square feet, to demonstrate compliance with height requirements.

6.46- Minimum Lot Area Size, Frontage, and Width.

The following standards apply:

- A. The minimum lot size is 5,000 square feet.
- B. The minimum lot frontage is 35 feet.

C. The minimum average lot width is 50 feet.

~~The minimum building site area shall be five thousand (5,000) square feet for a single-family dwelling, seven thousand five hundred (7,500) square feet for a two (2) family (duplex) dwelling, ten thousand (10,000) square feet for a three (3) family (triplex) dwelling, and two thousand five hundred (2,500) square feet for each additional family unit in excess of three (3) units on the same development site subject also to securing a Planned Development Permit as set forth in Article 46.~~

6.5 6.7 - Permitted Density. Lot Width

~~The maximum permitted density shall be the maximum density allowed by the General Plan. The minimum average lot width shall be fifty (50) feet for a single family dwelling and for a two (2) family (duplex) dwelling, and seventy five (75) feet for a three (3) family (triplex) dwelling. Every lot shall have a minimum of thirty five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, three (3) family (triplex) dwelling, or dwelling group. The required frontage may be located on a street or private street (privately owned and maintained but publicly accessible).~~

6.6 6.8 - Lot Coverage.

~~The maximum lot coverage is 40 percent.~~

~~Not more than 40 percent of the lot shall be covered by buildings.~~

6.7 6.9- Setback and Open Space Requirements.

[Subsections A-F are unchanged]

6.8 6.10 - Other Required Conditions.

The following additional conditions shall apply in the R-2 District:

~~A. With the exception of religious uses, the~~The minimum building site for public or quasi-public buildings shall be forty thousand (40,000) square feet. Such building sites shall have a minimum average width of one hundred (100) feet.

6.9 6.11 – Minimum Pervious Area and Stormwater Requirements.

~~A minimum of 40% of each lot, and a minimum of 60% of the front yard area, shall be pervious. Pervious area is composed of landscaping, vegetated open space, or permeable materials. See Section 32.12 (Stormwater Treatment) of the Zoning Code for additional requirements.~~

~~A minimum of forty (40) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, and as that section may be amended from~~

~~time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.~~

~~6.12 – Required Pervious Area in Front Yard.~~

~~A minimum of sixty (60) percent of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.~~

Article 8 - R-3 (MULTI-FAMILY—LOW DENSITY) DISTRICT

8.1 - Purpose.

~~To stabilize and maintain the residential character of the district for low density apartment living with substantial space for cooperatively used facilities and open spaces.~~

This district is intended for medium scale residential densities, as permitted in the General Plan. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for complementary uses such as child care, other care facilities, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly.

8.2 – Use Regulations

See Article 4.2 (Use Regulations in Residential Zoning Districts) for use regulations in the R-3 Zoning District.

~~8.2 Permitted Uses.~~

~~The following structures and uses are permitted in an R-3 District:~~

- ~~A. Single family dwellings;~~
- ~~B. Two (2) family (duplex) dwellings;~~
- ~~C. Multiple dwellings;~~
- ~~D. Accessory dwelling, subject also to the definition set forth in Article 2 and the provisions of Article 37.~~

~~8.3 Accessory Uses.~~

~~The following structures and uses are permitted in the R-3 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 8.2 and 8.4 and in accordance with the following specified regulations:~~

- ~~A. Home occupations (Section 31.12);~~
- ~~B. Short term rental uses (Section 31.3);~~
- ~~C. Accessory dwelling units (Article 37);~~
- ~~D. Family childcare homes (Article 39);~~

- ~~E. Child Care Centers in conjunction with public or quasi-public uses;~~
- ~~F. Other accessory uses and structures customarily appurtenant to a permitted use.~~

8.4 Conditional Uses.

The following structures and uses are permitted in the R-3 District subject to first securing a Use Permit:

- ~~A. Public or quasi-public uses, except corporation yards, storage or repair yards, or warehouses;~~
- ~~B. Temporary tract offices;~~
- ~~C. Parking lots and garages serving activities in adjacent industrial or commercial zones for customer and employee parking only, on parcels within the district adjacent to industrial or commercial zoning districts and not separated from the activities by any street, alley, or other public or private right-of-way;~~
- ~~D. Funeral homes and mortuaries when located on a parcel immediately adjacent to a parcel devoted to a public or quasi-public use;~~
- ~~E. Child care centers.~~

8.58.3 - Height Regulations.

The maximum building height for all structures is thirty-five (35) feet, except single-family homes and duplexes which have a maximum building height of twenty-eight (28) feet.

8.68.4 - Minimum Lot Area-Size, Frontage, and Width.

The following standards shall apply:

- A. The minimum lot size is 5,000 square feet.
- B. The minimum lot frontage is 35 feet.
- C. The minimum average lot width is 50 feet.

~~The minimum building site area shall be five thousand (5,000) square feet for a single-family dwelling, seven thousand five hundred (7,500) square feet for a two (2) family (duplex) dwelling, ten thousand (10,000) square feet for a three (3) family (triplex) dwelling, and two thousand (2,000) square feet for each additional family unit in excess of three (3) units on the same lot. Additional minimum building site area requirements greater than those specified in this section shall be determined in accordance with the provisions of Section 32.2, "Supplementary Lot Area Requirements for Sloping Sites," under the conditions therein specified.~~

8.78.5 - Permitted Density~~Lot Width~~

The maximum permitted density shall be the maximum density allowed by the General Plan.

~~The minimum average lot width shall be fifty (50) feet for a single family dwelling and for a two (2) family (duplex) dwelling, and seventy five (75) feet for a three (3) family (triplex) dwelling. Every lot shall have a minimum of thirty five (35) feet of frontage on a public street for a single family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2) family (duplex) dwelling, multiple dwelling, or dwelling group. The required frontage may be located on a street or private street (privately owned and maintained but publicly accessible).~~

~~8.8~~8.6 - Lot Coverage.

~~Not more than sixty (60) percent of the lot shall be covered by buildings. The maximum lot coverage is 60 percent.~~

~~8.9~~8.7 - Setback and Open Space Requirements.

[Subsections A-F are unchanged]

~~8.11~~8.8 - Other Required Conditions.

The following additional conditions shall apply in the R-3 District:

- ~~A. With the exception of religious uses, the The minimum building site for public or quasi-public buildings shall be forty thousand (40,000) square feet. Such building sites shall have a minimum average width of one hundred (100) feet.~~
- ~~B. Single family dwellings and duplexes in the R-3 District shall comply with the building height and lot coverage and yard requirements specified under the R-2 District regulations in the same manner as if constructed in an R-2 District.~~

~~8.12~~8.9 - Minimum Pervious Area and Stormwater Requirements.

~~A minimum of twenty (20) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.~~

A minimum of 20 percent of each lot, and a minimum of 60 percent of the front yard area shall be pervious. Pervious area is composed of landscaping, vegetated open space, or permeable materials. See Section 32.12 (Stormwater Treatment) of the Zoning Ordinance for additional requirements.

~~8.13~~ - Required Pervious Area in Front Yard.

~~A minimum of sixty (60) percent of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a~~

~~maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.
(Ord. 1130.336 § 5 (part), eff. 1-5-06)~~

Article 9 - R-4 (MULTI-FAMILY—MEDIUM DENSITY) DISTRICT

9.1 - Purpose.

~~To stabilize and maintain the residential character of the district for medium density small apartments with adequate space for cooperatively used facilities and open space.~~
This district is intended for medium to large scale residential densities, as permitted in the General Plan. Dwelling types include a range of types from small lot single-unit development in older neighborhoods to large apartment buildings. This district also allows for complementary uses such as childcare, other care facilities, park and recreation facilities, complementary smaller commercial uses, and civic and institutional uses such as schools and places for community assembly.

9.2 – Use Regulations.

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-4 Zoning District.

9.2-Permitted Uses:

~~The following structures and uses are permitted in the R-4 District:~~

- ~~A. Single family dwellings;~~
- ~~B. Two (2) family (duplex) dwellings;~~
- ~~C. Multiple dwellings;~~
- ~~D. Accessory dwelling, subject also to the definition set forth in Article 2 and the provisions of Article 37.~~

9.3 Accessory Uses:

~~The following structures and uses are permitted in the R-4 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 9.2 and 9.4:~~

- ~~A. Home occupations;~~
- ~~B. Other accessory uses and structures customarily appurtenant to a permitted use;~~
- ~~C. Family child care homes, as set forth in Article 39;~~
- ~~D. Child care centers in conjunction with public or quasi-public uses.~~

9.4 Conditional Uses:

The following structures and uses are permitted in the R-4 District subject to first securing a Use Permit therefor:

- ~~A. Public or quasi-public uses, except corporation yards, storage or repair yards, or warehouses;~~
- ~~B. Social halls, clubs, lodges, and fraternal organizations;~~
- ~~C. Nursing or rest homes;~~
- ~~D. Nursery schools and day care centers;~~
- ~~E. Rooming or boarding houses;~~
- ~~F. Parking lots and garages serving activities in adjacent industrial or commercial zones for customer and employee parking only, on parcels within the district adjacent to industrial or commercial zoning districts and not separated from the activities by any street, alley, or public or private right-of-way;~~
- ~~G. Funeral homes and mortuaries when located on a parcel immediately adjacent to a parcel devoted to a public or quasi-public use;~~
- ~~H. Family care homes;~~
- ~~I. Deleted, September 26, 1991;~~
- ~~J. Child Care Centers;~~

9.59.3 – Height Regulations.

The maximum building height for all structures is 45 feet, except single-family homes and duplexes which have a maximum building height of 28 feet.

9.69.4 – Minimum Lot Area Size, Frontage, and Width.

The following standards shall apply.

- A. The minimum lot size is 5,000 square feet.
- B. The minimum lot frontage is 35 feet.
- C. The minimum average lot width is 50 feet.

~~The minimum building site area shall be five thousand (5,000) square feet for a single-family dwelling, seven thousand five hundred (7,500) square feet for a two (2) family (duplex) dwelling, ten thousand (10,000) square feet for a three (3) family (triplex) dwelling, and one thousand and five hundred (1,500) square feet for each additional family unit in excess of three (3) units on the same lot. Additional minimum building site area requirements greater than those specified in this section shall be determined in accordance with the provisions of Section 32.2, "Supplementary Lot Area Requirements for Sloping Sites," under the conditions therein specified.~~

9.79.5 – Lot Width. - Permitted Density. Lot Width The maximum permitted density shall be the maximum density allowed by the General Plan.

~~The minimum average lot width shall be fifty (50) feet for a single family dwelling and for a two (2)-family (duplex) dwelling, and seventy-five (75) feet for a multiple dwelling. Every lot shall have a minimum of thirty five (35) feet of frontage on a public street for a single family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2) family (duplex) dwelling, multiple dwelling, or building group. The required frontage may be located on a street or private street (privately owned and maintained but publicly accessible).~~

9.89.6 - Lot Coverage. ~~Not more than sixty (60) percent of the lot shall be covered by buildings. The maximum lot coverage is 60 percent.~~

9.99.7 - Setback and Open Space Requirements.
[Subsections A-F are unchanged]

9.119.8 - Other Required Conditions.

The following additional conditions shall apply in the R-4 District:

~~With the exception of religious uses, the~~The minimum building site for public or quasi-public buildings shall be forty thousand (40,000) square feet. Such building sites shall have a minimum average width of one hundred (100) feet.

9.129.9 - Minimum Pervious Area and Stormwater Requirements.

~~A minimum of twenty (20) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.~~

A minimum of 20 percent of each lot, and a minimum of 60 percent of the front yard area, shall be pervious. Pervious area is composed of landscaping, vegetated open space, or permeable materials. See Section 32.12 (Stormwater Treatment) of the Zoning Ordinance for additional requirements.

9.13 – Required Pervious Area in Front Yard.

~~A minimum of sixty (60) percent of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.~~

Article 10 - R-5 (MULTI-FAMILY—HIGH DENSITY) DISTRICT

10.1 - Purpose.

~~To stabilize and maintain the residential character of the district for high density apartments with a minimum of cooperatively used outdoor space and a minimum of individual service facilities.~~

This district is intended for medium to large scale residential densities, as permitted in the General Plan. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, high density apartments, and accessory dwelling units. This district also allows for complementary uses such as child care, other care facilities, park and recreation facilities, complementary smaller commercial uses, and civic and institutional uses such as schools and places for community assembly.

10.2 - Use Regulations

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-5 Zoning District.

~~10.2 Permitted Uses.~~

~~The following structures and uses are permitted in the R-5 District:~~

- ~~A. Single family dwellings;~~
- ~~B. Two (2) family (duplex) dwellings;~~
- ~~C. Multiple dwellings;~~
- ~~D. Accessory dwelling, subject also to the definition set forth in Article 2 and the provisions of Article 37.~~

~~10.3 Accessory Uses.~~

~~The following structures and uses are permitted in the R-5 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 10.2 and 10.4:~~

- ~~A. Home occupations;~~
- ~~B. Other accessory uses and structures customarily appurtenant to a permitted use;~~
- ~~C. Family child care homes, as set forth in Article 39;~~
- ~~D. Child care centers in conjunction with public or quasi public uses.~~

10.4 Conditional Uses.

The following structures and uses are permitted in an R-5 District subject to first securing a Use Permit therefor:

- A. Public or quasi public uses, except corporation yards, storage or repair yards, or warehouses;
- B. Social halls, clubs, lodges, and fraternities;

- ~~C. Nursing or rest homes;~~
- ~~D. Nursery schools and day care centers;~~
- ~~E. Parking lots and garages serving activities in adjacent industrial or commercial zones for customer and employee parking only, on parcels within the district adjacent to industrial or commercial zoning districts and not separated from the activities by any street, alley, or other public or private right of way;~~
- ~~F. Rooming or boarding houses;~~
- ~~G. Incidental sales and services to residents provided that the design of the building does not invite the use of these services by the general public.~~
- ~~H. Funeral homes and mortuaries when located on a parcel immediately adjacent to a parcel devoted to a public or quasi-public use;~~
- ~~I. Family care homes;~~
- ~~J. Deleted, September 26, 1991;~~
- ~~K. Child care centers;~~

10.510.3 - Height Regulations.

The maximum building height for all single family homes and duplexes is 28 feet. The maximum building height for structures of all other types of uses is 75 feet, except as follows:

- A. On any parcel having an average width of at least one hundred (100) feet and an area of at least twenty thousand (20,000) square feet, the maximum height shall be one hundred (100) feet.
- B. On any parcel having an average width of at least one hundred fifty (150) feet and an area of at least forty thousand (40,000) square feet, there shall be no maximum height limit.

10.610.4 - Minimum Lot Area Size, Frontage, and Width.

The following standards shall apply:

- A. The minimum lot size is 5,000 square feet.
- B. The minimum lot frontage is 35 feet.
- C. The minimum average lot width is 50 feet.

~~The minimum building site area shall be 5,000 square feet for a single family dwelling, seven thousand five hundred 7,500 square feet for a two (2) family (duplex) dwelling, ten thousand (10,000) square feet for a three (3) family (triplex) dwelling, and one thousand (1,000) square feet for each additional family unit in excess of three (3) units on the same lot. Additional minimum building site area requirements greater than those specified in this section shall be determined in accordance with the provisions of Section 32.2, "Supplementary Lot Area Requirements for Sloping Sites," under the conditions therein specified.~~

(Ord. 1130, eff. 7-10-64; Ord. 1130.130, eff. 5-26-71; Ord. 1130.142, eff. 8-23-72; Ord. 1130.169, eff. 8-24-77)

10.710.5 - Permitted Density. Lot Width.

The maximum permitted density shall be the maximum density allowed by the General Plan.

~~The minimum average lot width shall be 50 feet for a single-family dwelling and for a two (2)-family dwelling, and 75 feet for a multiple dwelling. Every lot shall have a minimum of thirty-five (35) feet of frontage on a public street for a single-family dwelling, and a minimum of fifty (50) feet of frontage on a public street for a two (2)-family (duplex) dwelling, multiple dwelling, or dwelling group. The required frontage may be located on a street or private street (privately owned and maintained but publicly accessible).~~

10.810.6 - Lot Coverage.

~~Not more than sixty (60) percent of the lot shall be covered by buildings.~~ The maximum lot coverage is 60 percent.

10.910.7 - Setback and Open Space Requirements.

[Subsections A-F are unchanged]

10.1110.8 - Other Required Conditions.

The following additional conditions shall apply in the R-5 District:

- A. With the exception of religious uses, the ~~The~~ minimum building site for public or quasi-public buildings shall be forty thousand (40,000) square feet. Such building sites shall have minimum average width of one hundred (100) feet.
- B. The total gross floor area of all structures on any lot shall not exceed three and one-half ~~five-tenths~~ (3.5) times the lot area.

10.1210.9 - Minimum Pervious Area and Stormwater Requirements.

~~A minimum of twenty (20) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.~~

A minimum of 20 percent of each lot, and a minimum of 60 percent of the front yard area, shall be pervious. Pervious area is composed of landscaping, vegetated open space, or permeable

materials. See Section 32.12 (Stormwater Treatment) of the Zoning Ordinance for additional requirements.

10.13 – Required Pervious Area in Front yard.

A minimum of sixty (60) percent of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.

[Article 12 – Removed]

Article 12 – Commercial Office

12.1 Purpose.

The purpose the Commercial Office Zoning District is to provide for areas appropriate for large-scale office developments, in a more pedestrian-oriented urban form, and to recognize existing office centers on arterials and visible from U.S. Route 101. Limited accessory financial, retail, and service uses are permitted. This district is consistent with the General Plan's Commercial Office Professional/Technology designation.

12.2 Use Regulations.

1. Allowed Uses. Table 12-1 indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (-) in the Commercial Office Zoning District. Any use not specifically indicated in Table 12-1 (Allowed Uses for Commercial Office Zoning District) as a permitted use, accessory use, or conditional use shall be prohibited unless they are deemed by the planning manager to be similar and compatible uses which meet the purpose and intent of the Commercial Office Zoning District. All uses, unless stated otherwise, shall be conducted primarily within a building.

2. Applicable Regulations. Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Ordinance may also apply.

Table 12-1 Allowed Uses for Commercial Office Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Industry, Manufacturing & Processing, Warehousing Uses		
Industrial, Limited	C	
Research and Development, Laboratory	P	

Office		
Administrative Office	P	
Business Office	P	
Finance Service Office	P	
Medical Clinic	P	
Medical Office	P	
Professional Office	P	
Research and Development, Office Type	P	
Residential Care Uses		
Family Child Care Home, Small	P	Article 39
Personal & Business Services		
Business Services	P	
Child Care Centers	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Health/Fitness Club — Small — 5,000 square feet or less	A	
Health/Fitness Club — Large — Over 5,000 square feet	P	
Personal Services, General	A	
Personal Services, Studio	P	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities	C	
Schools — Public and Private	C	
Restaurants, Eating and Drinking		
Restaurant, Accessory Food Service	A	
Restaurant, Fast Food	P	
Restaurant, Sit-down	P	
Restaurant, Take-out service	P	
Retail		
Retail Sales, General	A	
Public or Quasi-Public Uses		
Public or quasi-public uses	C	Corporation yards, storage or repair yards, and warehouses are prohibited.
Parking lots and garages	C	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Service and Repair, Minor	P	All vehicle/equipment repair, restoration, and storage areas and operations shall occur within an enclosed building. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Outdoor storage and work areas are prohibited. Service bays shall be screened from direct view from a public right-of-way and private properties.

New car, boat, or trailer sales, rental and repair	P	
Vehicle Service Station	C	Article 35

12.3 Development Standards.

A. General Development Standards. Table 12-2 prescribes the development standards for the CO Zoning District. Additional regulations are denoted in the right hand column.

