

ORIGINAL

ORDINANCE NO. 1130-363

AN ORDINANCE OF THE CITY OF REDWOOD CITY AMENDING THE ZONING ORDINANCE TO ADDRESS SINGLE-FAMILY HOME CONSTRUCTION, ADDITIONS, AND MODIFICATIONS IN THE HILLSIDE AREAS AND PUBLIC NOTICE REGULATIONS

WHEREAS, this Zoning Ordinance Amendment is composed of changes to the RH and R-1 Zoning District Regulations, Supplementary Regulations, Architectural Permit Regulations, and Public Notice Regulations; and

WHEREAS, on October 7, 2014, the Planning Commission held a public hearing to hear public testimony and provide direction on potential changes to the regulations; and

WHEREAS, on January 20, 2015, the Planning Commission held a public hearing to consider staff-recommended changes to the regulations and provide direction; and

WHEREAS, on March 3, 2015, the Planning Commission held a public hearing to consider a draft ordinance with the proposed changes to the Zoning Ordinance; and

WHEREAS, a notice of public hearing on the proposed amendments was mailed to potentially affected properties within the City and properties within 300 feet and duly published in the Daily News 10 days prior to the public hearing; and

WHEREAS, at the duly noticed April 13, 2015, public hearing, the City Council considered the whole of the record, including the Initial Study Checklist and Negative Declaration dated February 27, 2015 and public comments received within the comment period; and

WHEREAS, after the public hearing, the City Council considered and found that the Initial Study and Negative Declaration are adequate and comply with CEQA and adopted the Initial Study and Negative Declaration; and

WHEREAS, at the June 22, 2015 public hearing, the City Council considered the whole of the record, including with respect to the Negative Declaration.

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

Section 1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

Section 2. This Zoning Ordinance Amendment was presented to the City Council at its meeting on June 22, 2015 and was filed and made available at the Office of the City Clerk.

Section 3. Based on the facts in the staff report, written and oral testimony, and exhibits presented, the City Council finds the Zoning Ordinance Amendment to be in the public interest and in conformance with the General Plan. The text of the Zoning Ordinance Amendment is attached hereto as Exhibit A and incorporated herein by reference.

Section 4. Article 4 and Article 5 of the Redwood City Zoning Ordinance regarding RH and R-1 Zoning District regulations are hereby repealed and replaced with Article 5 as shown on the Attached Exhibit A.

Section 5. Article 2 of the Redwood City Zoning Ordinance regarding Definitions is hereby amended to add the definition of "Average Slope" as shown on the Attached Exhibit A, and to delete the diagrams at the end of Article 2 and replace them with the diagrams shown on the Attached Exhibit A.

Section 6. Article 32.2 of the Redwood City Zoning Ordinance regarding Supplementary Lot Area Requirements for Sloping Sites is hereby amended as shown on the Attached Exhibit A.

Section 7. Article 45 of the Redwood City Zoning Ordinance regarding Architectural Permits is hereby repealed and replaced with Article 45 as shown on the Attached Exhibit A.

Section 8. Article 49 of the Redwood City Zoning Ordinance regarding Public Notice is hereby repealed and replaced with Article 49 as shown on the Attached Exhibit A.

Section 9. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The City Council of the City of Redwood City hereby declares that it would have adopted the Ordinance and each section,

subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 10. The City Clerk shall publish this Ordinance in accordance with applicable law.

Section 11. This Ordinance shall go into effect on January 1, 2016 per City Council motion at the April 13, 2015 hearing. .

* * *

EXHIBIT A**Repeal Article 4 and 5. Reserve Article 4 and replace Article 5 with the following:****Article 5 - RH (Residential - Hillside) and R-1 (Residential-Single Family) Districts****Sections:**

- 5.1 Purpose.**
- 5.2 Uses Allowed by District.**
- 5.3 Lot Area.**
- 5.4 Lot Width.**
- 5.5 Lot Coverage.**
- 5.6 Building Height.**
- 5.7 Setback Requirements.**
- 5.8 Additional Regulations for Sloping Lots.**
- 5.9 Pervious Area and Stormwater Requirements.**

5.1 Purpose.

This article sets forth two zoning districts for low-density residential living that promotes primarily detached single-family homes and related uses, including accessory dwelling units.

