

ORDINANCE NO. 2526

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE MUNICIPAL CODE 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 full compliance with State law; and

WHEREAS, to implement the Housing Element, the City Council desires to make amendments to Chapters 29 and 30 of the Municipal Code (collectively, the “Municipal Code Amendments”), to accomplish the following:

- Update the expiration and extension of tentative maps, consistent with the Subdivision Map Act; and
- Implement regulations to comply with SB9, the State-mandated requirement to allow urban lot splits on single-family zoned lots.

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

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing to review and consider the Project; and

WHEREAS, after the public hearing, the City Council has considered the whole of the record related to the Municipal Code Amendments, including all relevant testimony, and determined that it desires to adopt the Municipal Code Amendments shown in **Exhibit A**.

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 Municipal Code Amendments are in the public interest and consistent with the Redwood City General Plan and increase the quality of the provisions of the Municipal Code in guiding and regulating the future development, growth, and evolution of Redwood City.

Section 3. Compliance with CEQA. The proposed Municipal Code 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 Municipal Code 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 amendments to the Municipal code as provided in **Exhibit "A"**, attached hereto, and incorporated by reference, by adding text shown in underline (example) and deleting the text shown in ~~strikeout (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.

* * *

EXHIBIT A
DRAFT MUNICIPAL CODE AMENDMENTS

[Amendments to Chapter 29 and 30]

[Chapter 29, Article 3, Section 29.30 is amended as follows]

CHAPTER 29 - STREETS, SIDEWALKS AND WORK IN OR USE OF CITY RIGHT-OF-WAY

Sec. 29.30. RESIDENTIAL DRIVEWAY APPROACHES:

- A. The locations and dimensions of driveway approaches to all real property situated in any residentially zoned district shall conform to the requirements of Redwood City Engineering Standards Volume III, Part IV and the following:
- ~~1.~~ ~~No driveway approach shall be constructed which does not serve off street parking spaces required by the Zoning Ordinance.~~
 - 2.1. The width measured between the tops of the ramps at the on-site terminus of the driveway approaches serving the hereinafter specified garage, carport or parking space facilities shall not exceed the dimensions respectively specified therefor:
 - a. Single garage, carport or parking space—twelve feet (12’);
 - b. Two (2) motor-vehicle garage, carport or parking space—twenty-three feet (23’);
 - c. Three (3) or more motor-vehicle garage, carport, or parking space—thirty feet (30’).
 - ~~3.2.~~ 3.2. The total width of all driveway approaches serving any parcel shall not exceed sixty percent (60%) of the street frontage of the parcel, except for panhandle lots as defined by Section 30.30 of the Municipal Code.
 - ~~4.3.~~ 4.3. The separation between the driveway approaches serving the same parcel of property shall be not less than twenty-two feet (22’) or a multiple thereof.
- B. Notwithstanding the above provisions of subdivision A, the City Engineer may approve exceptions upon finding that:
1. The use of the parcel of property to which the driveway approach provides access shall be benefitted by granting the exception;
 2. Granting the exception will not be detrimental to the health, safety, peace, comfort or general welfare of persons residing on property adjacent to or in the vicinity of the property to be so served; and
 3. Granting the exception will be in furtherance of the public health, welfare and safety.

Chapter 30 – SUBDIVISIONS

[Chapter 30, Article II, Section 30.10 and 30.26 are amended and Section 30.30 is added as follows]

Article II – Parcel Map

Sec. 30.10. - GENERAL:

A parcel map shall be filed and recorded for any subdivision for which a tentative and final map is not required by the Subdivision Map Act. The provisions of this Article shall not be applicable to short term leases (terminable by either party on not more than thirty (30) days' notice in writing) of a portion of an operating right-of-way of a railroad corporation defined as such by section 230 of the Public Utilities Code; provided, however, that upon a showing made to the applicable advisory agency (see Section 30.4A, 30.4B) based upon substantial evidence that the public policy necessitates such application in an individual case, the foregoing exception shall not apply. A parcel map shall not be required for a merger, lot line adjustment or parcel transfer.

Such maps shall meet all the requirements of the Subdivision Map Act, including Government Code section 66411.7 as amended from time to time, and of this Chapter, and shall show all dedications or offers of dedication thereon. The applicable advisory agency shall require that dedications appear on the tentative parcel map, as well as on the parcel map.