Table 12.2 Development Standards—Commercial Office Zoning District		
Development Standard	CO District	Additional Regulations
Lot Standards		
Minimum Lot Width		
— Corner Lot	60 feet	
— Interior Lot	50 feet	
Building Form and Location		
Maximum Height	75 feet	
Minimum Yards		
Front	0 feet	Front yards shall be permanently landscaped.
Side	10 feet	For every 1 foot the building exceeds 35 feet in height, 1 additional foot of side yard shall be required on each side. Side yards on the street side of corner lots shall be equal in depth to the front yard requirement specified herein, and the 10 feet of such side yard adjacent to the street shall be permanently landscaped.
Rear	0 feet	No rear setback required, except when any lot abuts any R District it shall have a rear yard with a minimum width of fifteen (15) feet adjacent to the R District.
Maximum Floor Area Ratio (FAR)	0.80	See 12.3(B) (2) for Incentive Based FAR Bonus.

B. Floor Area Ratio — Additional Regulations.

1. Exemptions from FAR Calculation. The following uses shall be excluded from floor area when calculating total FAR:

- a. Child care centers. The floor area of child care centers that operate in conjunction with onsite or adjoining businesses and are consistent with Article 39 shall be exempt from the computation of FAR, provided that all of the following conditions are met:
 - i. The subject child care center shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;
 - ii. The maximum floor area ratio exemption associated with the provision of a child care center shall not be greater than two (2) percent floor area ratio relative to the land area of the development; and

~~iii. A deed restriction shall be recorded against the property to ensure the long term use of the portion of the development for child care.~~

~~b. Mezzanine floor area. Mezzanine floor area that overhangs less than twenty-five (25) percent of the ground floor area shall be exempt from the computation of FAR.~~

~~c. Parking. Garages, carports, and parking structures, including underground parking areas that are located below finished grade or finished floor of habitable space.~~

~~2. Incentive Based FAR Bonus. A bonus FAR of up to 0.2 (but not to exceed a total FAR of 1.0, not including exceptions as applicable in Section 12.3(B)(1) above) may be permitted for projects that provide public or quasi-public open space, provided that all of the following conditions are met:~~

~~a. Provide Quasi-Public or Public open space amounting to at least 0.25 acres or ten (10) percent of the project area, whichever is greater, shall be provided.~~

~~b. Quasi-Public or Public open space shall include enhancements to support its use, such as benches, trails, and landscaping.~~

~~c. Public or quasi-public open space shall be bordered on at least one (1) side by a public street and shall be shall be accessible and fully visible from that street.~~

~~d. Signage and appropriate public access to the usable open space shall be provided to clearly indicate that the space is available for public use.~~

~~e. Public and quasi-public open space Public and quasi-public open space shall be located in front of buildings, and shall not be located where views of the quasi-public space from the public right-of-way would be obstructed by buildings or other structures.~~

~~f. A public access easement shall be recorded against the property that ensures public access to the portion of the project which qualify it for the FAR Bonus.~~

~~C. Outdoor Equipment and Facilities.~~

~~1. Trash and refuse collection and disposal facilities, and recycling facilities shall be enclosed by a solid fence and screened with permanently maintained landscaping.~~

~~2. Outdoor generators and equipment tanks shall be screen from public view by a structure or landscaping, shall meet all applicable safety standards, and shall not be located within a required parking stall.~~

~~12.4 Minimum Pervious Area and Stormwater Regulations.~~

~~A minimum of twenty (20) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.~~

~~12.5 Parking Location and Design Regulations.~~

The required number of parking spaces, parking access, and loading shall conform to the standards in Article 30 (Off Street Parking and Loading) of the Zoning Ordinance, except as provided in this section.

A. ~~Location of Parking.~~ Surface and/or structured parking areas shall be located on the interior side or rear of the site and, wherever feasible, placed behind buildings. Parking, loading, and service areas shall be accessed from alleys and/or side streets, wherever feasible. Feasibility shall be determined by the responsible review authority. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Curb cuts shall be located at least fifteen (15) feet from an intersection curb return or pedestrian crosswalk. For parcels of less than two hundred (200) feet in length along the street front, only one vehicular access point shall be permitted off the street front. For all other parcel frontages, a maximum of one (1) vehicular access point for each two hundred (200) feet of street frontage is permitted.

B. ~~Landscaped Setback of Parking.~~ Surface and structured parking areas shall be set back no less than ten (10) feet from adjacent buildings and streets, and shall be landscaped in accordance with Section 30.17 (Improvements for Parking and Loading Facilities). In addition:

1. ~~From streets.~~ Where surface parking is located between a building and a street, a landscaped setback at least two (2) feet wide must be provided between the parking area and the adjacent right-of-way. The landscaping shall be planted and maintained in a manner that provides thorough screening of the parking use from the public right-of-way.
2. ~~From on-site buildings.~~ Surface and structured parking areas must be separated from on-site buildings by a minimum distance of six (6) feet, which may be occupied by landscaping or required walkways.

C. ~~Parking Structure Design.~~ Any parking structure with at least one (1) floor of parking at grade or above, and which is visible from a public right-of-way, shall incorporate the parking structure into the building design with wrapped uses with windows viewable from the sidewalk along the ground floor, or two (2) or more of the following features: (1) display or shopping windows; (2) landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels; (3) architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design; and/or (4) artwork such as sculptures, murals, and mosaics.

D. ~~Bicycle Parking Provision.~~ Bicycle parking shall be provided as follows:

1. ~~Commercial Bicycle Parking (Tenant).~~ For buildings with over ten (10) tenant occupants, secure bicycle parking shall be provided for five (5) percent of motorized vehicle parking capacity, with a minimum of one (1) space. Acceptable parking facilities shall be located convenient to the street and must include one (1) or more of the following:
 - a. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or

- ~~b. Lockable bicycle rooms with permanently anchored racks; and/or~~
- ~~c. Lockable, permanently anchored bicycle racks.~~
- 2. ~~Commercial Bicycle Parking (Visitor). If the project is anticipated to generate visitor traffic, permanently anchored bicycle racks shall be provided within one hundred (100) feet of the primary entrance. Such parking shall be readily visible to passers-by. Bicycle parking shall be provided at five (5) percent of motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.~~

12.6 Façade Composition and Architectural Regulations.

~~**A. Building Transparency/Windows and Openings Facing Streets.** Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.~~

~~**B. Visual Relationship between Multiple Buildings.** Multiple buildings on a single site shall be designed to create a strong visual relationship between and among the buildings, while including architectural variety on different buildings.~~

[Article 15, Section 15.2.D is amended as follows]

Article 15 - CG (GENERAL COMMERCIAL) DISTRICT
15.2 - Permitted Uses.

The following uses are permitted in the CG District if conducted entirely within a building, unless otherwise required by State law:

- A. New car, boat, or trailer sales, rental and repair;
- B. Parking lots and garages;
- C. Sales or service establishments and sales of new merchandise and equipment;
- D. Hotels, motels, nursing homes, ~~rest homes,~~ nursery schools and day care centers;

[Subsections 15.1 & 15.3 – 15.13 are unchanged. Subsections 15.2 (D) through (L) are unchanged.]

Article 25 - COMBINING DISTRICTS

[Article 25, Section 25.3 and 25.7 is amended as follows]

25.3 - T (Transient Residential Units) Combining District.

The letter "T" may be added as a suffix to any district designation in conjunction with the zoning of any property. In such event, the following additional uses may be permitted in that district subject to first securing a use permit therefore:

- A. Motels, and mobile home parks ~~and trailer parks;~~

- B. Nursing homes, ~~rest homes,~~ and hospitals;
- C. Clubs, lodges, and fraternities.

25.7 - R (Residential) Combining District.

- A. The letter "R" may be used as a suffix to any ~~CG~~ zoning district which allows for residential uses or has been designated for a "mixed use" (i.e., Combined Residential and Commercial use) in the General Plan for the City of Redwood City.
- B. The R Combining District allows residential uses consistent with the requirements of the R-5 Zoning District.

Article 30 - OFF-STREET PARKING AND LOADING

[Article 30, Section 30.4, 30.5, 30.6, 30.7, 30.9, and 30.10 are amended as follows]

[Subsections 30.1-30.3 are unchanged]

30.4 Required Number of Parking Spaces—Mixed-Use Zoning Districts.

A. Applicability. The required number of parking spaces set forth in Section 30.5 (Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts) shall apply to all development within mixed-use districts outside of the Downtown Parking Zone unless otherwise set forth in this Section. Whenever the requirements, standards, regulations, or other provisions of this section conflict with the requirements, standards, regulations or other provisions set forth in Section 30.5, the requirements, standards, regulations, or other provisions in this Subsection, 30.4 shall govern.

B. Residential Parking Spaces Required. For any ~~multiple dwelling~~ residential development located in a mixed-use district, one space is required for every dwelling unit. Tandem parking is permitted if the tandem spaces serve the same dwelling unit. the required number of parking spaces is as follows:

~~1. Unit Size. Two (2) spaces per unit for two-bedroom or larger units, one and one-half (1.5) spaces per unit for studio or one (1) bedroom units, plus one (1) space for every four (4) units for guest or visitor parking. Tandem may be permitted if both spaces are assigned to a single unit.~~

~~2. Guest/Visitor Spaces Reduced. The responsible review authority may reduce or eliminate the required number of guest or visitor spaces for a multiple dwelling development if one (1) of the following conditions applies:~~

- ~~a. Adequate street parking is available, and/or~~
- ~~b. Only one (1) parking space is reserved per unit for residents, and/or~~
- ~~c. The site is in close proximity to retail shopping facilities and services.~~

C. Bicycle Parking Required. The required number of bicycle parking spaces shall be determined as set forth in the underlying zoning district as provided in Sections 53.6, 54.6, and 55.8 of the Zoning Code.

CD. Live/Work Parking Spaces Required. For any development located in a Mixed-Use district, parking spaces for live/work units shall be required as follows:

1. Resident Parking. One (1) space per live/work unit.

2. Client Parking. One (1) space per one thousand (1,000) square feet of nonresidential floor area.

3. Existing Building Exception. The review authority may reduce the parking requirement for the reuse of existing buildings with limited parking.

DE. Marina Parking Spaces Required. A parking study shall be submitted that demonstrates how parking demand will be met with the proposed supply. This study is subject to review and approval of the Director.

EF. Shared-Use Parking on Multiple Sites. Sites with multiple uses having different peak demand times may share parking. A parking study shall be submitted that demonstrates how parking demand will be met with a shared parking arrangement. This study is subject to review and approval of the review authority.

FG. Designated Parking for Low-Emitting and Carpool Vehicles. Designated parking shall be provided for any combination of low-emitting, fuel-efficient, electric and carpool/vanpool vehicles, as indicated in the table below. The following characters shall be painted on the parking surface, or equivalent signage shall be provided at each such space: CLEAN AIR VEHICLE. If pavement painting is provided, it shall be visible when a vehicle is parked in the space.

30.5 - Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts.

In all districts in connection with every use of property and for each building site outside of the Downtown Parking Zone and Mixed-Use Zoning Districts, there shall be provided off-street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

A. Residential Uses.

1. Single-Family Dwellings: 2 spaces per unit which may be covered or uncovered. ~~Two (2) parking spaces, one (1) of which shall be covered.~~ The spaces shall be located on a paved area ~~uncovered space shall be located on a paved area~~ and may be located in any setback. ~~The front yard shall be subject to the minimum pervious area and stormwater requirements of the underlying zoning district.~~ Tandem configurations for multiple parking spaces associated with an individual unit are permitted. ~~If a covered space is converted or demolished in~~

~~conjunction with the construction of an accessory dwelling unit, the required replacement space may be uncovered.~~

2. ~~[Reserved]~~ SB 9 Project: One off-street parking space per unit is required. Either covered or uncovered parking spaces may be provided. Uncovered parking is subject to size requirements in Article 30.6.A of the Zoning Code. Covered parking is subject to minimum size requirements in Article 30.6.B and subject to zoning district setbacks. No off-street parking is required for either of the following:

1. Parcels located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.
 - a. There is a Car Share Vehicle within one block of the parcel.

3. ~~[Reserved]~~

4. ~~Dwellings, duplex: two (2) spaces~~ One (1) space per unit not located within any required front or side yard. Tandem parking is permitted if the tandem spaces serve the same dwelling unit.

5. Multifamily Dwellings. One (1) parking space is required per dwelling unit. Tandem parking is permitted if the tandem spaces serve the same dwelling unit. Dwellings, multiple family: includes townhouses, condominiums, and rental apartments: two (2) spaces per unit, one (1) covered for each unit, plus one (1) space for every four (4) units for guest or visitor parking; not located within any required front or side yard. For all multiple dwelling developments containing four (4) or more dwelling units on a single site, all required off-street guest or visitor parking spaces shall be clearly marked as "reserved for guests" or "reserved for visitor" parking, or similarly so marked, designated, and maintained at all times.

~~The following exceptions to the requirements may be allowed:~~

1. ~~For any multiple dwelling development, any portion of which is located within five hundred (500) feet of the right-of-way of El Camino Real or Woodside Road (between Alameda de las Pulgas and Highway 101): two (2) spaces per unit for two (2) bedroom or larger units; and one and one half (1½) spaces per unit for studio or one (1) bedroom units; including one (1) covered space for each unit; plus one (1) space for every four (4) units for guest or visitor parking.~~
2. ~~The Zoning Administrator may reduce or eliminate the required number of guest or visitor spaces (a) if adequate street parking is available, and/or (b) if only one (1) parking space is reserved per unit for residents, and/or (c) if the site is in close proximity to retail shopping facilities.~~

6. Group Residential Rooming or boarding houses: one (1) covered space for each bedroom, but not less than three (3) spaces, not located within any required front or side yard.

Subsection 30.5.D.3 Miscellaneous Uses is amended as follows]

3. Sanitariums, convalescent homes, and nursing homes, ~~and rest homes~~: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee.

[Subsections 30.5.D.4-7 and Subsection 30.5.E are unchanged.]

[Article 30, Section 30.6 is amended as follows]

30.6 - Size and Spaces. [PARKING].

A. **Standard spaces:** A standard parking space shall have a minimum width of not less than eight and one-half (8½) feet and minimum length of not less than eighteen (18) feet. Parking layout and aisle dimensions shall be designed in accordance with Redwood City Engineering Standards.

1. ~~[Reserved.]~~ SB 9 Projects. Uncovered spaces as part of SB 9 Projects on driveways shall have a minimum width of eight and one-half (8.5) feet and a minimum length of twenty and one-half (20.5) feet.

2. Parking lots must be designed such that backing out into a public street is not a necessity for ordinary turning movements.

30.7 – RESERVED. State Preemption.

In the event of a conflict between this section and State law, State law shall prevail.

[Subsections 30.7 – 30.8 remain unchanged. Subsection 30.9 is amended as follows]

30.9 – Access Drives.

All required off-street parking and loading spaces shall have an access drive connecting the parking spaces to a dedicated public right of way. Each access drive shall be designed in the following ways, depending on the use and number of dwelling units. Additional width may be required at the curb for safe turning movements in accordance with Engineering Standards. These standards do not apply to public or private streets that serve multiple parcels.

A. Uses with 5 or fewer parking spaces shall have an access drive with a minimum surface width of 9 feet and a minimum unobstructed width of 10 feet.

~~A. Every required parking space, garage space or carport space for more than five (5) vehicles, and every required loading space, shall have access to a dedicated public right of way by means of an access drive of not less than eighteen (18) feet in surface width with a minimum unobstructed width of twenty (20) feet, unless two (2) one (1) way access drives are provided, in which case each drive shall be at least nine (9) feet in surface width with a minimum unobstructed width of ten (10) feet. Additional width~~

~~may be required at the curb for safe turning movements. These standards do not apply to public or private streets, serving multiple parcels.~~

~~B. Every required parking space, garage space or carport space serving five (5) or less vehicles, including those for single family residences, shall have access to a dedicated public right-of-way by means of an access drive of not less than nine (9) feet in surface width, with a minimum unobstructed width of ten (10) feet. Additional width may be required at the curb for safe turning movements. Joint use of driveways and turning space shall be permitted when the rights to such use are conveyed to and recorded by the mutual owners.~~

B. Uses with 6 or more parking spaces shall have an access drive with a surface width of not less than 18 feet a minimum unobstructed width of 20 feet, unless 2 one-way access drives are provided.

C. SB 9 Project Panhandle Lots. The access driveway of a panhandle lot shall conform to the provisions of Section 30.30 (F) of the Subdivision Ordinance (Chapter 30 of the Municipal Code).

30.10 – Access to Public Right-of-Way.

No building permit shall be issued for any main building, or for any additional dwelling units when a main building has been previously constructed, unless every ~~garage space, carport space, or~~ parking space required by this ordinance has direct and immediate access from the lot on which it is located, or proposed to be located, to a dedicated public right-of-way contiguous to said lot. The right-of-way which has been improved to at least minimum standard City specifications, or which will be improved pursuant to a street improvement agreement and performance bond that has been furnished to the City, shall be improved for the full width of the lot from which access is desired, and shall be so improved to an intersecting improved public right-of-way.

Article 31 – SPECIAL USES

[Subsections 31.2 and 31.10 are amended as follows]

31.2 – Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities.

Nursing homes; ~~Rest Homes;~~ Residential Care Facilities, Senior; Residential Care Facilities, General; and Skilled Nursing Facilities shall be considered commercial for the purposes of determining building intensity and subject to applicable FAR limits. The maximum number of beds or suites shall not be restricted with residential density maximums. All other development standards shall apply. New Residential Care Facilities and Senior Care Facilities shall be consistent with applicable policies of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (ALUCP) and State law; see Section 32.10 (San Carlos Airport Land Use Compatibility Plan Consistency).

31.4 – Live/Work Units.

[Subsection B is amended as follows]

B. Definitions.

Live/Work Unit. A dwelling unit that combines a work space and incidental residential occupancy occupied and used by a single household. This use shall be considered commercial for the purposes of determining building setbacks and intensity, and subject to applicable FAR limits.

31.10 – Residential Structures.

A. Demolition or Reduction in Dwelling Units. Housing projects that demolish existing residential dwellings must create at least as many dwellings as demolished per Government Code Section 66300 (Housing Crisis Act of 2019).

B. Non-Residential Use. Any structure originally designed for use as a dwelling or dwellings, in any district, shall not be used for a non-residential use unless the owner first obtains a use permit for the proposed use.

Article 32 – SUPPLEMENTARY PROVISIONS

[Subsections 9 & 10 are amended as follows]

32.9 – Open Space Requirements.

- A. The following usable open space shall be required in the R-2, ~~RG~~, R-3, R-4, and R-5 Districts: There shall be three hundred (300) square feet of usable open space ~~for every per dwelling unit studio apartment. There shall be three hundred (300) square feet of usable open space for every one (1) bedroom dwelling unit, plus one hundred (100) square feet of usable open space for each additional bedroom within the units.~~
- B. Usable open space may consist of outdoor area on the ground, in front, street side, interior side, or rear setback areas or on any balcony, deck, porch or rooftop which is designed and accessible for outdoor living, recreation, pedestrian access or landscaping complying with the following provisions:
1. Required parking areas and their driveways shall not be included in computing usable open space;
 2. Area included in computing common usable open space shall be accessible to all units in common and no such required space shall be less than three hundred (300) square feet in area and shall have no dimension less than fifteen (15) feet; rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy this requirement;

3. Private usable open space may be substituted for common usable open space ~~at a ratio of three (3) square feet of private open space for every two (2) square feet of common open space required~~, provided such element of open space either has an area of at least one hundred fifty (150) square feet, with no dimension less than ten (10) feet, if located at ground level, or an area of at least fifty (50) square feet, with no dimension less than six (6) feet, if located above ground level;
4. Each element of usable open space shall be completely open on at least one (1) side and shall have a clear vertical height of not less than seven (7) feet, and not less than fifty (50) percent of the total required usable open space shall be unobstructed to the sky;
5. Usable open space shall be improved to support passive or active use by residents. Such open space shall be located on the same lot as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, small changing facilities, fountains, planters, benches and landscaping;
6. Where possible, pervious areas set aside as usable open space may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the Engineering and Construction Division. Use of open space areas for stormwater control shall be incorporated into plans to comply with the provisions of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, as may be amended from time to time.

