

**RESOLUTION NO. 15817**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ESTABLISHING A COMMUNITY BENEFITS PROGRAM FOR THE MIXED-USE TRANSITIONAL ZONING DISTRICT**

**WHEREAS**, on December 16, 2019, the City Council held a public hearing on proposed Mixed-Use Live/Work ("MULW") General Plan and Zoning Ordinance Amendments and on said date the public hearing was opened, held and closed; and

**WHEREAS**, the MULW Zoning District is proposed to be renamed as the "Mixed-Use Transitional District" (MUT District); and

**WHEREAS**, the MUT District would authorize the City to adopt by resolution a community benefits program, which would be a tiered point based system that allows increased height and density in exchange for the provision of community benefits as part of a project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Redwood City as follows:

1. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.
2. The City Council hereby adopts the community benefits program for the MUT District shown on Exhibit "A", attached hereto and incorporated by reference herein.
3. This resolution shall go into effect thirty (30) days after the date of its adoption.

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Passed and adopted by the Council of the City of Redwood City at a  
Joint City Council/Successor Agency Board/Public Financing Authority Meeting  
thereof held on the 16<sup>th</sup> day of December 2019 by the following votes:

AYES: Aguirre, Bain, Borgens, Hale, Reddy and Vice Mayor  
Masur

NOES: None

ABSENT: Mayor Howard

ABSTAINED: None

RECUSED: None



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Shelly Masur  
Vice Mayor of the City of Redwood City

Attest:



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Pamela Aguilar, CMC  
City Clerk of Redwood City

I hereby approve the foregoing  
resolution this 17<sup>th</sup> day of December 2019.



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Shelly Masur  
Vice Mayor of the City of Redwood City

RESO. # 15817  
MUFF # 601

**EXHIBIT "A"**  
**Community Benefits Program for MUT District**

A. **Eligibility.** A project may be eligible for the Community Benefits (CB) standards (Zoning Ordinance Table 55.3) provided that it complies with the following:

1. **Points System.**

a. **Small Projects:** A minimum of 4 points is required to qualify for one of the Community Benefits standards (height or density). Each additional standard requires 2 points thereafter. For example, if a developer wanted increased density and height, a total of 6 points is required. See Table 1 for CB Point Values.

b. **Large Projects:** A minimum of 6 points is required to qualify for one of the Community Benefits standards (height or density). Each additional standard requires 4 points thereafter. For example, if a developer wanted increased density and height, a total of 10 points is required. See Table 1 for CB Point Values.

2. **Process.** The applicant shall request a 4-point benefit OR a 2-point benefit with the option to add-on 2 additional points as applicable, and provide sufficient documentation to support the request. It is at the City's discretion to determine eligibility for the point value requested by the applicant, and level of documentation required to satisfy the requested benefit.

**Table 1 - CB Point Values**

Community Benefit	4 points	2 points	Add-Ons (+2 points)
<b>Child Care Facility</b>	Serving at least 60 children and a minimum interior space of 8,000 sq. ft.	Serving at least 30 children and a minimum interior space of 4,000 sq. ft.	Specialized programing including language immersion facilities, care for children with special needs, or other specialized programing.
<b>Publicly Accessible Open Space</b>	.25 acres or 10% of project area (whichever is greater) on projects $\geq$ 2 acres	10% of project area on projects < 2 acres	Donate land or build public facilities on City owned land
<b>Shared Parking</b>	Available to the public at all times	Available to the public on evenings and weekends	Link private parking lots for improved access and circulation
		10% of the spaces leased to offsite employees (of nearby businesses)	
<b>Housing</b>	At least 50% of the project is used for housing	At least 25% of the project is used for housing	At least 20% 2-BDRM & 10% 3-BDRM units
<b>Affordable Housing</b>	5% above City standards	2.5% above City standards	
<b>Community Facilities</b>		8 times per calendar year	