Sec. 30.26. EXPIRATION AND EXTENSION OF TENTATIVE PARCEL MAP APPROVALS:

An approved or conditionally approved tentative parcel map shall expire ~~eighteen (18)~~ thirty-six (36) months from the date the map was approved, or conditionally approved by the Subdivision Committee. In the event that a ~~water or sewer development~~ moratorium is established by the Council, that portion of the ~~eighteen (18)~~ thirty-six (36) month period remaining at the time the moratorium was imposed shall commence running upon the date when such moratorium is terminated. If any time extensions are granted pursuant to the provisions of this Chapter, the Subdivision Committee may require compliance with all provisions of this Chapter or the Subdivision Map Act in effect at the time of such application for extension. However, the length of the moratorium shall not exceed five years.

[Chapter 30, Article II, Section 30.30 is added as follows]

Section 30.30 – Urban Lot Split

A. Definitions.

Accessory Dwelling Unit has the same meaning as defined in Section 37.2 of the Zoning Code.

A Person Acting in Concert with the Owner. A person that has common ownership or control of the subject parcel with the owner of the adjacent parcel; or a person acting on behalf of, acting for the predominant benefit of, acting on

the instructions of, or actively cooperating with, the owner of the parcel being subdivided.

Adjacent Parcel. Any parcel of land that is (1) touching the parcel at any point; (2) separated from the parcel at any point only by a public right-of-way, private street or way, or public or private utility, service, or access easement; or (3) separated from another parcel only by other real property which is in common ownership or control of the applicant.

Common ownership or control. Property owned or controlled by the same person, persons, or entity, or by separate entities in which any shareholder, partner, member, or family member of an investor of the entity owns ten percent or more of the interest in the property.

Junior Accessory Dwelling Unit has the same meaning as defined in Section 37.2 of the Zoning Code.

Panhandle Lots. Lots consisting of a driveway and a body in such a manner that the body (“Pan”) is landlocked from a public or private street except for connection by the driveway (“Handle”).

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

SB 9 Project has the same meaning as defined in Article 2 of the Zoning Code.

Sufficient to Allow Separate Conveyance has the same meaning as defined in Article 2 of the Zoning Code.

Urban Lot Split. A subdivision of an existing parcel into no more than two new lots of approximately equal size and meeting all the criteria and objective standards of this **Section 30.30**, applicable Engineering Standards, and consistent with Government Code section 66411.7 as amended from time to time.

- B. **Location.** Site shall be located fully in either the Residential–Hillside (RH) or the Residential–Single-Family District (R-1).
- C. **Parcel Map.** A parcel map for an urban lot split shall be ministerially approved as set forth in this Section, if the City determines that the parcel map meets the requirements of this Section and Government Code section 66411.7. A lot created through a parcel map for an urban lot split is limited to development of 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) as authorized under Article 37 of the

Zoning Code, or some combination thereof that does not result in more than two dwelling units on the lot.

D. **Eligibility.** All parcel maps for urban lot splits must comply with the following provisions and requirements:

1. The site shall be located fully in either the Residential–Hillside (RH) or the Residential–Single-Family District (R-1).
2. The parcel map shall subdivide an existing parcel to create no more than two new lots of approximately equal lot area provided that one lot shall not be smaller than 40 percent of the lot area of the original parcel proposed for the subdivision.
3. The parcel map conforms to the applicable objective zoning standards, subdivision standards, and design review standards, including those identified in this Section 30.30, and objective requirements of the Subdivision Map Act (commencing with Government Code section 66410), except as otherwise expressly provided in Government Code section 66411.7 as may be amended from time to time; provided however, that the City shall waive or modify any standard if the standard would have the effect of physically precluding the construction of two units on either of the resulting lots or would result in a unit of less than 800 square feet. Any modifications of development standards shall be the minimum modification necessary to avoid physically precluding two units of 800 square feet on each lot. Notwithstanding, required rear and side yard setbacks shall equal four feet, except that no setback shall be required for an existing legally created structure or a new structure constructed in the same location and to the same dimensions as an existing legally created structure.
4. The lot has not been established through prior exercise of an urban lot split as provided for in this Section 30.30 or Government Code section 66411.7 as may be amended from time to time.

E. **Lot Design Standards.** All urban lot splits shall comply with the following lot design standards:

1. Both lots resulting from the urban lot split shall have access to, provide access to, or adjoin the public right-of-way through right-of-way frontage or recorded access easements.
2. Lot depths shall not exceed two and one-half (2 ½) times their average width.
3. No lot created under this Chapter shall be divided by a City boundary line.
4. No lot created under this Chapter in a residentially zoned district shall have a double frontage except in the case of a corner lot.
5. Each newly created lot shall be no smaller than 1,200 square feet.