Article 32.10 - ~~Reserved~~ - San Carlos Airport Land Use Compatibility Plan Consistency

This section establishes standards and requirements related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (ALUCP). The following requirements and criteria shall be incorporated into all applicable projects.

- A. **Airport Real Estate Disclosure Notices.** All new development is required to comply with the real estate disclosure requirements of State law (California Business and Professions Code Section 11010(b)(13)). The following statement must be included in the notice of intention to offer the property for sale or lease:

“Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

- B. **Airport Noise Evaluation and Mitigation.** All projects shall comply with the Noise Compatibility Policies of the ALUCP. Uses shall be reviewed per the Noise/Land Use Compatibility Criteria listed in Table 4-3 of the ALUCP. Uses listed as “conditionally compatible” shall be required to mitigate impacts to comply with the interior (CNEL 45 dB or lower, unless otherwise stated) and exterior noise standards established by the ALUCP or Redwood City General Plan, whichever is more restrictive. Unless otherwise precluded by State law, projects shall also be consistent with ALUCP Noise Policy 3 - Residential Land Uses. Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 60 dB or greater (as mapped in the ALUCP) shall require the grant of an avigation easement to San Mateo County as a condition of approval prior to issuance of a building permit(s) for any proposed buildings or structures, consistent with ALUCP Overflight Policy 2 – Overflight Easement Review Area.
- C. **Overflight Notification Requirement.** All new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 shall incorporate a recorded overflight notification requirement as a condition of approval in order to provide a permanent form of overflight notification to all future property owners, consistent with ALUCP Overflight Policy 2 - Overflight Notification Zone 2.
- D. **Safety Compatibility Evaluation.** All uses must comply with Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the Safety Compatibility Zones established in the ALUCP and depicted in Exhibit 4-3 of the ALUCP. All projects located within a Safety Compatibility Zone shall be required to determine if the proposed land use is compatible with the Safety Compatibility Land Use Criteria as noted in ALUCP Safety Compatibility Policy 1 - Evaluating Safety Compatibility for New Development and listed in Table 4-4 of the ALUCP.
- E. **Airspace Protection Evaluation.** All projects shall comply with Airspace Protection Policies of the ALUCP.
1. **Notice of Proposed Construction or Alteration.** Project applicants shall be required to file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration (FAA) for any proposed new structure and/or alterations to existing structures (including ancillary antennae, mechanical equipment, and other appurtenances) that would exceed the FAA notification heights as depicted in ALUCP Exhibit 4-4a. Any project that would exceed the FAA notification heights shall submit a copy of the findings of the FAA’s aeronautical study, or evidence demonstrating exemption from having to

file FAA Form 7460-1, as part of the development permit application.

2. **Maximum Compatible Building Height.** The maximum height of a new buildings/structures must be the lower of (1) the height of the controlling airspace protection surface shown on Exhibit 4-4 of the ALUCP, or (2) the maximum height determined not to be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

3. **Other Flight Hazards.** Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per ALUCP Airspace Protection Policy 6 - Other Flight Hazards are Incompatible, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:
 - a. Sources of glare, such as highly reflective buildings, building features, or blight lights including search lights, or laser displays, which would interfere with the vision of pilots in making approaches to San Carlos Airport.
 - b. Distracting lights that could be mistaken by pilots on approach to San Carlos Airport for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting.
 - c. Sources of dust, smoke, water vapor, or steam that may impair the vision of pilots making approaches to San Carlos Airport.
 - d. Sources of steam or other emissions that may cause thermal plumes or other forms of unstable air that generate turbulence within the flight path.
 - e. Sources of electrical interference with aircraft or air traffic control communications or navigation equipment, including radar.
 - f. Features that create an increased attraction for wildlife as identified in FAA rules, regulations, and guidelines including, but not limited to, FAA Order 5200.5A, Waste Disposal Sites On or Near Airports, and Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports. Land uses with the possibility of attracting hazardous wildlife include landfills and certain recreational or agricultural uses that attract 48 through large flocks of birds. Exceptions to this policy are acceptable for wetlands or other environmental mitigation projects required by ordinance, statute, court order, or Record of Decision issued by a federal agency under the National Environmental Policy Act.

Article 33 – NONCONFORMING LOTS, USES, STRUCTURES AND PARKING

[Subsections 33.1 – 33.10 remain unchanged]

[Article 33, Section 33.11 is amended as follows]

33.11 – Structural Alteration of Nonconforming Structures.

A nonconforming structure may be structurally altered, provided that:

- A. For single-family, two-family (duplex), and three-family (triplex) residential structures, no more than seventy percent (70%) of the existing exterior walls, measured in linear feet, floor area per residential unit may be removed or structurally altered unless the entire structure is brought into compliance with zoning requirements;
- B. For all other structures, no more than seventy ~~(70)~~ percent (70%) of the existing exterior walls, measured in linear feet, of the floor area may be removed or structurally altered unless the entire structure is brought into compliance with zoning requirements. Calculations shall not include garage floor area, but shall include all cumulative repair, maintenance and alterations over any five (5) year period;
- C. The foregoing limitations may be exceeded with respect to repairs or alterations to single-family, two-family (duplex) and three-family (triplex) structures which are nonconforming only as to parking requirements, subject to the provisions of Sections 33.16 and 33.17 of this article;
- D. Existing nonconforming accessory structures may be repaired, reconstructed, or converted into accessory dwelling units, provided that there is no increase in the nonconformity caused or created by such structure.

[Subsections 33.12 – 33.15 remain unchanged. Subsection 33.16, 33.17, and 33.18 are amended as follows]

33.16 – Nonconforming Parking—~~Single-Family-Residential Uses.~~

- ~~A. A single-family use or structure that is nonconforming due to the number of parking spaces, may be enlarged, provided:~~
 - ~~1. The addition does not occupy existing available parking area;~~
 - ~~2. The structure is located in the RH, R-1, R-2, R-3, R-4, or R-5 Zoning Districts;~~
 - ~~3. The structure will not exceed two thousand (2,000) square feet in total living area after the enlargement is completed, except as provided in subsection 5;~~
 - ~~4. The driveway meets the standards of Section 30.9 (Access Drives); and parking access and backup constraints do not prohibit use of the existing space(s);~~
 - ~~5. The square footage limitation of two thousand (2,000) square feet may be exceeded where a Use Permit is approved, subject to meeting the following additional criteria:~~
 - ~~a. That the total net enlargement will not exceed two hundred (200) square feet (gross) over the life of the subject property;~~

~~b. That the enlargement not require a variance or other additional special exception other than for the existing nonconforming parking condition;~~

A. A residential use or structure that is nonconforming due to the number of parking spaces may be enlarged, provided that the following conditions are met:

1. The addition does not result in a reduction in the number of existing parking spaces; and
2. Parking is provided, at the ratio defined in Article 30, for new dwelling units added in the project (excluding accessory dwelling units).

B. A ~~single-family residential~~ use or structure that is nonconforming due only to the size or location of parking spaces (but has an adequate number of spaces), and/or the size and location of its garage or carport (or related design criteria for driveway access or parking backup area), may be enlarged, provided:

1. The addition does not occupy existing available parking area;
2. Any driveway meets the standards of Section 30.9 (Access Drives); and parking access and backup constraints do not prohibit use of the existing spaces.

C. Accessory dwelling units are not subject to this Section.

~~33.17 – Nonconforming Parking – Two-Family (Duplex) and Three-Family (Triplex) Residential.~~

~~A. A two-family (duplex) or three-family (triplex) use or structure that is nonconforming due to the number of parking spaces, may be enlarged, provided:~~

- ~~a. The addition does not occupy existing available parking area;~~
- ~~b. The structure is located in the R-2, R-3, R-4, or R-5 Zoning Districts;~~
- ~~c. At least one additional covered parking space is provided per unit to be enlarged, that reduces or eliminates the parking nonconformity;~~
- ~~d. Additional square footage does not exceed two hundred fifty (250) square feet, and not more than one additional bedroom is added, per living unit;~~
- ~~e. Existing parking spaces on the site are covered and were legally established at their current dimensions; and~~
- ~~f. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and access and backup constraints do not restrict use of the existing spaces.~~

~~B. A two-family (duplex) or three-family (triplex) use or structure that is nonconforming due only to the size or location of parking spaces (but has an adequate number of spaces), and/or the size and location of its garage or carport (or related design criteria for driveway access or parking backup area), may be enlarged, provided:~~

- ~~a. The addition does not occupy existing available parking area;~~
- ~~b. Existing parking spaces on the site are covered and were legally established at their current dimensions;~~
- ~~c. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and~~
- ~~d. Access and backup constraints do not restrict use of existing spaces.~~

~~C. Accessory dwelling units are not subject to this Section.~~

33.18 – Nonconforming Parking – Multi-Family Residential.

~~A multi-family residential use or structure that is nonconforming due to the number, size or location of parking spaces, (or related design criteria for driveway access or parking backup area), may not be enlarged unless parking for the entire project is brought into compliance with the provisions of this Article. Accessory dwelling units are not subject to this Section.~~

[Sections 33.19-33.24 are unchanged]

33.25 – Expansion of structures with Nonconforming Residential Density.

Except as otherwise noted in this article, a structure with nonconforming residential density may be enlarged if the new portion conforms to the regulations of the district in which it is located.

Article 41 – COMMON PROCEDURES

[Article 41, Section 41.4 is amended as follows]

41.4 Review Authorities for All Permits.

Review authorities for permit applications are described in individual permit articles. The following provisions further specify review authority in particular circumstances.

- A. **Concurrent Review.** When a project requires approval of multiple permits, all of the permits shall be reviewed concurrently by the highest applicable review authority; ~~provided however, that prior to the review by such review authority, the project receives any and all required recommendations and advisory input from applicable committees or commissions.~~ The following is the review hierarchy listed from the lowest to the highest authority:
 - 1. Zoning Administrator – ~~N~~o public hearing.
 - 2. Zoning Administrator – ~~P~~ublic hearing.
 - 3. Planning Commission.
 - 4. City Council.
- 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 (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, 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 three thousand (3,000) square feet or a forty-five (45) percent floor area ratio, whichever is greater, as described in Article 48 (Floor Area Ratio for Single-Family Homes).
- C. **City Council Review.** In addition to reviewing applications as required in the Zoning Ordinance and Municipal Code, City Council review is also required for applications that have been appealed or called up to the City Council as provided for in Section 41.7 (Appeals) and 41.8 (Call Ups).
- D. ~~**Applications Not Listed.** In the event a review authority is not specified for a particular application, the Zoning Administrator shall be the review authority.~~
Zoning Administrator Review. In addition to reviewing applications as required in the Zoning Ordinance and Municipal Code, Zoning Administrator is the review authority for:
1. **Streamlined Affordable Multifamily (SB 35).** This application is for affordable multifamily housing projects (two or more units) under the State of California ministerial approval process outlined in Government Code Section 65913.4. No public hearing before the Zoning Administrator is required.

E. Applications Not Listed. In the event a review authority is not specified for a particular application, the Zoning Administrator shall be the review authority.

41.8 Call Ups.

- A. **Requesting a Call Up.** Call ups may be requested within fifteen (15) days of the date of action. Call ups shall be requested in accordance with Chapter 1, Article III of the Municipal Code (Procedures on Appeals and Call Ups).
- B. **Call Up Review Authority.** ~~Call ups of decisions by the Zoning Administrator, Planning Manager, Director, or Subdivision Committee shall be heard by the Planning Commission. Call ups of decisions by the Planning Commission shall be heard by the City Council.~~ Except for ministerial actions with no discretionary review, the Planning Commission may call up decisions by the Zoning Administrator, Planning Manager, Director, or Subdivision Committee. The City Council may call up decisions by the Planning Commission, Zoning Administrator, Planning Manager, Director, or Subdivision Committee.
- C. **Multiple Actions.** If a project has multiple permit decisions, a call up of any permit decision shall be considered a call up of all of the associated decisions for the project. For a project requiring an environmental determination, that determination shall also be considered by the review authority considering the call up. In the event an appeal is filed as well as a call up on the same project, the matters shall be consolidated and acted upon in compliance with this Article.

- D. Call Up Hearing.** Call ups shall be processed and heard by the reviewing body in accordance with Chapter 1, Article III of the Redwood City Municipal Code (Procedures on Appeals and Call Ups).
- E. Finality.** A decision by the Planning Commission on a call up shall become final fifteen (15) days after the date of the decision unless called up by the City Council. A decision of the City Council becomes final on the date of the decision. Following a final decision on a call up, reapplication will be governed by Section 41.12. A person aggrieved by a final decision may seek judicial review by timely appealing to the appropriate court pursuant to California Code of Civil Procedure Sections 1094.5, 1094.6, 1094.8 or other applicable law.
- F. Concurrent Hearings.** An appeal and call up may be concurrently heard by the reviewing body.

ARTICLE 42 – Use Permits

[Article 42, Section 42.5 is amended as follows]

42.5 - Review, Decisions, Appeals and Permit Duration.

Procedures for application review, decisions, appeals, permit duration and expiration and other requirements are located in ~~Chapter~~ Article 41 (Common Procedures).

Article 44 – REASONABLE ACCOMMODATION

[Article 44, Section 44.5 is amended as follows]

44.5 - Findings.

To permit the reasonable accommodation, the following findings shall be made:

- A. That an individual residing on the property and requiring reasonable accommodation is protected under the Acts; and
- B. That accommodating the request would provide direct benefit to the individual by meeting specific housing needs; and
- ~~C. That the request is the minimum necessary to provide the necessary relief from the City's zoning ordinance to meet the needs of the individual; and~~
- ~~D. That the request is not detrimental to and will not adversely impact the adjacent properties or surrounding neighborhood; and~~
- C. E. That the request does not place an undue financial or administrative burden on the City; and
- D. F. That the request does not significantly alter the overarching purposes or intent of the City's zoning ordinance/land development regulations.

Article 45 - ARCHITECTURAL PERMITS

[Article 45, Section 45.2 and 45.6 are amended as follows]

45.2 Applicability.

The following projects require an Architectural Permit:

- A. Nonresidential Uses.** Nonresidential uses that include new construction, additions, changes to the building exterior or other site modifications.
- B. Multifamily Residential Uses.** Multifamily residential uses that include new construction, additions, changes to the building exterior or other site modifications. For purposes of this section, SB 9 Projects, as described in Section 5.10, are not multifamily residential uses, and shall not be subject to an Architectural Permit.
- C. Two-Story Additions.** Single-family, or duplex dwelling units that include new construction, additions or exterior modifications to the second floor or any upper floors.
- D. Additions on Sloping Lots.** One-story new construction, additions or exterior modifications when the lot has a slope of fifteen percent (15%) or greater and the total gross floor area is three thousand (3,000) square feet or more. If the lot slope is thirty percent (30%) percent or greater, an Architectural Permit is required for changes of any size. These provisions apply to any single-family, or duplex dwelling unit.

[Section 45.3 – 45.5 remain unchanged]

45.6 - Review, Decisions, Appeals and Permit Duration.

Procedures for application review, decisions, appeals, permit duration and expiration and other requirements are located in ~~Chapter~~ Article 41 (Common Procedures).

Article 53 – MIXED USE CORRIDOR ZONING DISTRICT

53.1 – Purpose and Intent

A. Overall Vision and Intent. The Mixed-Use Corridor (MUC) zoning district is composed of five (5) sub-districts, as established in Section 53.1.B. The five (5) MUC zoning sub-districts implement the Mixed-Use - Corridor land use category in the General Plan and provide opportunities for development that supports major transit and complementary land uses, with the goal of facilitating transit use, bicycle use, and pedestrian activity. The purpose of the MUC zoning sub-districts is to provide areas for a variety of activities, including commercial, office, and high-density residential uses, or a mixture thereof. Mixed-Use means that residential and nonresidential uses may be integrated vertically or mixed horizontally. Single-use residential and nonresidential buildings are permitted in the MUC zoning sub-districts as well. Convenient transit access, innovative housing options, sensitivity to lower-intensity adjacent uses, on-site amenities, and pedestrian and street-oriented design are key considerations. This designation allows for the highest residential densities in Redwood City, with the exception of the Downtown Precise Plan.

B. Sub-Districts: Establishment and Intent.

1. Sub-District Establishment. Five (5) Mixed-Use Corridor zoning sub-districts are established:

- a. Mixed-Use Corridor - El Camino Real,
- b. Mixed-Use Corridor - Veterans Boulevard,
- c. Mixed-Use Corridor - Redwood Creek,
- d. Mixed-Use Corridor - Streetcar Broadway, and
- e. Mixed-Use Corridor - Gateway Broadway.

2. Sub-District Intent. Each of these sub-districts implements the General Plan Mixed-Use - Corridor designation and provides for more specific regulations for distinct areas of Redwood City. Any parcel zoned Mixed-Use Corridor shall be located in one (1) of the following sub-districts:

- a. Mixed-Use Corridor - El Camino Real (MUC-ECR): Purpose. Redwood City is committed to the revitalization of El Camino Real as a grand, multimodal, and attractive boulevard. The MUC-ECR sub-district represents a continuation of the Grand Boulevard Initiative vision and the Downtown Precise Plan design goals. The purposes of the MUC-ECR sub-district are to:
 - i. Transform El Camino Real into a remarkable, walkable, and exciting corridor, home to a variety of residential and nonresidential uses.
 - ii. Facilitate a pedestrian-scaled environment with buildings that emphasize active and street-oriented frontages, well-scaled and designed buildings, and engaging outdoor spaces and landscaping.
 - iii. Allow for higher-intensity residential, commercial, and mixed-use buildings to provide the appropriate height relative to the width of the street.
 - iv. Provide increased opportunities in Redwood City for residents to live near goods, services, transit, and entertainment.
 - v. Ensure that consideration and proper transition is provided to adjacent lower-density residential uses.
 - vi. Encourage additional pedestrian and transit amenities along El Camino Real and the development of a consistent street front, with ample public right-of-way to facilitate pedestrian environment.

b. Mixed-Use Corridor - Veterans Boulevard (MUC-VB): Purpose. Veterans Boulevard and surrounding mixed use designated sites provides a primary entrance gateway into Downtown Redwood City from U.S. 101, Woodside Road, and neighboring jurisdictions.