- 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 Uses Allowed by 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 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 Facilities)	C
Non-Residential		
Child Care Centers in conjunction with public or quasi-public uses	See Article 39 (Child Care Facilities)	C
Home Occupations	See Definitions	A
Public or Quasi-Public Uses, except for corporation yards, storage or repair yards, or warehouses	See Section 5.2(4) Minimum Site Size for Public or Quasi-Public Uses.	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		C
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.
- 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).

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.)”

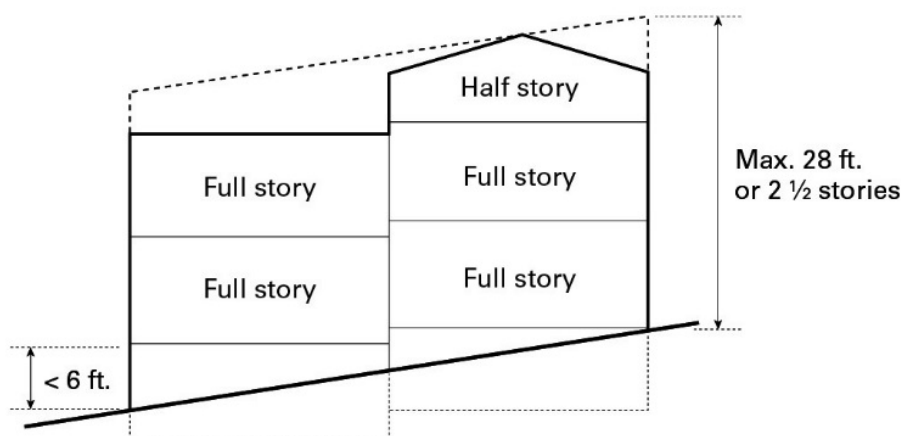
5.5 Lot Coverage.

Total lot coverage is limited to 40 percent of the lot area. Not more than 40 percent of the required rear yard shall be covered by accessory buildings.

5.6 Building Height.

Maximum building height is 28 feet and structures shall not exceed 2.5 stories. See Section 32.10 (Accessory Buildings) for accessory building height regulations. See Article 2 (Definitions) for information on how “story” and “height of building” are measured.

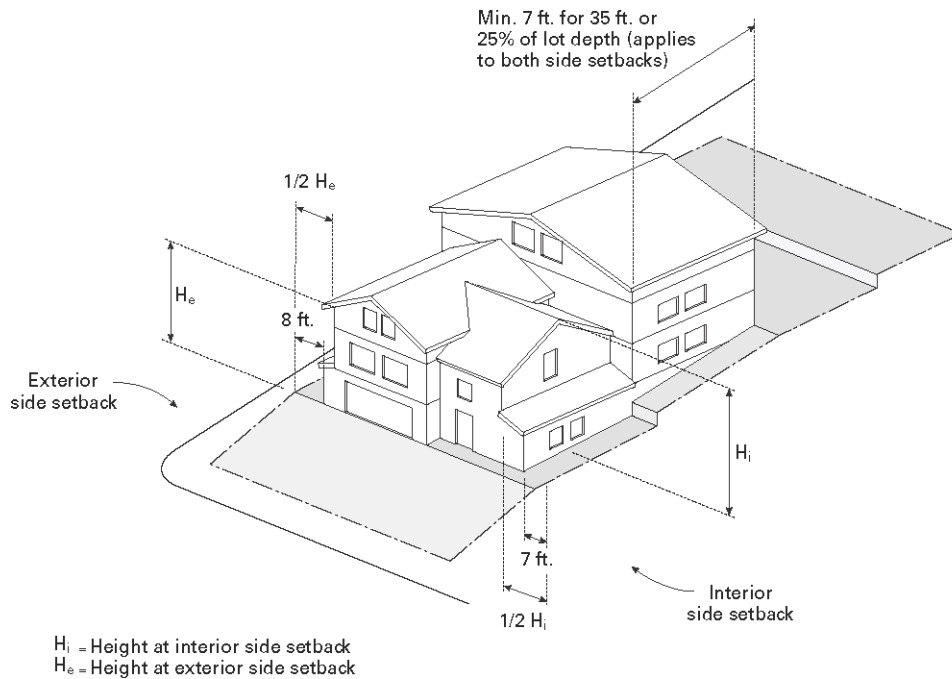
Figure 5.6 Building Height (for illustrative purposes only)