F. **Panhandle Lots.** Urban lot splits that create panhandle lots shall meet the following requirements:

1. The handle section of lot shall have a width of no less than fifteen (15) feet.

2. A primary dwelling unit shall be located within two hundred (200) feet from the street frontage of such lot.
 3. The average lot width zoning requirements shall only apply to the pan of the lot and not to the handle leading from the required frontage.
 4. No development shall be allowed in the handle of the lot to provide clear access to the site; provided, however, that stormwater treatment is allowed in the access driveway area.
 5. The lot shall contain no more than six corner points.
 6. A panhandle lot and subsequent development on the lot shall be designed to conform to applicable Building and Fire Codes.
- G. **Easements.** Easement(s) shall be required for the provision of public services and facilities. Widening of existing easement(s) shall be required for the provision of public services and facilities, as applicable.
- H. **Parking.** See Article 30.5 (Required Number of Parking Spaces) of the Zoning Code.
- I. **Residential Use Only.** Only residential uses are allowed on lots created by this Section.
- J. **Location Restrictions.** Urban lot splits are prohibited on sites specified in Government Code section 65913.4(a)(6) subparagraphs (B) to (K) as summarized below:
1. Farmland.
 2. Wetlands.
 3. Hazardous waste sites.
 4. Lands identified for conservation.
 5. Sites under conservation easement.
 6. Habitat for protected species.
 7. Sites within a Very High Fire Hazard Severity Zone, unless the site is excluded from specified hazard zones by the City, pursuant to Government Code section 51179(b) or is a site that has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 8. Sites 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. Sites 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 Government Code section 65913.4(a)(6)(G).
 10. Sites within a regulatory floodway, as determined by FEMA, except as provided in Government Code section 65913.4(a)(6)(H).
- K. **Historic Preservation.** The parcel shall not be located within a historic district or property included on the State Historic Resources Inventory, as defined in Public

Resources Code section 5020.1, 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.

- L. **One-Time Urban Lot Splits.** An urban lot split is prohibited if the lot was previously established through prior exercise of an urban lot split.

- M. **Splitting Adjacent Lots.** Urban lot splits are prohibited where either the owner of the parcel being subdivided or any person acting in concert with the owner, has previously subdivided an adjacent parcel using an urban lot split.

- N. **Short Term Rental Prohibited.** Rental of any units created pursuant to this Section shall be for a term longer than 30 days.

- O. **Code Compliance.**
 - 1. All lots created by an urban lot split shall comply with all applicable California Building Standards Code and California Fire Code requirements.
 - 2. The correction of nonconforming zoning conditions shall not be required as a condition of ministerial approval of a parcel map for an urban lot split.
 - 3. The parcel map for an urban lot split 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 as defined in Article 2 of the Zoning Code.

- P. **Other Restrictions**
 - 1. Urban lot splits cannot require the demolition or alteration of any of the following types of housing:
 - i. 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. Housing that is subject to any form of rent or price control through a public entity's valid exercise of police power.
 - iii. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under the Ellis Act to remove a rental unit from the market within the last 15 years before the date the development proponent submits an application.
 - iv. Housing that has been occupied by a tenant in the last three years.
 - 2. If an existing dwelling unit is proposed to be demolished, the applicant shall comply with the replacement housing provisions of Government Code section 66300(d).
 - 3. **Owner Occupancy.** The applicant shall sign an affidavit stating the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split, except that this requirement shall not apply to an applicant that is a "community land trust" as defined in Revenue and Tax Code section 402.1, or

a “qualified nonprofit corporation” as described in Revenue and Tax Code section 214.15.

4. **Additional Affidavit.** If the application for urban lot split proposes to alter or demolish any existing housing on the parcel to be subdivided, the owner of the property proposed for an urban lot split shall sign an affidavit, in the form approved by the City Attorney, stating that none of the conditions listed in subsection (P)(1) above exist and shall provide a comprehensive history of the occupancy of the unit(s) to be altered or demolished for the past three (3) years. The owner and applicant shall also sign an affidavit, in a form approved by the City Attorney, stating that neither the owner nor the applicant, nor any person acting in concert with the owner or applicant, has previously subdivided an adjacent parcel using the procedures for an urban lot split outlined in this Section.
5. **Recorded Covenant.**
 - i. Prior to the approval and recordation of the parcel map, the applicant shall record a restrictive covenant and agreement in a form prescribed by the City Attorney, which shall run with the land and provide for the following:
 1. A prohibition against further subdivision of the parcel using urban lot split procedures as provided for in this Section, and;
 2. A limitation restricting the property to residential uses only, and;
 3. A requirement that any dwelling units on the parcel may be rented or leased only for a period longer than thirty (30) days.
 - ii. The City Manager, or their designee, is authorized to execute and cause to be recorded the deed restriction on behalf of the City and to deliver any approvals or consents required by the covenant. This requirement shall apply to both resulting lots.
 - iii. Notwithstanding Government Code section 66411.1, dedication of rights-of-way or the construction of offsite improvements for the lots being created shall not be required as a condition of issuing a parcel map for urban lot split.