The purposes of the MUC-VB sub-district are to:

- i. Encourage signature buildings that accentuate the gateway and boulevard features of Veterans Boulevard and surrounding mixed-use designated sites at appropriate locations that serve as entrances to Redwood City.
- ii. Facilitate circulation interconnectedness and maximize walkability within sites and between adjacent developments, including connections across Veterans

Boulevard and surrounding mixed-use designated sites to link the bayfront of Redwood City with Downtown.

iii. Ensure that consideration and proper transition is provided to adjacent lower-density residential uses.

iv. Encourage the implementation of street patterns of a similar scale to adjoining historic areas.

c. Mixed-Use Corridor - Redwood Creek (MUC-RC): Purpose. Redwood Creek is a significant visual and environmental resource that flows through Redwood City. The purposes of the MUC-RC sub-district are to:

i. Reorient development towards Redwood Creek to feature this natural amenity while also providing for active and engaging street frontage along Main Street, Walnut Street, and Veterans Boulevard.

ii. Encourage development that fosters a linkage between Downtown and the bayfront area via Redwood Creek.

iii. Provide opportunities for residential and nonresidential uses in close proximity to transit, the San Francisco Bay, and Redwood Creek.

iv. Facilitate public access to Redwood Creek, and foster active and engaging open spaces.

d. Mixed-Use Corridor - Streetcar Broadway (MUC-SB): Purpose. Broadway in Downtown Redwood City is known for its historic buildings and events in Courthouse Square that create a lively and stimulating atmosphere. The purposes of the MUC-SB sub-district are to:

i. Continue the vibrancy of Broadway heading toward Woodside Road outside of the Downtown Precise Plan area.

ii. Connect the major employment districts of Downtown and South Broadway and enhance mobility for pedestrians, transit riders, bicyclists, and drivers.

iii. Provide opportunities for residential, commercial, and mixed-use development at intensities that could support a potential streetcar line.

iv. Facilitate the transition of the corridor from an auto-oriented commercial strip to a comprehensive multiuse corridor complementary to Downtown.

v. Ensure that new construction is respectful of existing historic structures in terms of scale, design, and transition.

e. Mixed-Use Corridor - Gateway Broadway (MUC-GB): Purpose. The large parcels on Broadway at Woodside Road provide opportunities for signature development. Appropriate commercial uses include destination uses, hospitality businesses, large-scale commercial centers, and high-quality office spaces with associated amenities. The purposes of the MUC-GB sub-district are to:

i. Facilitate a positive impression and identifiable gateway to Redwood City through the use of signature architecture, inviting public plazas, and development that supports a walkable environment.

ii. Provide opportunities for destination uses in concert with residential uses.

iii. Foster comprehensive development plans that accommodate the pedestrian on large-scale sites and encourage an appropriately scaled street grid.

C. Applicability. The building design standards, site design standards, and any and all other land use and development requirements, standards, regulations, or other provisions set forth in this [Article 53](#) shall apply to all development within the geographic boundaries established by and for the Article, notwithstanding any other provision of the Redwood City Zoning Ordinance to the contrary. Whenever the requirements, standards, regulations, or other provisions of this Article conflict with the requirements, standards, regulations or other provisions set forth in the Redwood City Zoning Ordinance or the Redwood City Municipal Code, the requirements, standards, regulations, or other provisions in this [Article 53](#) shall govern.

[Article 53.2 – only Table 53-1 is amended to include a footnote as follows]

Table 53-1 Allowed Uses for Mixed- Use Corridor Sub-Districts		P: Permitted by Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required —: Not Allowed				
Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Entertainment						
Bar/Cocktail Lounge	C	C	C	C	C	
Entertainment Establishment	C	C	C	C	C	
Internet Cafe	C	C	C	C	C	
Nightclub	C	C	C	C	C	
Industry, Manufacturing & Processing, Warehousing Uses						
Research and Development, Laboratory	—	P	—	—	—	
Lodging						
Bed and Breakfast Inn	C	C	C	C	C	
Hotel	C	C	C	C	C	
Long-Term Hotel (Extended Stay)	C	C	—	—	—	
Motel	—	—	—	—	—	

Office						
Office - Business, Government, Professional	P	P	P	P	P	
Office - Medical	C	C	C	C	C	
Research and Development, Office Type	P	P	P	P	P	
Personal & Business Services						
Personal Services, General	P	P	P	P	P	
Personal Services, Studio	P	P	P	P	P	
Check Cashing	C	C	—	—	—	
Child Care Center In conjunction with adjoining business ¹	A	A	A	A	A	Article 39
Child Care Center ¹	P/C	P/C	P/C	P/C	P/C	Article 39 A Use Permit is required for more than sixty (60) children.
Health/Fitness Club Small - 2,000 square feet or less	P	P	P	P	P	
Health/Fitness Club Large - Over 2,000 square feet	C	C	C	C	C	
Financial Institution and Related Service	P	P	P	P	P	
Maintenance and Repair Services	C	C	—	—	—	
Recreation, Education, and Public Assembly Uses						
Assembly/Meeting Facilities ¹	C	C	C	C	C	Located above first floor only
Cultural Institutions	C	C	C	C	C	
Schools - Public and Private ¹	C	C	C	C	C	

Residential Uses						
Home Occupation	A	A	A	A	A	
Live/Work	C	C	C	C	C	Section 53.2.B.4
Multiple-Unit Dwelling	P	P	P	P	P	
Rooming House	C	C	C	C	C	
Residential Care Uses						
Large Family Child Care Homes	P	P	P	P	P	Article 39 (Child Care)
Family Child Care Home, Small	P	P	P	P	P	Article 39
Low-Barrier Navigation Centers	P	P	P	P	P	
Residential Care, Small	P	P	P	P	P	
Restaurants, Eating and Drinking						
Restaurant, Accessory Food Service	A	A	A	A	A	
Restaurant, Drive-Through	—	—	—	—	—	
Restaurant, Fast Food	P	P	P	P	P	
Restaurant, Sit-Down	P	P	P	P	P	
Restaurant, Take-Out Service	C	C	C	C	C	
Retail						
Business, Wholesale	C	C	—	C	C	
Liquor Store	C	C	C	C	C	
Retail Sales, Bulk Merchandise	—	—	—	—	—	
Retail Sales, General	P	P	P	P	P	
Retail Sales, Secondhand Store	C	C	C	C	C	
Tasting Lounge	A	A	A	A	A	
Vehicle Rental, Sale, and Service Uses						

Vehicle/Equipment Rental (with on-site vehicle storage)	P	P	—	—	—	Outdoor storage of vehicles permitted
Vehicle/Equipment Repair	A	A	A	A	A	As an accessory use to automobile sales only.
Vehicle/Equipment Sales and Leasing	P	P	—	—	P	Outdoor storage of vehicles permitted
Vehicle Service Station	C	C	—	—	C	Article 35
Vehicle Parts - Retail Sales and Repair	—	—	—	—	—	
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A	A	A	A	A	Installations shall be performed by employees; no installation by customer allowed on-site.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

[Articles 53.2 to 53.7 unchanged]

53.7 Height, Density, and Intensity Regulations.

A. Height, Density, and Intensity Regulations by Sub-District.

1.General Development Standards by Sub-District.

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. <u>85</u> ft.	4 stories/50 ft. <u>85</u> ft.	4 stories/50 ft. <u>85</u> ft.	4 stories/50 ft. <u>85</u> ft.	4 stories/50 ft. <u>85</u> ft.	
Maximum Height – Commercial Use (Max)	4 stories/ 60 ft.	4 stories/ 60 ft.	4 stories/ 60 ft.	4 stories/ 60 ft.	4 stories/ 60 ft.	
Maximum Height <u>with</u> 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 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> du/ac	
Maximum Density – Mixed-Use	60 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> du/ac	60 <u>80</u> 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.

[Subsections 53.7.A.2 and 53.7.A.3 and 53.7.B are unchanged]

[Subsection 53.8 is unchanged]

Article 54 – MUN (MIXED-USE NEIGHBORHOOD) DISTRICT

[Article 54, Table 54-1, Section 54.7 is amended as follows]

[Article 54.1 unchanged].

[Article 54.2 – only Table 54-1 is amended to include footnote as follows]

Table 54-1 Allowed Uses for Mixed-Use Neighborhood Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Entertainment		
Bar/Cocktail Lounge	C	
Entertainment Establishment	C	
Nightclub	—	
Lodging		
Bed and Breakfast Inn	P	
Hotel	P	Hotels in MUN shall be limited to 40 guest rooms/suites. See also Article 31.5.

Long-Term Hotel (Extended Stay)	P	Hotels in MUN shall be limited to 40 guest rooms/suites. See also Article 31.5.
Motel	—	
Office		
Office – Business, Government, Professional	P	
Office – Medical	C	
Research and Development, Office Type	C	
Personal & Business Services		
Personal Services, General	P	
Personal Services, Studio	P	
Check Cashing	C	
Child Care Center ¹ In conjunction with adjoining business	A	Article 39
Child Care Center ¹ Not in conjunction with adjoining business	P	Article 39
Health/Fitness Club Small – 5,000 square feet or less	P	
Health/Fitness Club Large – Over 5,000 square feet	C	
Financial Institution and Related Service	P	
Maintenance and Repair Services	C	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities ¹	C	Located above first floor only.
Cultural Institutions	C	
Schools – Public and Private ¹	C	
Residential Uses		
Home Occupation	A	
Live/Work	C	Section 54.2.B.4
Multiple-Unit Dwelling	P	Section 54.2.B.2
Rooming House	C	Section 54.2.B.2
Residential Care Uses		
Family Child Care Home, Large	P	Article 39 (Child Care)
Family Child Care Home, Small	P	Article 39
Low-Barrier Navigation Center	P	
Residential Care Facility, Small	P	
Residential Care Facility, Senior ¹	C	
Restaurants, Eating and Drinking		

Alcohol Sales – On Sale Outlet	C	
Restaurant, Accessory Food Service	A	
Restaurant, Drive-Through	—	
Restaurant, Fast Food	P	
Restaurant, Sit-Down	P	
Restaurant, Take-Out Service	P	
Retail		
Alcohol Sales – Off Sale Outlet	C	
Business, Wholesale	—	
Liquor Store	C	
Retail Sales, Bulk Merchandise	—	
Retail Sales, General	P	
Retail Sales, Second Hand Store	C	
Tasting Lounge	A	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Repair, Major	A	As an accessory use to automobile sales only. See also Section 54.2.B.5
Vehicle/Equipment Service and Repair, Minor	P	Section 54.2.B.5
Vehicle/Equipment Sales and Leasing	P	Outdoor storage/display of vehicles prohibited
Vehicle Service Station	C	Article 35
Vehicle Parts – Retail Sales and Repair	C	
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A	Installations shall be performed by employees; no installation by customer allowed on-site.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility Policies and State Law.

[Subsections 54.2 – 55.6 unchanged]

54.7 Height, Density, and Intensity Regulations.

A. General Height, Density, and Intensity Development Standards. Table 54-3 prescribes the height, density, and intensity development standards for the MUN Zoning District. Structures must comply with both the maximum height in stories and in feet as identified in Table 54-3. Additional regulations are denoted in the right hand column.

Table 54-3 Height, Density, and Intensity Development Standards	MUN	Specific Regulations
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Development Standards	MUN	Specific Regulations
Maximum Height – Residential Only	3 stories / 40 ft. <u>60 ft.</u>	
Maximum Height – Commercial Only	2 stories / 35 ft.	
Maximum Height – Mixed-Use*	4 stories / 50 ft. <u>60 ft.</u>	Section 54.7.B, D
Minimum Height – All Uses	2 stories / 20 ft.	Section 54.7.C
Maximum Density – Residential Only	6040 du/ac	
Maximum Density – Mixed-Use	6040 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
After approval, a mixed-use building shall not be converted to an entirely residential or entirely commercial use.		

[Subsection B, C, D are unchanged]

[Subsection 54.8 is unchanged]

Article 55 – MUT (MIXED-USE TRANSITIONAL) DISTRICT

[Article 55, Section 55.3 is amended as follows]

[Subsection 55.1 – 55.2 unchanged]

55.3 Development Standards.

Required development standards are included in Table 55.3 (Development Standards).

Table 55.3 Development Standards

Mixed Use Transitional	Standards: Required	Standards: Community Benefits (CB)	Additional Regulations
Floor Area Ratio (FAR)	2.0 max.	—	Floor area is calculated for commercial uses only and is exclusive of residential square footage.
Density	2040 du/acre max.	<u>6040</u> du/acre max.	Mixed-Use developments shall be subject to both maximum density

				and maximum FAR requirements, each calculated separately.
Height	<u>Residential</u>	<u>60 ft. max.</u>	=	
	Residential, Commercial & Mixed-Use	40 ft. max	50 ft. – 60 ft. max.	CB standards are in 10 ft. increments.
Setbacks	Residential	Front: 6 ft. min.	—	Fully subterranean parking structures may extend into front setbacks up to street-fronting property lines, provided the parking structures are designed to accommodate surface porches, planters, and/or other complementary architectural features. Upper-floor balconies may extend up to 2 ft. into the setback area or public right-of-way; up to 3 ft. may be considered depending on design and review authority approval.
		Side: 5 ft. min.		
		Rear: 15 ft. min.		
	Commercial & Mixed-Use	All setbacks: 0 ft.	—	—
	Setback from Caltrain (Joint Powers Board ROW)	15 ft. min.	—	—
	Building Length	200 ft. max.	—	Building façade lengths may exceed maximum limits if

			projects dedicate a portion of the project property to reintroduce the historic street grid through the development of private streets, pedestrian paseos, or right-of-way dedications for public streets. However, no street-facing building façade length shall exceed 300 ft.
Open Space Requirements	125 <u>sq. ft.</u> /unit min.	—	Not required for live/work units.
Pervious Area on the Lot	10% min.	—	Pervious area shall be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12
Personal Storage	80 cu. Ft./unit min.	—	Storage shall be enclosed, lockable, and located outside the unit. Storage space may be within: (1) an enclosed garage provided the storage space does not encroach within required parking space(s), or (2) a patio, balcony, or deck provided it is in addition to required open space and does not adversely impact

			the façade appearance.
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[Subsections 1 & 2 unchanged]

[Subsections 55.4 – 55.8 unchanged]

Article 57 – MUW (MIXED-USE WATERFRONT) DISTRICT

[Article 57, Table 57-2 is amended to include a footnote as follows; the remainder of Article 57 is unchanged.]

Table 57.2 Use Regulations for the MUW		
Land Use	MUW	Specific Use Regulations
RESIDENTIAL and SPECIALTY HOUSING		
Single Family Dwelling	C	
Two-Family Dwelling	C	
Multi-Family Dwelling	P	
Live/Work	C	
Mobile Home Parks	—	
Rooming House	C	
RETAIL and SERVICES		
Drive-Through Retail or Service	—	
Retail Sales, General	P	
Retail Sales, Bulk	—	
Financial Services	P	
Business, Wholesale	—	
Liquor Store	C	
Personal Services, General	P	
Personal Services, Studio	P	
Health/Fitness Club, Small	P	
Health/Fitness Club — Large	C	
Animal-Related Uses	C	
Check Cashing	—	
Vehicle/Equipment Service Repair	C	Limited to water-borne vessels and water-dependent uses.
Vehicle/Equipment Rental and Sales	C	Limited to water-borne vessels and water-dependent uses.
RESTAURANT AND ENTERTAINMENT		
Bars	C	

Entertainment Establishment	C	
Nightclub	C	
Marina	C	
Restaurant	P	
Restaurant with a Drive Through	—	
Recreation, Outdoor Commercial	C	
OFFICE		
Office	—	Accessory office is permitted with permitted and conditionally permitted uses
Research and Development	—	
Medical Office	—	
LODGING		
Hotels/Motels	C	
Long Term Extended Stay	C	
Bed and Breakfast	C	
CARE FACILITIES		
Child Care Center ¹	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Housing for the Elderly	C	
Low-Barrier Navigation Center	P	
Residential Care Facility, Small	P	
CIVIC		
Assembly/Meeting Facilities ¹	C	
Cultural Institutions	C	
Emergency Shelters	—	
Funeral Homes	—	
Hospitals	—	
Schools ¹	C	

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

Article 59 - CANNABIS CULTIVATION AND COMMERCIAL CANNABIS ACTIVITY

59.4 Permitted Commercial Cannabis Activity.

Commercial cannabis activity is prohibited except as stated below.

A. Cultivation.

1.Nursery. Indoor nurseries are permitted in the CO, IR, LII, IP, and GI Zoning Districts, subject to Section 59.5 (Minimum Distance Requirements) and the following:

- a. A Use Permit.
- b. A Cannabis Business Permit, as described in Municipal Code, Chapter 32, Article V, Division 7 (Regulation of Cannabis Businesses).

2.All Other Cultivation. All other types of cultivation are prohibited in all zoning districts.

B. Delivery Center (Non-Storefront Retail).

- 1. Delivery centers are permitted as of right in the IR, LII, IP and GI Zoning Districts, subject to Section 59.5 (Minimum Distance Requirements) and the following:
 - a. A Cannabis Business Permit, as described in Municipal Code, Chapter 32, Article V, Division 7 (Regulation of Cannabis Businesses).
- 2. ~~Delivery centers are permitted in the CO Zoning District subject to Section 59.5 (Minimum Distance Requirements) and the following:~~
 - ~~a. A Use Permit.~~
 - ~~b. A Cannabis Business Permit, as described in Municipal Code, Chapter 32, Article V, Division 7 (Regulation of Cannabis Businesses).~~ [Reserved]

C. Deliveries. Deliveries to any person aged 21 or older located in Redwood City. Deliveries are also subject to all applicable requirements under Municipal Code, Chapter 32, Article V, Division 7 (Regulation of Cannabis Businesses), whether they originate in Redwood City or from another location.

D. Storefront Retail.

- 1. Storefront retail is permitted in the same manner as a retail use in the DTTP (Entertainment District, Downtown Core), MUC, MUN, MUT, MUW, CN, GC, LII Zoning Districts, subject to Section 59.5 (Minimum Distance Requirements) and the following:
 - a. A Cannabis Business Permit, as described in Municipal Code, Chapter 32, Article V, Division 7 (Regulations of Cannabis Businesses).
- 2. Storefront retail is conditionally permitted in the same manner as a retail use in the DTPP (Downtown General), MUT, LII, IR and IP Zoning District subject to Section 59.5 (Minimum Distance Requirements) and the following:
 - a. A Use Permit.
 - b. A Cannabis Business Permit, as described in Municipal Code, Chapter 32, Article V, Division 7 (Regulation of Cannabis Businesses).