5.7 Setback Requirements.

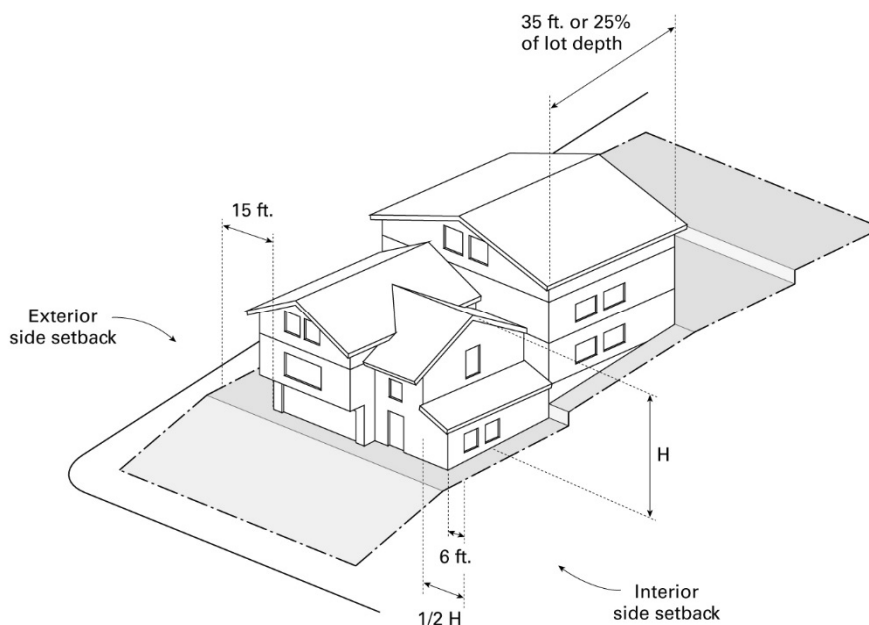
- A. **Definitions and Modifications.** For further information on how to measure a setback and modifications to setback requirements, see Article 32 (Supplementary Provisions).

- B. **Applicability.** Setbacks in this section apply to main buildings. See Article 36 for further information on setbacks for fences, accessory structures, or other types of improvements.
- 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 6 feet or one-half the height of the building face, whichever is greater. On lots less than 60 feet wide, the interior side setback may be reduced to 10 percent of the width of the lot, but not less than 4 feet.
 2. First Story Exterior: A minimum of 15 feet setback is required wherever a side yard is adjacent to a street. On lots less than 60 feet wide, the exterior side yard setback may be reduced to 25 percent of the width of the lot.
 3. Upper Stories: A minimum of 6 feet 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.
- 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)

Note: Depending on the roof form (gable, hip, parapet), the second story setback will be based on either the plate line or the ridgebeam, whichever is directly adjacent to the side yard.

Figure 5.7A - RH Side Yard Setbacks



Note: Depending on the roof form (gable, hip, parapet), the second story setback will be based on either the plate line or the ridgebeam, whichever is directly adjacent to the side yard.

Figure 5.7B - R-1 Side Yard Setbacks

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.