Q. **Findings for Denial** –The City may deny an application for a parcel map for an urban lot split that meets the requirements of this Section 30.30 and Government Code section 66411.7 if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed project would have a specific, adverse impact, as defined and determined 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.

R. **Application.** An application for a parcel map for an urban lot split shall include a signed application form, a completed checklist and associated documents that demonstrates

compliance with requirements of this Section 30.30, and Government Code section 66411.7 and parcel map showing the details of the proposed urban lot split as required by the urban lot split checklist approved by the City Engineer.

- S. **Enforcement.** This section shall be enforced according to the provisions in Article 50 of the Zoning Ordinance (Enforcement).

ARTICLE III. - TENTATIVE MAP

[Chapter 30, Article 3, Section 30.45 is amended as follows]

Sec. 30.45. - EXPIRATION AND EXTENSION OF TENTATIVE MAP APPROVALS:

An approved or conditionally approved tentative map shall expire ~~eighteen (18)~~ thirty-six (36) months from the date the map was approved, or conditionally approved ~~by the Planning Commission.~~ In the event that a ~~water or sewer development~~ moratorium is established by the Council, that portion of the ~~eighteen (18)~~ thirty-six (36) month period remaining at the time the moratorium was imposed shall commence running upon the date when such moratorium is terminated. However, the length of the moratorium shall not exceed five years.

ARTICLE V. - MISCELLANEOUS REQUIREMENTS

[Chapter 30, Article V, Sections 30.66 and 30.68 are amended as follows]

Sec. 30.66. - EXTENSION OF TENTATIVE PARCEL MAP AND TENTATIVE MAP APPROVALS:

Any subdivider who desires an extension of the expiration date for a tentative parcel map or tentative map shall file a written application therefor with the Planning Director at least forty-five (45) days before the approval or conditional approval of a map is due to expire. The application shall state the reasons for requesting the extension. In granting the extension, new conditions for approval of such tentative parcel map or tentative map may be imposed and existing conditions may be revised. An extension or extensions of a tentative parcel map or tentative map expiration date shall not exceed a total of ~~two (2)~~ six (6) years from the date of the initial approval of the tentative parcel map or tentative map. Modifications of a tentative parcel map or tentative map after approval or conditional approval shall not extend the time limits imposed by this Section.

Sec. 30.68. - APPEALS; ADVISORY AGENCY:

For all actions taken pursuant to this Chapter 30, except ministerial actions with no discretionary review, any interested person may appeal from any action of the Subdivision Committee, the Community Development Director, the Planning Manager, or the Planning Commission, whichever is applicable, to the Planning Commission with respect to determinations by the Subdivision Committee, Community Development Director, and Planning Manager and to the City Council with respect to final determinations by the Planning Commission, provided, however, the decision of the Planning Commission on matters appealed to it is final and is not subject to appeal. All appeals must be filed within ten (10)

days of the action taken pursuant to this Chapter 30 and shall be filed, processed and heard in accordance with Sections 1.45.9 and 1.45.10. All such appeals and the hearings thereon shall be conducted in the manner provided by Government Code section 66452.5. Every such appeal shall be accompanied by a filing fee established pursuant to Section 30.70."

[Chapter 30, Article IX, Section 30.117 is amended as follows]

Sec. 30.117. - LOT DESIGN:

With the exception of urban lot splits, All all divisions shall contain the following lot design features.

[Subsections A-H are unchanged]

[Chapter 30, Article XI, Section 30.131 is amended as follows]

Sec. 30.131. - DEFINITIONS:

ASSOCIATION: Association means the organization of persons who own a condominium unit or right of exclusive occupancy in a community apartment.

COMMON AREA: Common area is an entire project excepting all units therein.

COMMUNITY APARTMENT: Community apartment is an estate in real property consisting of an undivided interest in common in a parcel of real property and the improvements therein coupled with the right of exclusive occupancy for residential purposes of an apartment located thereon.

COMMUNITY APARTMENT PROJECT: Community apartment project as defined in Civil Code Section 4105 is a ~~community apartment containing five (5) or more units to development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon there is the right of exclusive occupancy for residential purposes and shall include a conversion to such a project.~~

[Sections 30.132 – Section 30.139 are unchanged.]

ORDINANCE NO. 2526

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