<b>Live/Work Units</b>		5% of the total unit count	Adapt or repurpose existing building(s) that provide neighborhood character
<b>Active Uses</b>	80% along major street(s) - ground floor frontage with a depth of 40 ft. or more.	Corner uses – ground floor frontages with a depth of 40 ft. or more.	
<b>New Streets or Pathways</b>	New streets that result in blocks less than 400 ft. or as identified by the City	New publicly accessible bicycle & pedestrian pathways – 8 ft. wide min	
<b>Business Façade Improvements</b>	Frontage improvements to at least 5 nearby storefronts	Frontage improvements to at least 3 nearby storefronts	
<b>Neighborhood Improvements</b>		Install traffic calming features above and beyond nexus driven improvements required by the City	
<b>Non-Profit Commercial Space</b>		15% of gross floor area at a subsidized leasing rate	

**B. Definitions:**

1. **Small Projects.** Development on a site that is 15,000 square feet or less in size.
2. **Large Projects.** Development on a site that is more than 15,000 square feet in size.
3. **Child Care Facilities.** Provide a child care facility meeting state licensing requirements and which is open to the general public.
4. **Active Uses.** Provide active uses that are generally open to the public, provide ground floor display windows to promote views into the business, and sell goods or services of a personal or business nature. These uses generally include retail & services, restaurant & entertainment (see Zoning Code Table 55.2 for Use Regulations and Article 2 for Definitions).
5. **Publicly Accessible Open Space.** Provide parks, plazas, courtyards, and other publicly accessible open space.
6. **Shared / Connected Parking.** Provide shared parking (as defined in Zoning Code Article 2) which is publicly accessible for all users (even non-customers) and may include linking private lots for improved access and circulation. Restricted hours, time limitations, or paid meters may be permitted depending on the use.
7. **Affordable Housing.** Provide very-low income units onsite or offsite as part of the project. This is in addition to requirements for inclusion of affordable housing requirements established in the City's Affordable Housing Ordinance (Zoning Code Article 29). Units shall be constructed at the same time/phase as the market rate units.
8. **Housing.** Provide dwelling units onsite as part of the project (see Zoning Code Article 2 for definition of Dwelling).

9. **Community Facilities or Services.** Allow public use of the project's community rooms, conference rooms, office space, and/or amenity spaces. These can be used for neighborhood association meetings, non-profit organizations, or in support of other community or social service providers. This service shall be advertised on the project's website with details of qualifying uses and waived cost.
  10. **Live/Work Units.** Provide live/work units that comply with the zoning provisions of Article 31. Goals for these uses are to provide a range of housing types at an affordable level for artists, local or small-scale businesses, or those starting new businesses. Units should be on the ground floor, along the project frontage(s), and/or adapt or repurpose existing buildings that provide neighborhood character.
  11. **New Streets or Pathways.** Provide new streets, lanes, or pathways that are identified by the review authority as desired to improve walkability, reduce auto trip lengths, improve neighborhood connectivity, or result in blocks of less than four hundred (400) feet in length through the site.
  12. **Business Façade Improvements.** Provide architectural enhancements to nearby storefronts which may include new paint, signage, lighting, and landscaping. Façade improvements provide immediate aesthetic benefits to the neighborhood while also creating a catalyst for future design improvements in the surrounding areas.
  13. **Neighborhood Improvements.** Install traffic calming features, neighborhood entry features, street trees, bike/pedestrian safety improvements, tot-parks/playgrounds, or other neighborhood improvement. The applicant shall conduct community outreach in the neighborhood to establish which improvement(s) best meets the area's needs.
  14. **Non-Profit Commercial Space.** Lease a portion of the commercial space to non-profit organization(s) that provide a demonstrated need for the area. The applicant shall conduct community outreach in the neighborhood to establish which non-profit best meets the area's needs.
- C. **Other Community Benefits.** In addition to the items listed above, the City may consider alternative community benefit options that meet the community's visions and goals. These will be evaluated based on community needs and priorities.