To Article 2 – Definitions, add the following in alphabetical order:

Average Slope. Defined with the following formula:

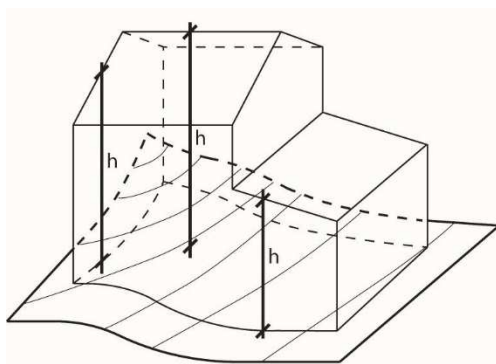
$$\text{Average Slope in Percent} = \frac{100 \times C \times L}{A}$$

C – The interval of measured contours of elevation in feet

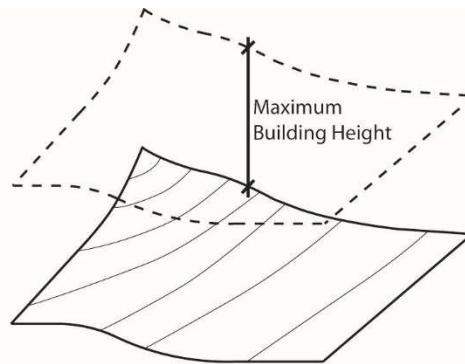
L – The combined length of such contours, in feet

A – The area of the parcel, in square feet

Replace the diagrams at the end of Article 2 – Definitions, with the following diagrams:

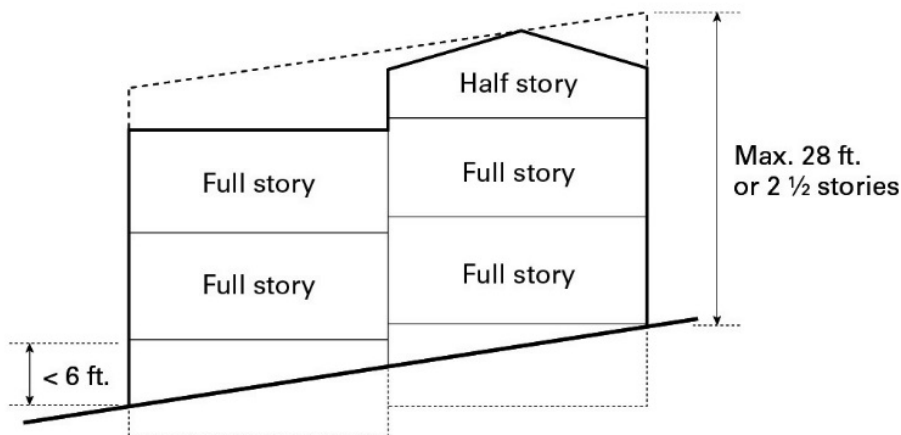


Building height is measured from the finished or natural grade, whichever is lower, at all points to the top of the structure directly above.

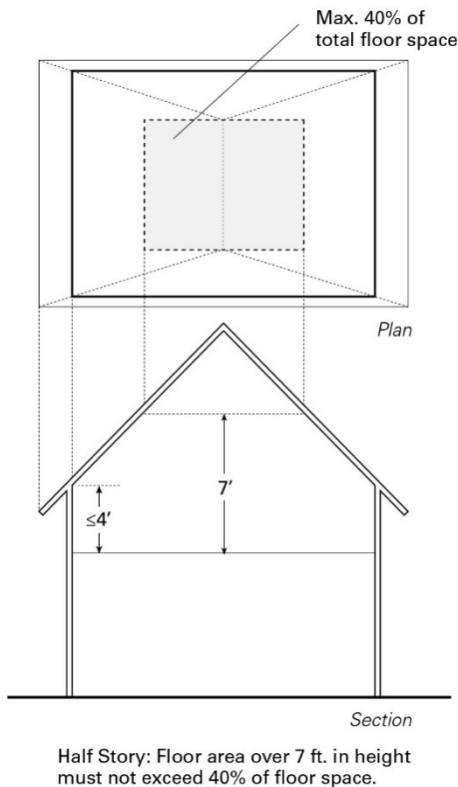


Maximum height is defined by a warped plane that is an equal height above finished or natural grade, whichever is lower, at all points on a lot.