Proposed Zoning Map Amendments: Exhibits & Tables

Zoning Map Amendment: Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)	
A.1.1	Map 1 out of 2 Veterans Blvd between Convention Way to Woodside Rd, Redwood City, CA.
A.1.2	Map 2 out of 2 059-163-090 at 2560 El Camino Real, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)	
A.2.1	Map 1 out of 3 Woodside Rd between Gordon St and Locust St, Redwood City, CA.
A.2.2	Map 2 out of 3 Woodside Rd between Horgan Ave and Virginia Ave, Redwood City, CA.
A.2.3	Map 3 out of 3 052-193-080 at 2900 Broadway, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to MUT (Mixed-Use Transitional)	
A.3.1	Map 1 out of 1 054-063-180 at 702, 712, & 752 Chestnut St, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to MUW (Mixed-Use Waterfront)	
A.4.1	Map 1 out of 1 Bair Island Rd, Sea Anchor Dr, & Maple St, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to MH (Mobile Home)	
A.5.1	Map 1 out of 1 E Bayshore Rd at Douglas Ct., Redwood City, CA. (054-121-010 & 054-121-020)
Zoning Map Amendment: Areas Changing their Zoning to R-3 (Multi-family - Low Density)	
A.6.1	Map 1 of out 3 069-341-420 at 1775 Woodside Rd, Redwood City, CA.
A.6.2	Map 2 of out 3 Area around Stambaugh St, Chestnut St, Pine St, Pennsylvania Ave/Chew St, & Manzanita St
Zoning Map Amendment: Areas Changing their Zoning to R-4 (Multi-family - Medium Density)	
A.7.1	Map 1 out of 2 052-232-120 at 3029 Broadway, Redwood City, CA.
A.7.2	Map 2 out of 2 052-127-130 at 640 Whipple Ave, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to R-4-O (Multi-family - Medium Density, Office)	
A.8.1	Map 1 out of 2 35, 51, & 61 Renato Ct, Redwood City, CA.
A.8.2	Map 2 out of 2 1622 Hudson St, Redwood City, CA.
Zoning Map Amendment: Areas Changing their Zoning to R-5 (Multi-family – High Density) & R-5-O (Multi-family – High Density, Office)	
A.9.1	Map 1 out of 3 Area near Birch St and Broadway
A.9.2	Map 2 out of 3 053-141-130 at 1243 Middlefield Rd & 053-141-140 at Middlefield Rd & Cassia St
A.9.3	Map 3 out of 3 Brewster between Arguello St and Warren St

Redwood City Zoning Code Cross-table for Reference Only	
Code	Description
R H	Residential—Hillside
R-1	Residential—Single-Family
R-2	Residential—Duplex
R G	Garden Apartments
R-3	Multi-Family—Low Density
R-4	Multi-Family—Medium Density
R-5	Multi-Family—High Density
PO	Professional Office
CA	Central Administrative
CN	Neighborhood Commercial
CB	Central Business
CG	General Commercial
CP	Commercial Park
CO	Commercial Office
IR	Industrial—Restricted
LI-I	Light Industrial Incubator
IP	Industrial Park
GI	General Industrial
TP	Tidal Plain
AG	Agriculture—Greenhouse
IS	Interim Study
PF	Public Facilities
MH	Mobile Home
CBR	Central Business Retail
MUC — ECR	Mixed-Use Corridor — El Camino Real
MUC — VB	Mixed-Use Corridor — Veterans Boulevard
MUC — RC	Mixed-Use Corridor — Redwood Creek
MUC — SB	Mixed-Use Corridor — Streetcar Broadway
MUC — GB	Mixed-Use Corridor — Gateway Broadway
MUN	Mixed-Use Neighborhood
MUT	Mixed-Use Transitional
MUW	Mixed-Use Waterfront
Zoning, Combining Districts	
-R	Residential Combining
-T	Transient Residential Units
-O	Office
-V	Vehicular
-W	Water
-S	Emergency Shelter

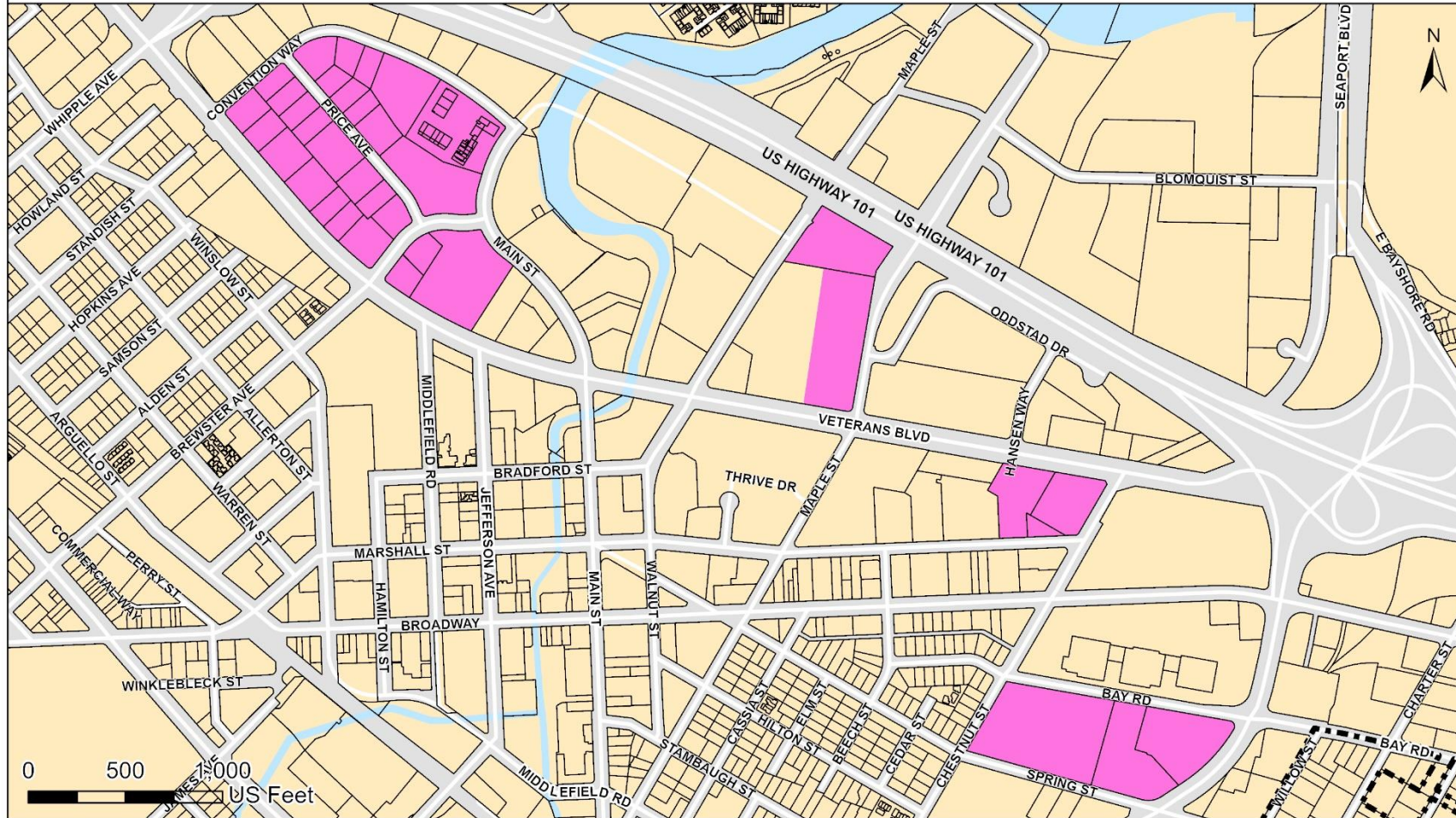
Source: Redwood City Zoning Code, Article 3 Designation of Districts.
https://library.municode.com/ca/redwood_city/codes/zoning_code?nodeId=ART3DEDI

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Revisions to Article 60 Zoning District Boundaries

Areas Changing their Land Use to Mixed-Use Corridor (MUC-VB or MUC-ECR)

Map 1 out of 2



 Change from CO (Commerical Office) to MUC-VB (Mixed-Use Corridor - Veterans Boulevard): 57 parcels

RWC-GIS
May 31, 2023

Table A.1.1. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.1.1	054-062-120	720 BAY RD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	054-062-130	740 BAY RD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	054-062-140	700 BAY RD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	000-000-000 (Formerly, 111-660-999)	CONVENTION WAY, REDWOOD CITY (Former APN, 111-660-999).	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-386-050	805 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-387-020	300 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-387-040	355 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-040	595 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-050	575 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-060	555 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-070	303 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-080	375 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-090	365 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-100	609 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-020	647 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-030	633 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-100	465 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-110	540 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-120	550 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-130	570 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-180	660 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-200	525 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-220	555 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-260	604 PRICE AVE STE.A&B, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-290	620 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-300	617 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-310	410 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

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Continued Table A.1.1. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

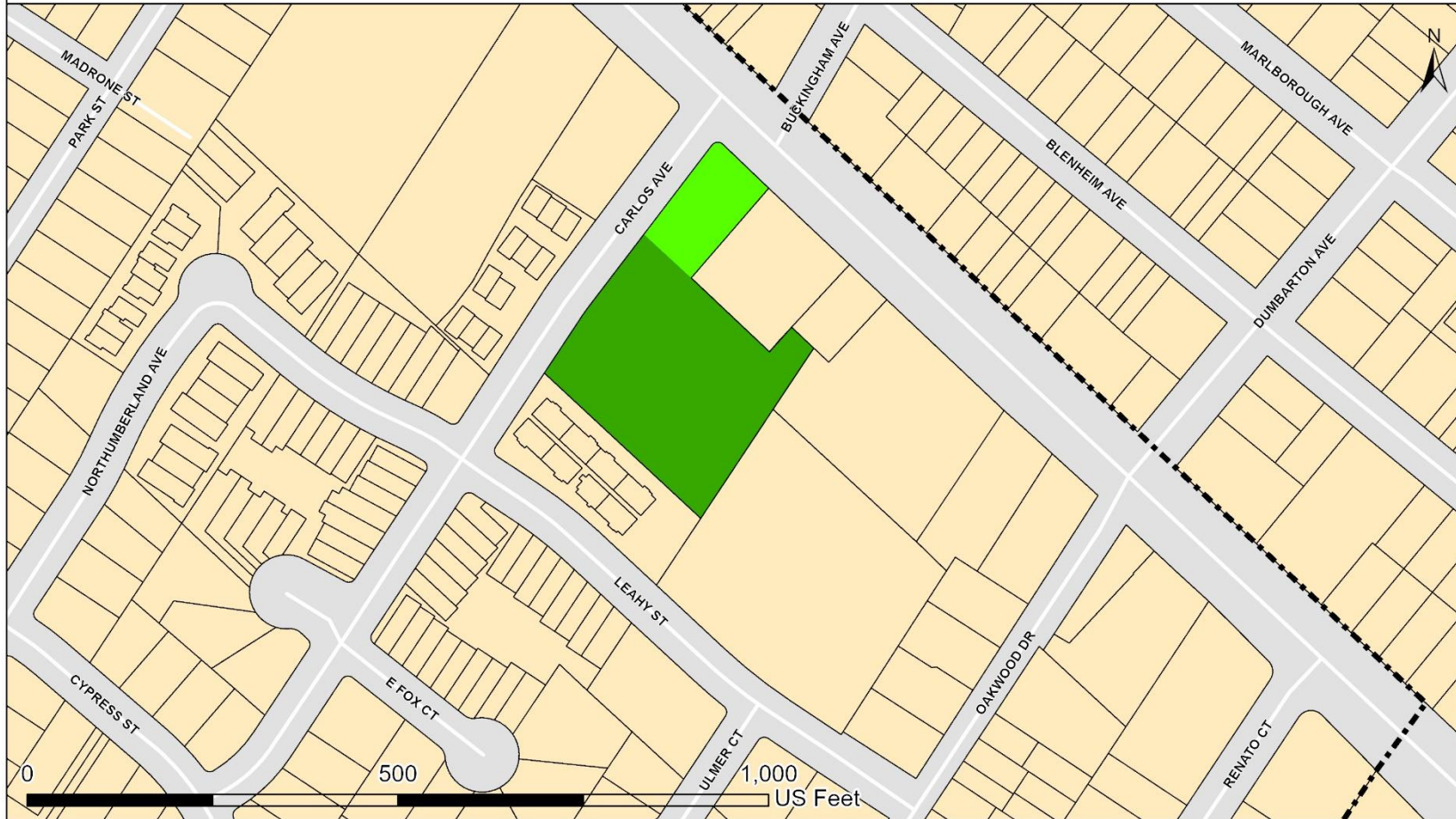
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use Amendments
A.1.1	052-411-320	695 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-330	611 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-412-010	705 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-412-020	463 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-434-030	1155 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-434-080	305 WALNUT ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	053-211-050	1575 MARSHALL ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	053-211-160	1450 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	053-211-170	1400 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-020	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-030	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-040	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-050	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-060	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-070	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-080	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-090	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-100	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-010	260 MAIN ST UNITF, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-020	260 MAIN ST UNITE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-030	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-040	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-050	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-060	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-070	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-080	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-090	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-100	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-110	200 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-120	200 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

End Table 1.1.

Revisions to Article 60 Zoning District Boundaries

Areas Changing to a Mixed-Corridor Subdistrict (MUC-VB or MUC-ECR)

Map 2 out of 2



- Change from R-4-T (Multifamily - Medium Density, Transient) to MUC-ECR (Mixed-Use Corridor - El Camino Real)
- Change from CG-R (Commercial General, Residential) to MUC-ECR (Mixed Use Corridor - El Camino Real)

*Single Parcel with Split Zoning; APN: 059-163-090 at 2650 El Camino Real, Redwood City, CA

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Table A.1.2. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

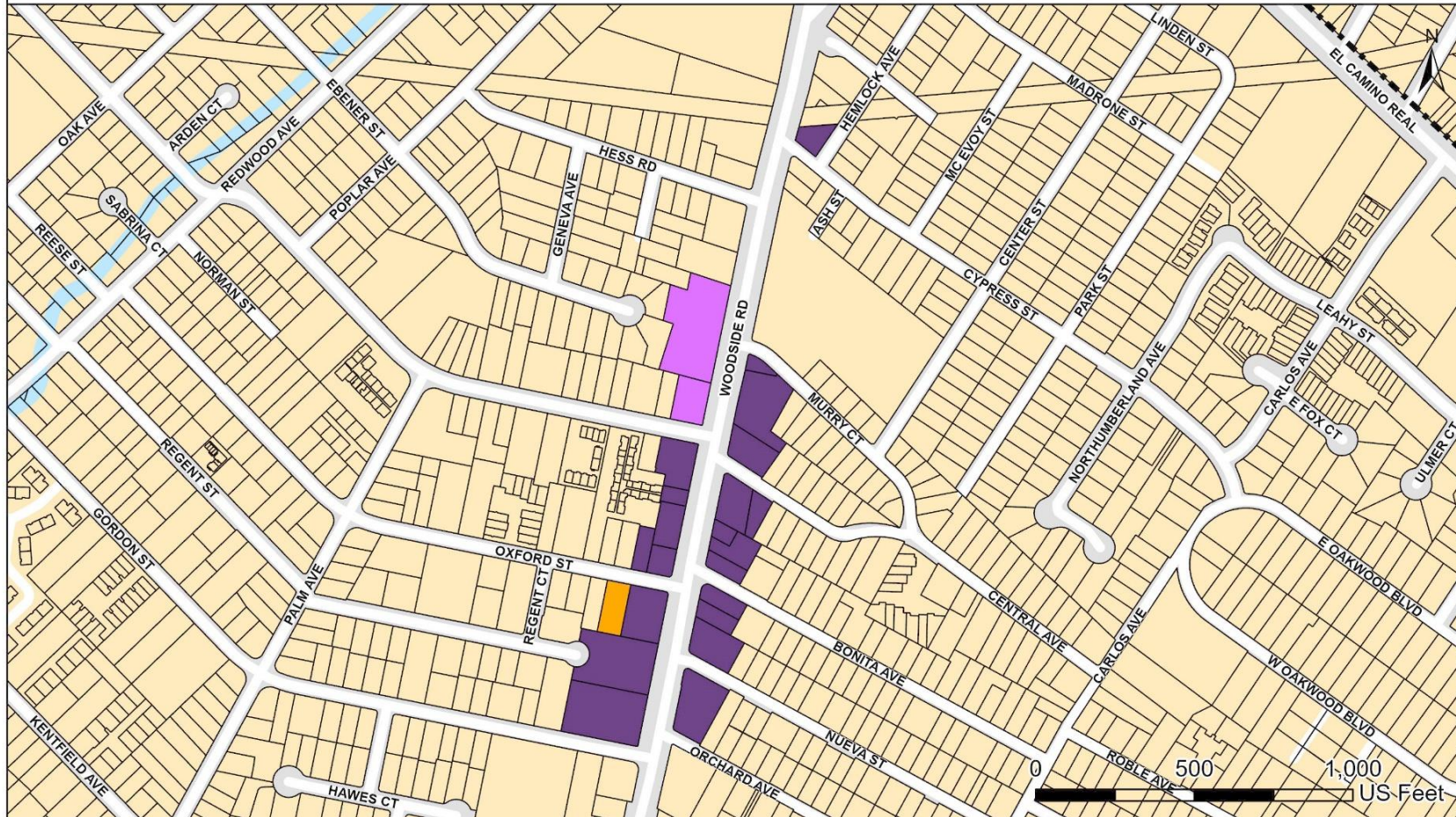
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.1.2	059-163-090	2650 EL CAMINO REAL, REDWOOD CITY	CG-R & R-4-T	MUC-ECR	High Density Residential	Mixed-Use Corridor




Exhibit A.2.1. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Map 1 out of 3



-  Change from CG-R (General Commercial, Residential Combining) to MUN (Mixed-Use Neighborhood): 21 parcels
-  Change from CN (Neighborhood Commercial) to MUN (Mixed-Use Neighborhood): 2 parcels
-  Change from R-3 (Multi-family - Low Density) to MUN (Mixed-Use Neighborhood): 1 parcel

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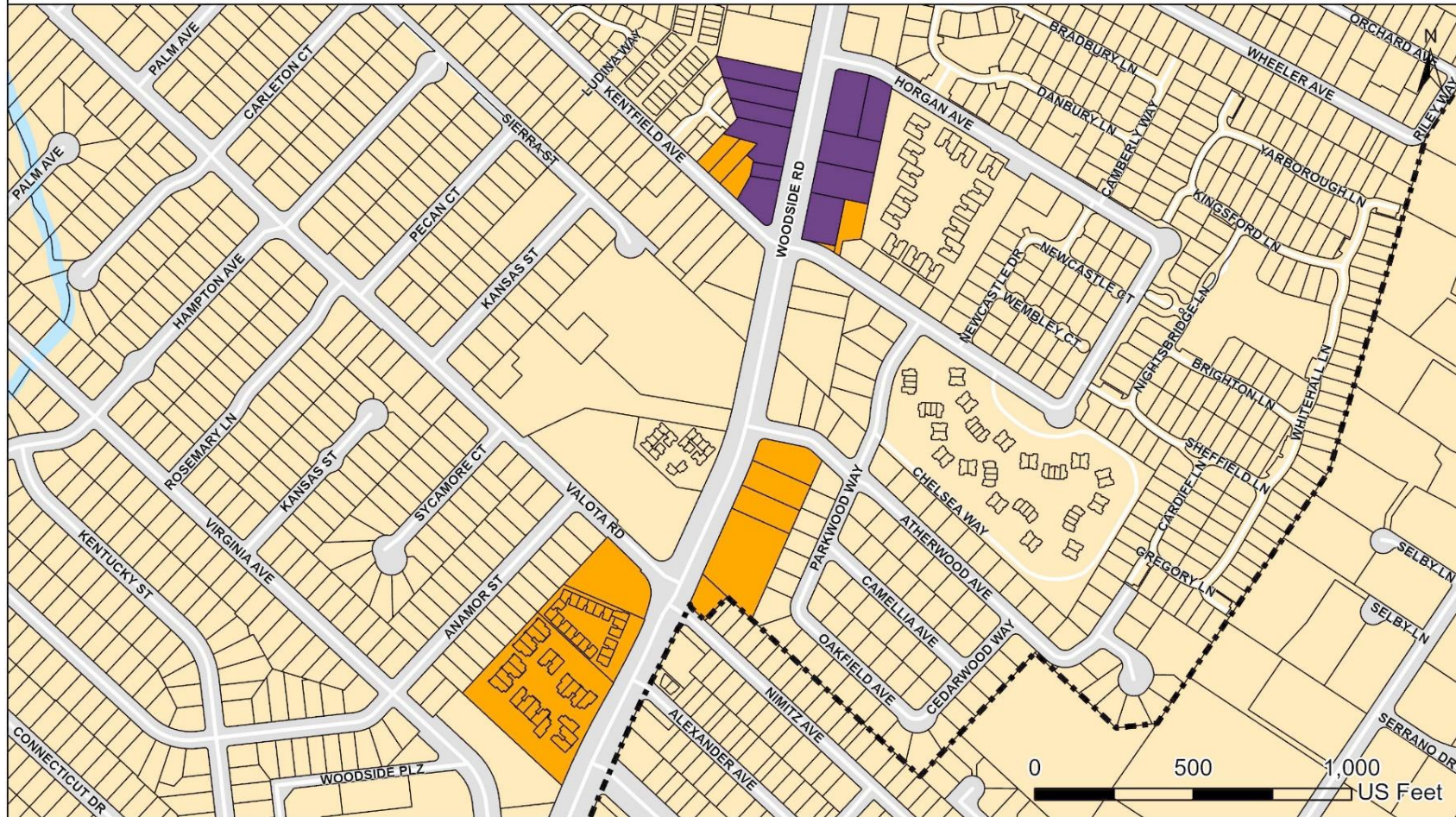
Table A.2.1. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)



Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.1	053-293-390	520 WOODSIDE RD, REDWOOD CITY	CN	MUN	Mixed-Use Neighborhood	N/A
A.2.1	053-302-040	333 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-170	1657 OXFORD ST, REDWOOD CITY	CG-R	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-062-420	640 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-430	660 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-460	624 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-470	610 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-063-420	582 WOODSIDE RD, REDWOOD CITY	CN	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-082-070	1614 OXFORD ST, REDWOOD CITY	R-3	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-082-450	768 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-082-500	730 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-082-530	710 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-092-270	507 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-092-280	593 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-092-290	531 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-760	659 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-770	631 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-780	631 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-790	615 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-800	26 CENTRAL AVE, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-410	703 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-420	707 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-430	709 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-102-430	777 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Map 2 out of 3



-  Change from CG-R (General Commercial, Residential Combining) to MUN (Mixed-Use Neighborhood): 11 parcels
-  Change from R-3 (Multi-family - Low Density) to MUN (Mixed-Use Neighborhood): 88 parcels

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Table A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.2	000-000-000 (Formerly, 110-850-999)	WOODSIDE RD BLOCK, REDWOOD CITY (Former APN: 110-850-999)	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	000-000-000 (Formerly 140-630-999)	1240 WOODSIDE RD BLOCK, REDWOOD CITY (Former APN: 140-630-999)	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-320	1691 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-330	1693 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-380	976 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-390	950 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-450	980 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-470	956 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-480	968 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-560	986 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-570	986 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-202-200	1870 VALOTA RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-010	1115 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-020	1111 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-030	1105 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-040	1101 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-110	20 HORGAN AVE, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-670	955 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-680	909 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-730	975 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-780	959 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059--24-0-999	WOODSIDE RD & KENTFIELD AVE (South of 975 WOODSIDE RD), REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-251-310	5 NIMITZ AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-010	1328 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-020	1330 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-030	1324 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-040	1326 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-050	1320 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-060	1322 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-070	1316 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

Continues on next page.

Continued Table A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.2	110-850-080	1318 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-090	1312 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-100	1314 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-110	1308 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-120	1310 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-130	1304 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-140	1306 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-150	1300 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-160	1302 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-170	1294 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-180	1296 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-190	1290 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-200	1292 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-210	1286 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-220	1288 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-230	1282 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-240	1284 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-250	1278 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-260	1280 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-270	1274 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-280	1276 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-290	1270 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-300	1272 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-310	1266 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-320	1268 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-330	1262 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-340	1264 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-350	1258 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-360	1260 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-370	1254 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

Continues on next page.

Continued Table A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.2	110-850-380	1256 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-390	1250 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-400	1252 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-410	1246 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-420	1248 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-430	1242 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-440	1244 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	112-041-010	1801 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-010	1240 WOODSIDE RD APT1, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-020	1240 WOODSIDE RD APT2, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-030	1240 WOODSIDE RD APT3, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-040	1240 WOODSIDE RD APT4, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-050	1240 WOODSIDE RD APT5, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-060	1240 WOODSIDE RD APT6, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-070	1240 WOODSIDE RD APT7, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-080	1240 WOODSIDE RD APT8, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-090	1240 WOODSIDE RD APT9, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-100	1240 WOODSIDE RD APT10, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-110	1240 WOODSIDE RD APT11, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-010	1240 WOODSIDE RD APT12, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-020	1240 WOODSIDE RD APT14, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-030	1240 WOODSIDE RD APT15, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-040	1240 WOODSIDE RD APT16, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-050	1240 WOODSIDE RD APT17, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-060	1240 WOODSIDE RD APT18, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-070	1240 WOODSIDE RD APT19, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-080	1240 WOODSIDE RD APT20, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-090	1240 WOODSIDE RD APT21, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-100	1240 WOODSIDE RD APT22, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-110	1240 WOODSIDE RD APT23, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

Continues on next page.

Continued Table A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.2	140-630-120	1240 WOODSIDE RD APT24, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-130	1240 WOODSIDE RD APT25, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-140	1240 WOODSIDE RD APT26, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-150	1240 WOODSIDE RD APT27, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-160	1240 WOODSIDE RD APT28, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-170	1240 WOODSIDE RD APT29, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-180	1240 WOODSIDE RD APT30, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-190	1240 WOODSIDE RD APT31, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-200	1240 WOODSIDE RD APT32, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

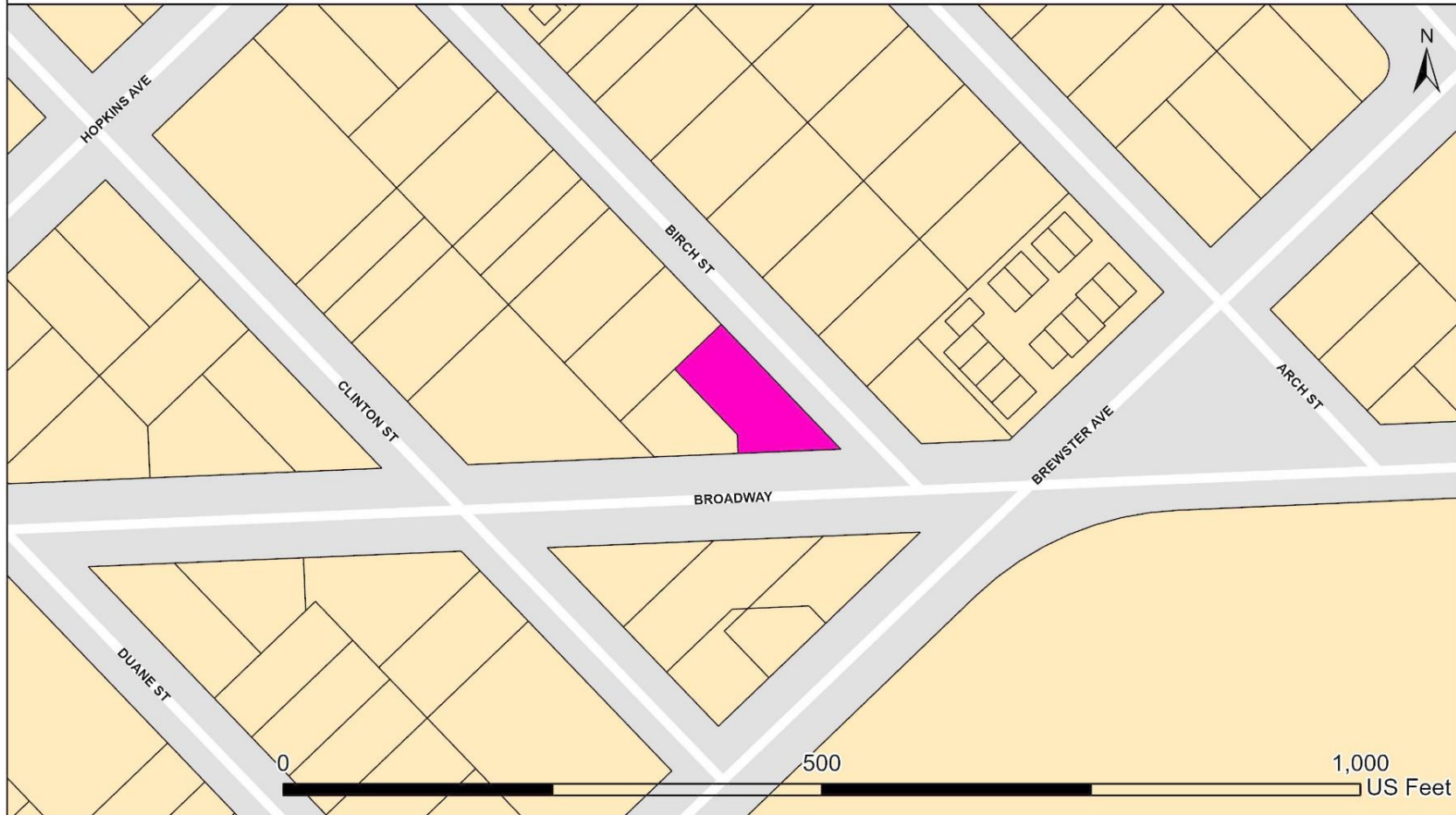
End Table A.2.2.


Exhibit A.2.3. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Map 3 out of 3



 Change from PO (Professional Office) to MUN (Mixed-Use Neighborhood): 1 parcel

*Single Parcel; APN: 052-192-080 at 2900 Broadway, Redwood City, CA.

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Table A.2.3. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.3	052-193-080	2900 BROADWAY, REDWOOD CITY	PO	MUN	High Density Residential	Mixed-Use Neighborhood

Exhibit A.3.1. Areas Changing their Zoning to MUT (Mixed-Use Transitional)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUT (Mixed-Use Transitional)

Map 1 out of 1

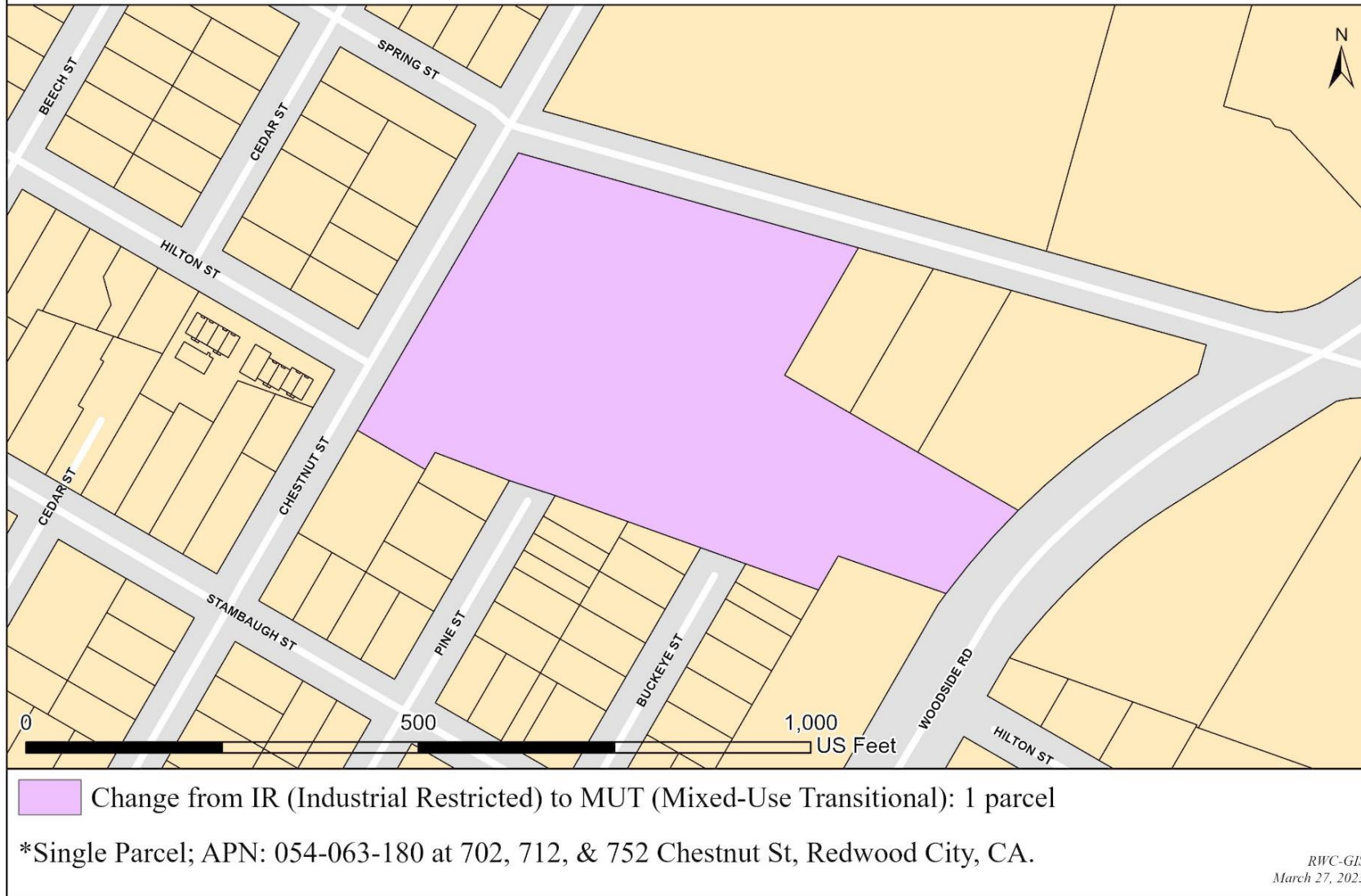


Table A.3.1. Areas Changing their Zoning to MUT (Mixed-Use Transitional)

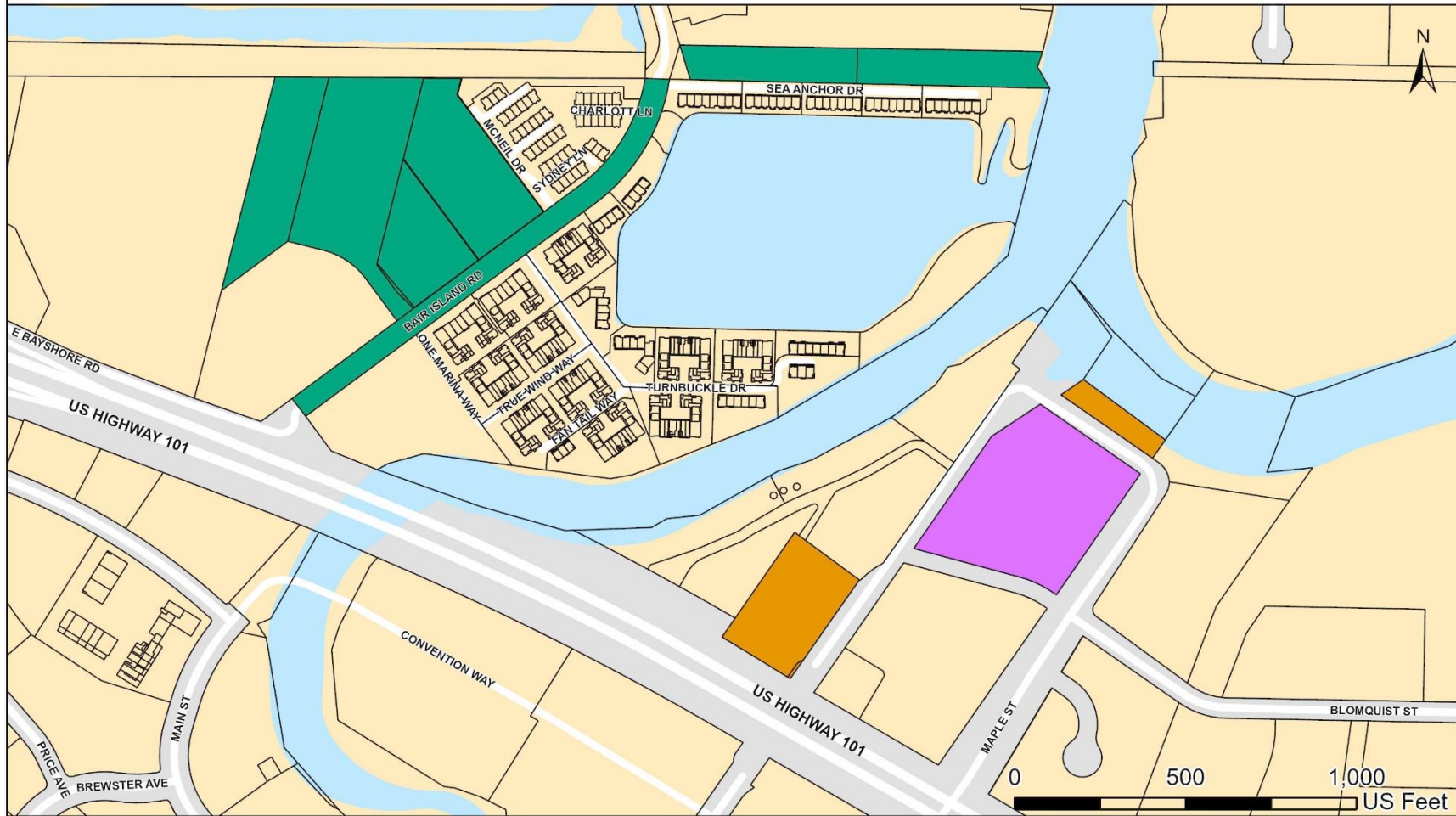
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.3.1	054-063-180	702, 712, and 752 CHESTNUT ST, REDWOOD CITY	IR	MUT	High Density Residential	Mixed-Use Transitional




Exhibit A.4.1. Areas Changing their Zoning to MUW (Mixed-Use Waterfront)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUW (Mixed-Use Waterfront)

Map 1 out of 1



-  Change from CG (General Commercial) to MUW (Mixed-Use Waterfront): 8 parcels
-  Change from IR (Industrial - Restricted) to MUW (Mixed-Use Waterfront): 1 parcel
-  Change from TP (Tidal Plain) to MUW (Mixed-Use Waterfront): 3 parcels

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Table A.4.1. Areas Changing their Zoning to MUW (Mixed-Use Waterfront)

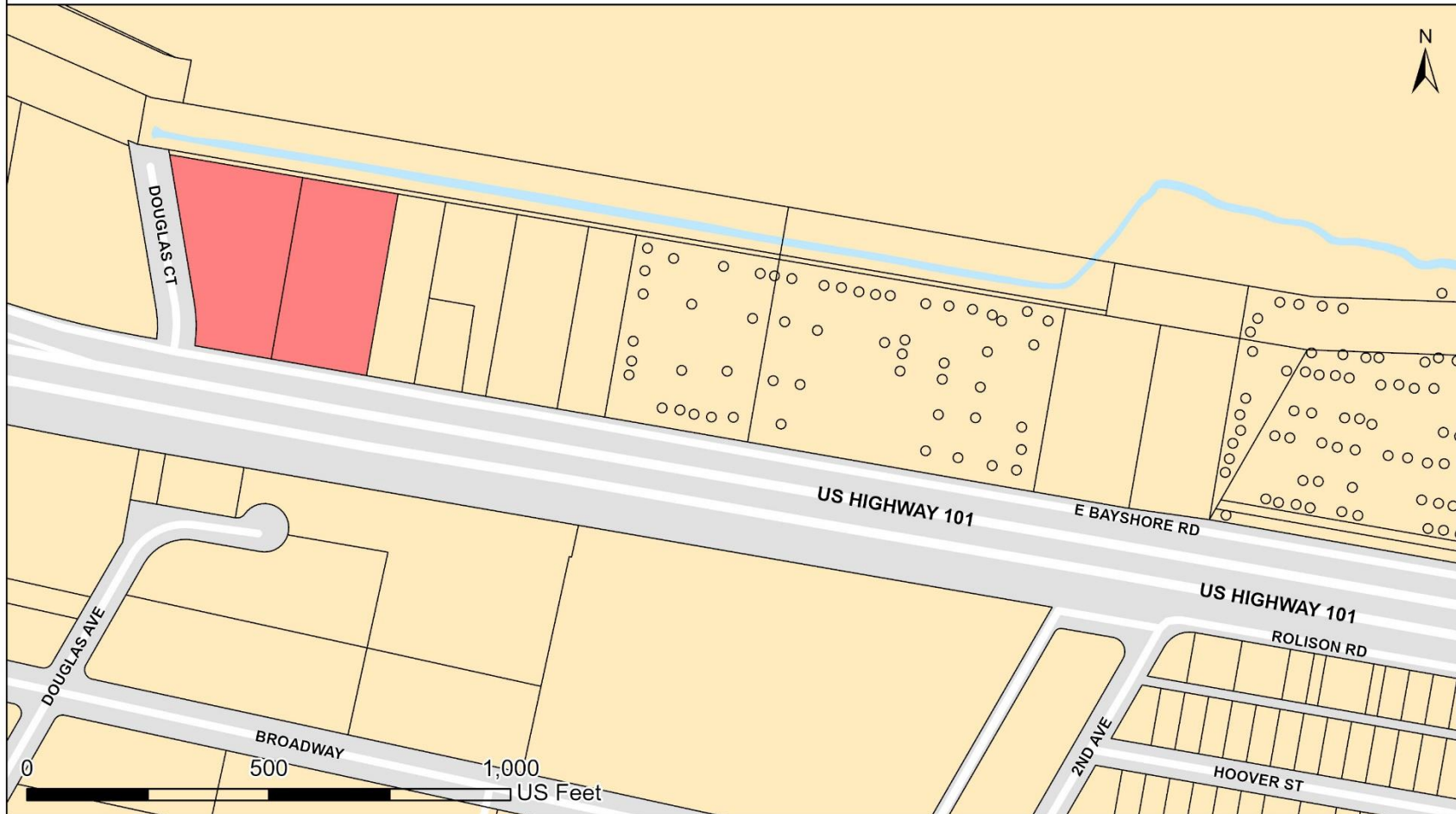
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.4.1	052-392-610	1450 MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-398-010	MAPLE ST, REDWOOD CITY	IR	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-160	E BAYSHORE RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-260	635 BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-270	629 BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-280	629 BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-360	601 BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-532-020	1580 MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-532-030	MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-090	BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-410	SEA ANCHOR DR, REDWOOD CITY, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-420	SEA ANCHOR DR & BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A