Height of Residential Structures on Sloping Lots



Measurement of Half Story



Amend Section 32.2 as follows:

32.2 - Supplementary Lot Area Requirements for Sloping Sites.

~~A. The determination of the minimum building site area in any zoning district shall be subject to the requirements of this section. The minimum building site area specified for each zoning district shall apply to each lot in such district having an average slope (as hereinafter defined) of five (5) percent or less. The minimum building site area for lots in any district having an average slope (as hereinafter defined) of more than five (5) percent shall be either the minimum building site area specified for such zoning district or the minimum building site area specified in the schedule set forth herein below, whichever area is greater.~~ Minimum lot areas are described in individual Articles for each zoning district. For lots with an average slope of more than 5 percent, lots shall meet the minimum size requirement of the zoning district or the additional size requirements in Table 32.2, whichever is greater.

~~B. Average slope, as used herein, is defined, and derived, by the formula: $S = 100 \cdot CL / A$ (S equals one hundred (100) times C times L divided by A); where "S" is the average slope, in percent; where "C" is the interval of measured contours of elevation, in feet; where "L" is the combined length of such contours, in feet; and where "A" is the area of the parcel, in square feet.~~

Schedule: Table 32.2 Minimum ~~Building Site~~ Lot Areas for Sloping Sites

Average Slope (percent)	Minimum building-site <u>lot</u> Area (square feet)
6	6,200
7	6,400
8	6,600
9	6,800
10	7,000
11	7,600
12	8,200
13	8,800
14	9,400
15	10,000
16	11,000
17	12,000
18	13,000
19	14,000
20	15,000
21	16,000
22	17,000
23	18,000
24	19,000
25	20,000
26	22,000
27	24,000

Average Slope (percent)	Minimum building-site <u>lot</u> Area (square feet)
28	26,000
29	28,000
30	30,000
Above 30 <u>Creation of any new</u> on any lot with an average slope exceeding thirty percent (30 % percent) ; <u>requires</u> a Planned Development Permit; to be issued by the Zoning Administrator; <u>shall be required.</u>	

Repeal Article 45 and replace with the following:

Article 45 Architectural Permits

Sections:

- 45.1 Purpose.**
- 45.2 Applicability.**
- 45.3 Design Guidelines.**
- 45.4 Application Filing.**
- 45.5 Fee Payment.**
- 45.6 Procedures and Decisions.**
- 45.7 Findings.**
- 45.8 Additional Findings for Sloping Lots.**

45.1 Purpose.

This article establishes an Architectural Permit process to:

- A. Provide for the orderly and harmonious appearance of structures and related site improvements;
- B. Ensure the design quality of developments; and
- C. Enhance and protect existing neighborhoods; and
- D. Create a strong and positive image for the city.

This article identifies specific procedures for filing, processing, and consideration of Architectural Permits.

45.2 Applicability.

- A. **When Required.** Prior to issuance of a building permit, any use that includes new construction, changes to the exterior of a building or other site modification shall obtain an Architectural Permit, except for the following:
 - 1. One-story additions or modifications to existing single-family homes or duplexes on lots:
 - a. With an average slope of less than 15 percent; or
 - b. With an average slope of 15 percent or more resulting in a total gross floor area of less than 3,000 square feet.
 - 2. Projects otherwise requiring a Planned Development Permit or Planned Community Permit unless imposed as a requirement as a condition of approval.
- B. **Portions of Building Subject to Review.** The following portions of the building are subject to review:
 - 1. Portions of structures facing a publicly-accessible street or place; and
 - 2. Portions of the sides and rear of a structure which are within 50 feet of a publicly-accessible street; and
 - 3. Exterior building materials for single and two-family dwellings.