Exhibit A.5.1. Areas Changing their Zoning to MH (Mobile Home)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MH (Mobile Home)

Map 1 out of 1



Change from IR-T (Industrial - Restricted, Transient Residential) to MH (Mobile Home): 2 parcels

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May 23, 2023

Table A.5.1. Areas Changing their Zoning to MH (Mobile Home)

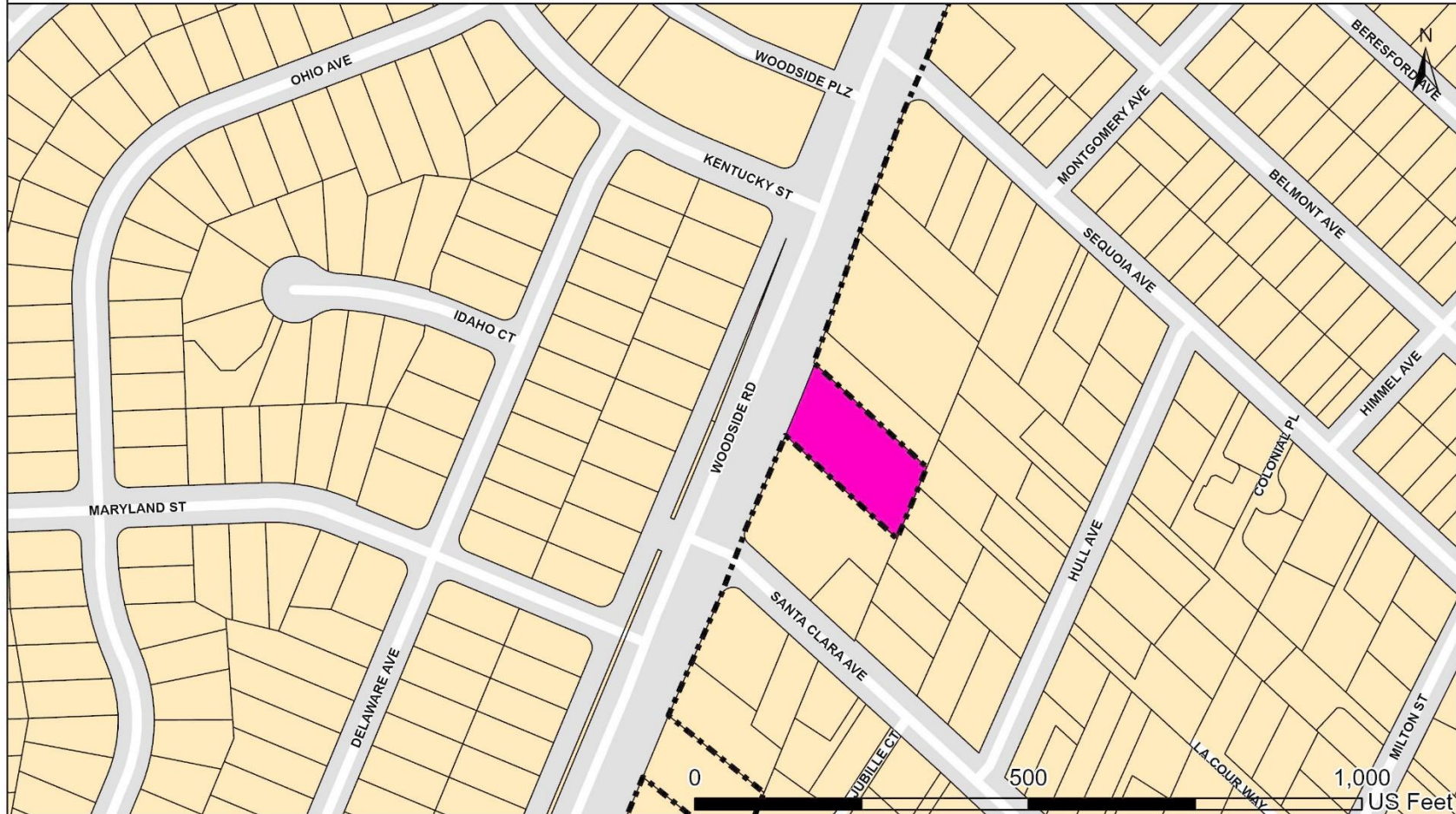
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.5.1	054-121-010	1903 E BAYSHORE RD, REDWOOD CITY	IR-T	MH	Medium Density Residential	N/A
A.5.1	054-121-020	1933 E BAYSHORE RD, REDWOOD CITY	IR-T	MH	Medium Density Residential	N/A


Exhibit A.6.1. Areas Changing their Zoning to R-3 (Multi-family -Low Density)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Map 1 out of 3



 Change from PO (Professional Office) to R-3 (Multi-family - Low Density): 1 parcel

*Single Parcel; APN: 069-341-420 at 1775 Woodside Rd, Redwood City, CA.

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Table A.6.1. Areas Changing their Zoning to R-3 (Multi-family -Low Density)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.6.1	069-341-420	1775 WOODSIDE RD, REDWOOD CITY	PO	R-3	Low Density Residential	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Map 2 out of 3

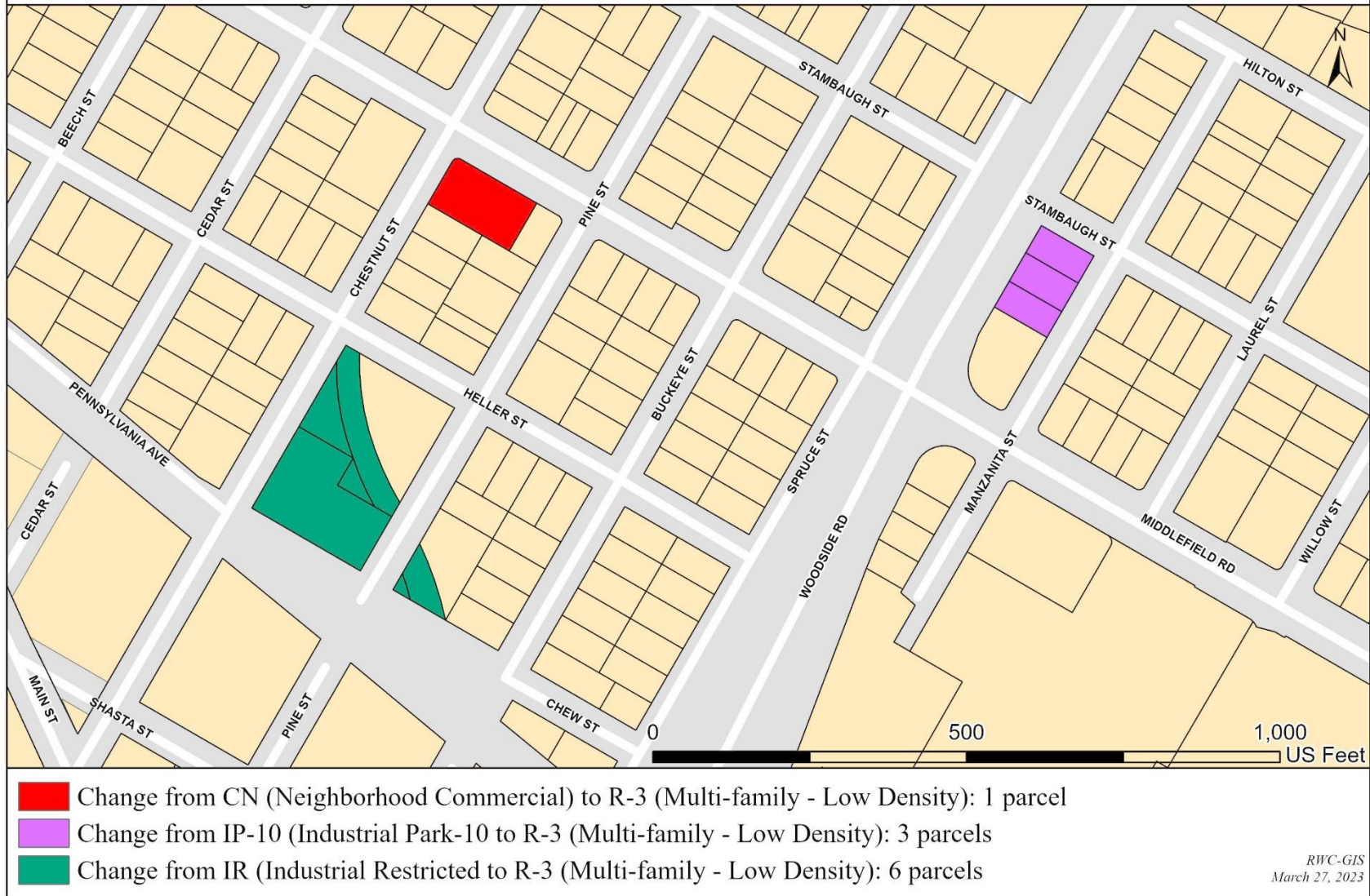


Table A.6.2. Areas Changing their Zoning to R-3 (Multi-family -Low Density)

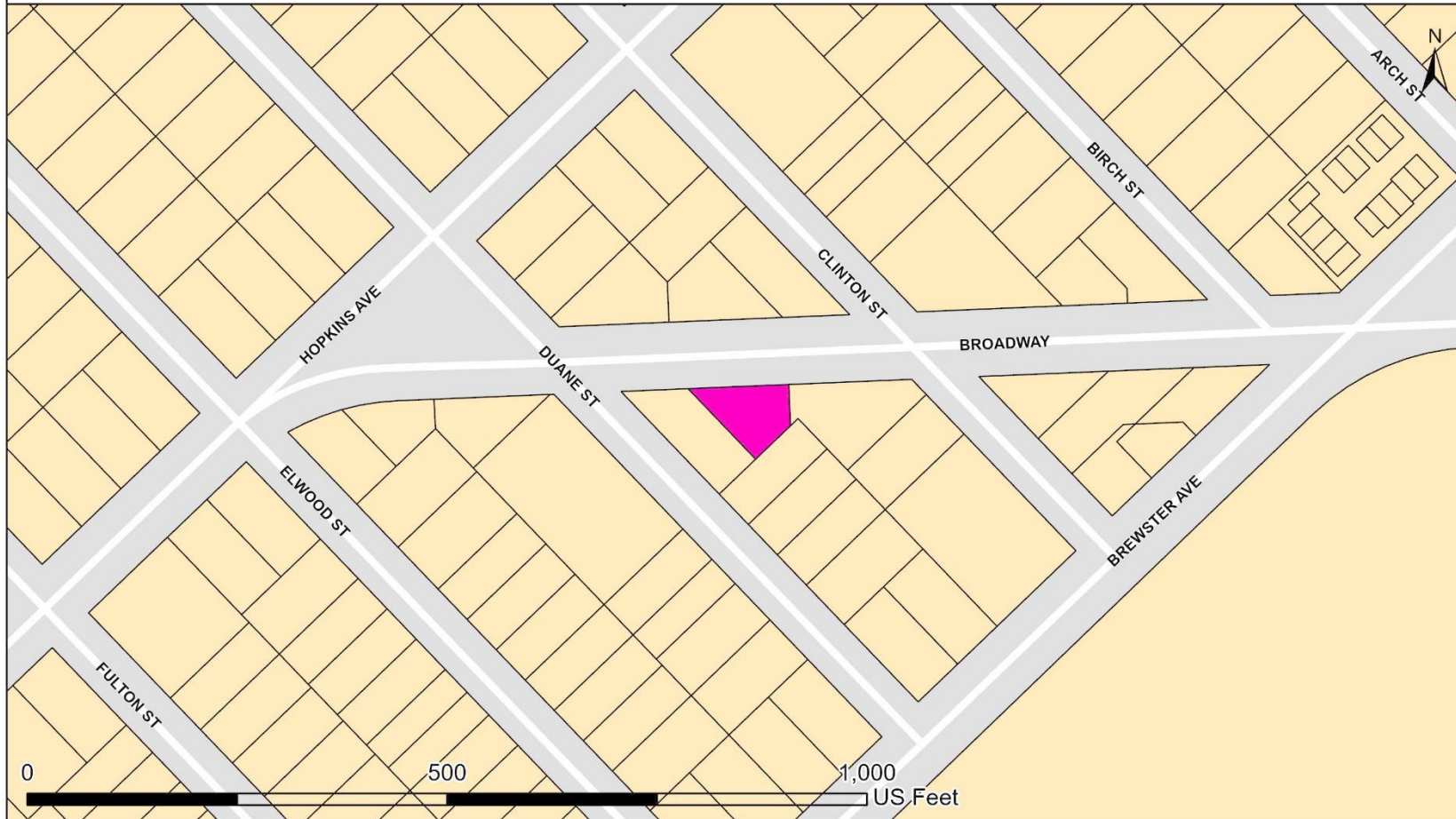
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.6.2	053-162-150	1700 MIDDLEFIELD RD, REDWOOD CITY	CN	R-3	High Density Residential	N/A
A.6.2	053-163-050	330 CHESTNUT ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-163-070	PINE ST, REDWOOD CITY NEAR TRAIN TRACKS	IR	R-3	High Density Residential	N/A
A.6.2	053-163-080	312 CHESTNUT ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-163-999	TRAIN TRACKS NEAR 330 CHESTNUT ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-166-090	PINE ST, REDWOOD CITY NEAR TRAIN TRACKS	IR	R-3	High Density Residential	N/A
A.6.2	053-166-999	TRAIN TRACKS NEAR 310 PINE ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-362-050	543 MANZANITA ST, REDWOOD CITY	IP-10	R-3	High Density Residential	N/A
A.6.2	053-362-060	535 MANZANITA ST, REDWOOD CITY	IP-10	R-3	High Density Residential	N/A
A.6.2	053-362-070	527 MANZANITA ST, REDWOOD CITY	IP-10	R-3	High Density Residential	N/A

Exhibit A.7.1. Areas Changing their Zoning to R-4 (Multi-family – Medium Density)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

Map 1 out of 2



 Change from PO (Professional Office) to R-4 (Multi-family - Medium Density): 1 parcel

*Single Parcel; APN: 052-232-120 at 3029 Broadway, Redwood City, CA.

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Table A.7.1. Areas Changing their Zoning to R-4 (Multi-family – Medium Density)


Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.7.1	052-232-120	3029 BROADWAY, REDWOOD CITY	PO	R-4	High Density Residential	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

Map 2 out of 2



 Change from CG (General Commercial) to R-4 (Multi-family - Medium Density): 1 parcel

*Single Parcel; APN: 052-127-130 at 640 Whipple Ave, Redwood City, CA.

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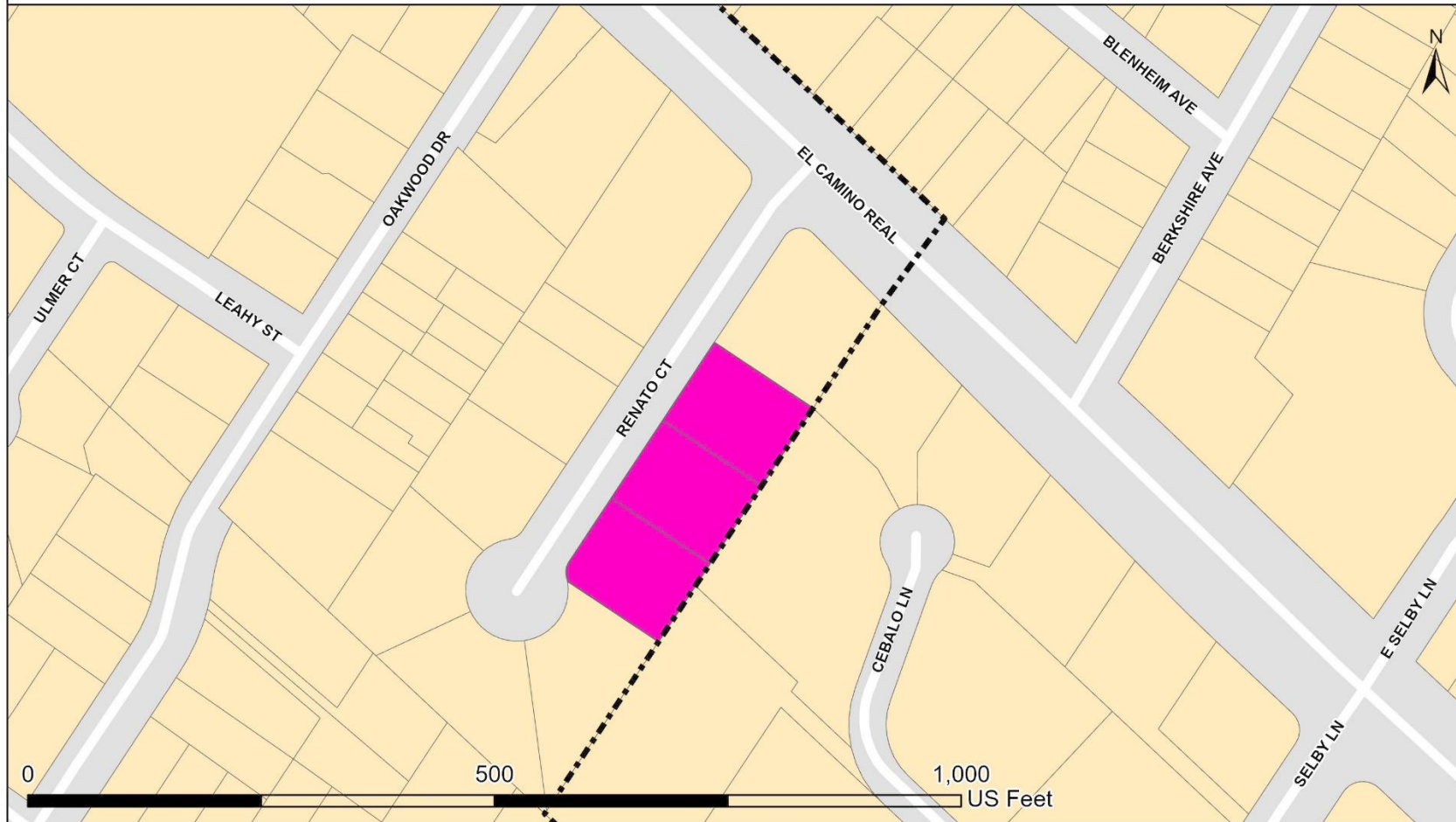
Table A.7.2. Areas Changing their Zoning to R-4 (Multi-family – Medium Density)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.7.2	052-127-130	640 WHIPPLE AVE, REDWOOD CITY	CG	R-4	High Density Residential	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-4-O (Multi-family - Medium Density, Office)

Map 1 out of 2



 Change from PO (Professional Office) to R-4-O (Multi-family - Medium Density, Office): 3 parcel

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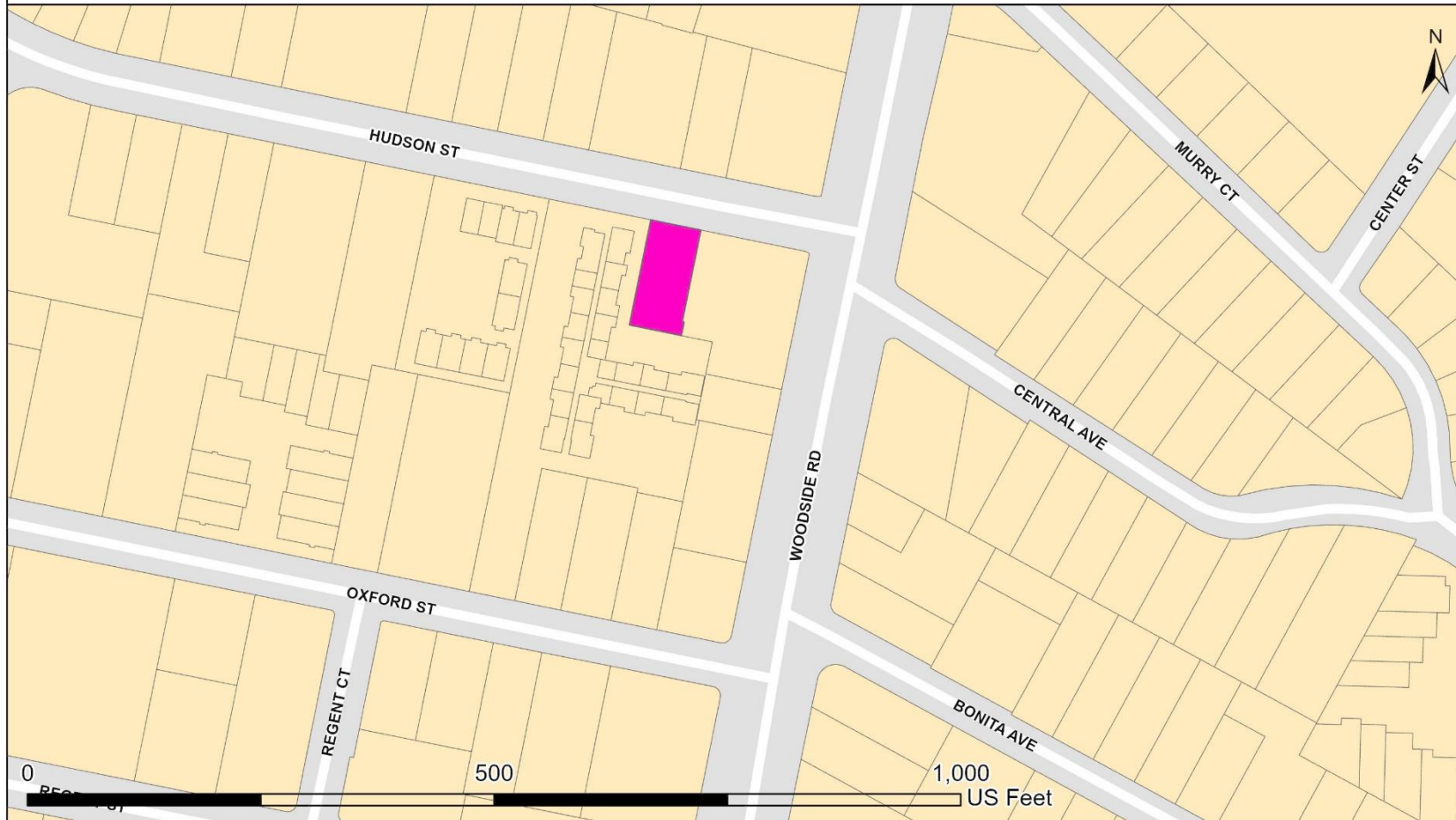
Table A.8.1. Areas Changing their Zoning to R-4-O (Multi-family – Medium Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.8.1	059-172-180	61 RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A
A.8.1	059-172-190	51 RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A
A.8.1	059-172-200	35 RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-4-O (Multi-family - Medium Density, Office)

Map 2 out of 2



Change from PO (Professional Office) to R-4-O (Multi-family - Medium Density, Office): 1 parcel

*Single Parcel; APN: 059-062-110 at 1622 Hudson St, Redwood City, CA

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Table A.8.2. Areas Changing their Zoning to R-4-O (Multi-family – Medium Density, Office)

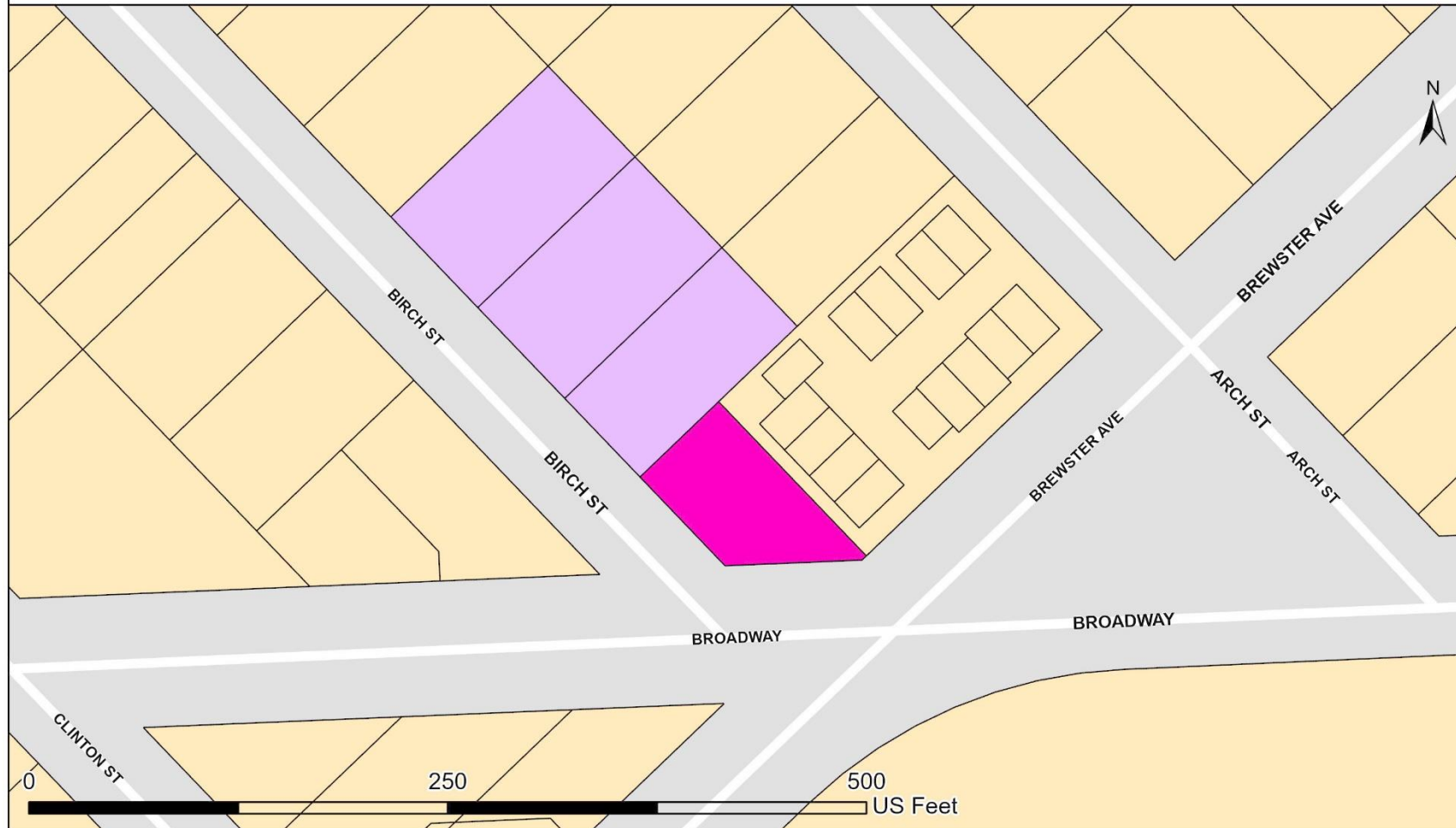
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.8.2	059-062-110	1622 HUDSON ST, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A



Exhibit A.9.1. Areas Changing their Zoning to R-5 (Multi-family – High Density) or R-5-O (Multi-family – High Density, Office)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-5 (Multi-family - High Density) or R-5-O (Multi-family - High Density, Office)

Map 1 out of 3



-  Change from PO (Professional Office) to R-5 (Multi-family - High Density): 1 parcel
-  Change from PO (Professional Office) to R-5-O (Multi-family - High Density, Office): 3 parcels

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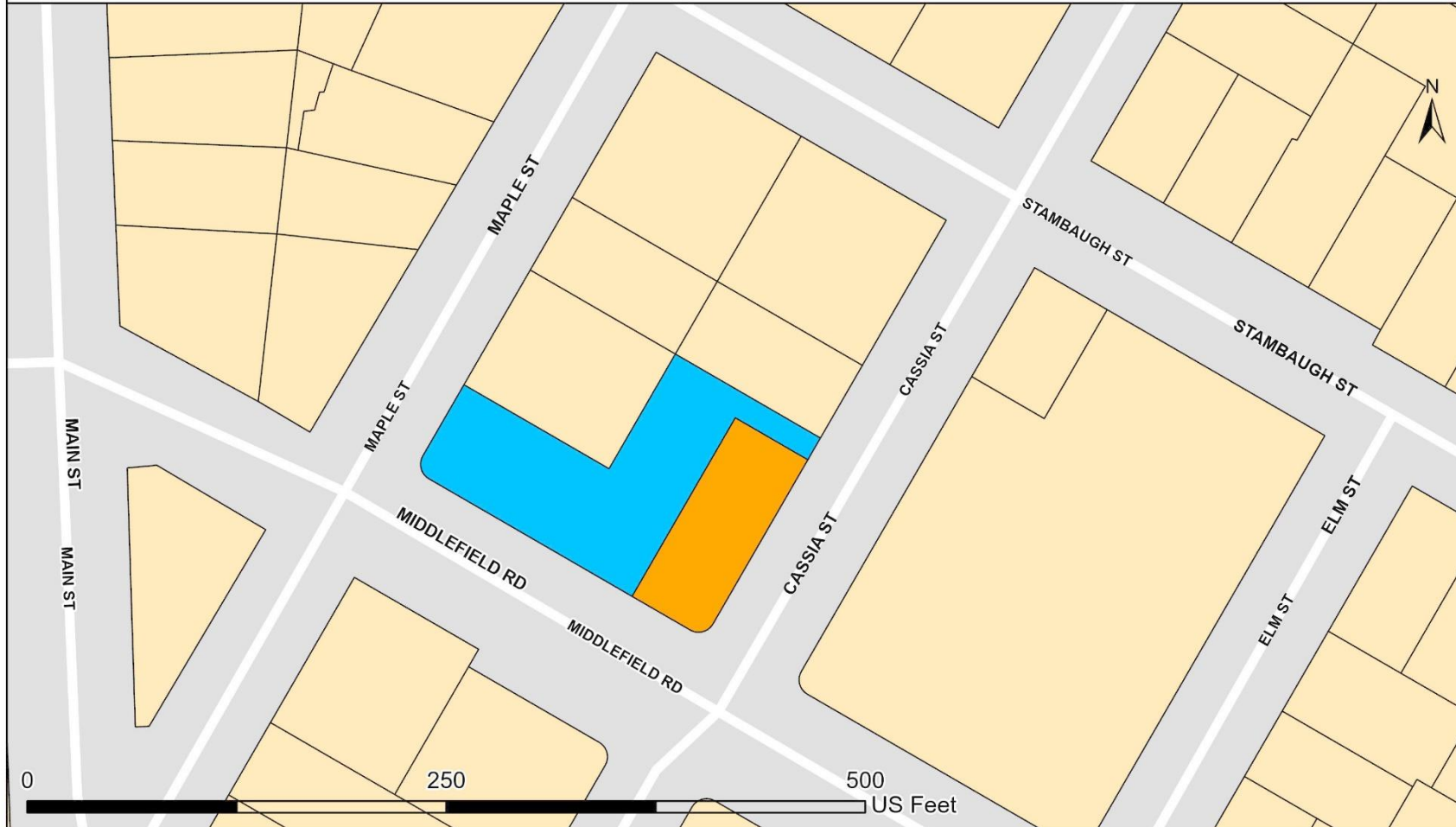
Table A.9.1. Areas Changing their Zoning to R-5 (Multi-family – High Density) or R-5-O (Multi-family – High Density, Office)



Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.1	052-192-100	2810 BROADWAY, REDWOOD CITY	PO	R-5	High Density Residential	N/A
A.9.1	052-192-110	173 BIRCH ST, REDWOOD CITY	PO	R-5-O	High Density Residential	N/A
A.9.1	052-192-120	171 BIRCH ST, REDWOOD CITY	PO	R-5-O	High Density Residential	N/A
A.9.1	052-192-130	155 BIRCH ST, REDWOOD CITY	PO	R-5-O	High Density Residential	N/A

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-5 (Multi-family - High Density) or R-5-O (Multi-family - High Density, Office)

Map 2 out of 3



-  Change from CG (General Commercial) to R-5 (Multi-family - High Density): 1 parcel
-  Change from CG (General Commercial) to R-5-O (Multi-family - High Density, Office): 1 parcel

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Table A.9.2. Areas Changing their Zoning to R-5 (Multi-family – High Density) or R-5-O (Multi-family – High Density, Office)

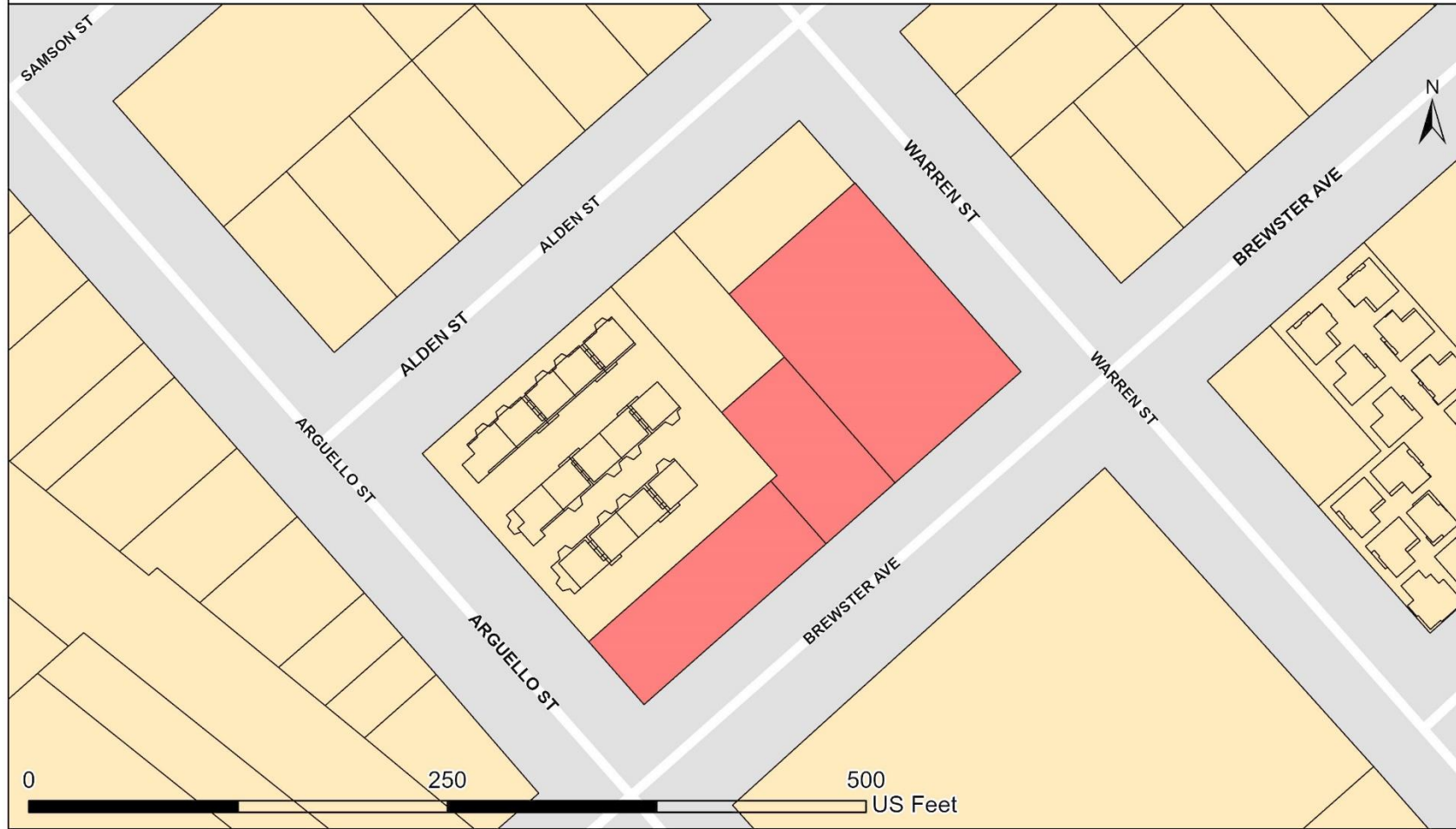
Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.2	053-141-140	MIDDLEFIELD RD & CASSIA ST, REDWOOD CITY	CG	R-5	High Density Residential	N/A
A.9.2	053-141-130	1243 MIDDLEFIELD RD, REDWOOD CITY	CG	R-5-O	High Density Residential	N/A

Exhibit A.9.3. Areas Changing their Zoning to R-5 (Multi-family – High Density) or R-5-O (Multi-family – High Density, Office)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-5 (Multi-family - High Density) or R-5-O (Multi-family - High Density, Office)

Map 3 out of 3



 Change from CN (Neighborhood Commercial) to R-5 (Multi-family - High Density): 3 parcels

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Table A.9.3. Areas Changing their Zoning to R-5 (Multi-family – High Density) or R-5-O (Multi-family – High Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.3	052-275-120	840 BREWSTER AVE, REDWOOD CITY	CN	R-5	High Density Residential	N/A
A.9.3	052-275-130	706 ARGUELLO ST, REDWOOD CITY	CN	R-5	High Density Residential	N/A
A.9.3	052-275-160	802 BREWSTER AVE, REDWOOD CITY	CN	R-5	High Density Residential	N/A

END of Proposed Zoning Map Amendments Exhibits & Tables. 05/23/2023.