45.3 Design Guidelines.

Properties located within a heritage district, a specific plan area or an area for which detailed design guidelines have been established by the Planning Commission or City Council are subject to the requirements of the design criteria established for those districts or areas.

45.4 Application Filing.

Consideration of an Architectural Permit is initiated by filing an application with the Community Development Department.

- A. **Owner Authorization.** The application form shall be signed by the property owner or owners of the subject site and the application shall contain all the necessary forms required by the Department.
- B. **Materials.** Applications shall include the required fee, plans, elevations and other supporting data as determined necessary by the Director. In addition to these required materials, lots with an average slope of 15 percent or greater shall submit:
 - 1. A conceptual landscape plan, including all existing natural features such as trees, shrubs, streams, creeks and drain channels, in accordance with applicable fire protection standards; and
 - 2. A topographic survey for any second story addition or new two-story home; and
 - 3. A geologic soils report; and
 - 4. Information delineating the project area that is not to be disturbed.

45.5 Fee Payment.

The application fee shall be paid at the time of application filing. The fee is established by City Council resolution.

45.6 Procedures and Decisions.

A. Public Hearing Required.

All Architectural Permits may be considered by the Zoning Administrator without a public hearing, except the following projects that require a Zoning Administrator Public Hearing:

- 1. Residential additions or new construction on sloping lots that result in a total gross floor area of 3,000 square feet or more (See Section 5.8 Additional Regulations for Sloping Lots).
 - 2. Any addition or new construction of a single-family home on a lot with an average slope of 30 percent or more (See Section 5.8 Additional Regulations for Sloping Lots).
- B. **Zoning Administrator Decision (no hearing).** The Zoning Administrator, in accordance with the notice requirements of Article 49 (Required Public Notice) and based on the Findings in Section 45.7 (Findings) and 45.8 (Additional Findings) as applicable, may:
- 1. Approve the Architectural Permit if found that the project meets the required findings. The Zoning Administrator may impose conditions as necessary to ensure the project meets the required findings.

2. Deny the Architectural Permit if the Zoning Administrator finds that the project does not meet one or more of the required findings.
- C. **Zoning Administrator Decision with a Public Hearing.** For projects requiring a public hearing, the Zoning Administrator, in accordance with the notice requirements of Article 49 (Required Public Notice) and based on the Findings in Section 45.5 (Findings) and 45.8 (Additional Findings for Sloping Lots) as applicable, may:
 1. Approve the Architectural Permit if found that the project meets the required findings. The Zoning Administrator may impose conditions as necessary to ensure the project meets the required findings.
 2. Deny the Architectural Permit if the Zoning Administrator finds that the project does not meet one or more of the required findings.
- D. **Appeals of a Zoning Administrator Decision.** Decisions of the Zoning Administrator may be appealed to the Planning Commission. Following the process for appeals described in Article 48 (Appeals), the Planning Commission may:
 1. Uphold the appeal; or
 2. Deny the appeal.

45.7 Findings.

Decisions regarding an Architectural Permit shall be based upon the following findings in this section. An Architectural Permit for residential construction on lots of 15 percent average slope or more is also subject to the findings in Section 45.8 (Additional Findings for Sloping Lots)

- A. The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
- B. The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance;
- C. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable;
- D. The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used;
- E. The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained;
- F. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets;
- G. The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas;
- H. In the case of any commercial or industrial structure, the Zoning Administrator shall consider its proximity to any R District and shall consider the effect of the proposed structure upon the character and value of the adjacent R District area;

- I. The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.

45.8 Additional Findings for Sloping Lots.

In addition to the Architectural Permit findings in Section 45.7 (Findings), the following findings shall also be made to approve additions or new construction to residential single-family homes on lots of 15 percent average slope or more. The project:

1. Includes appropriate design considerations and specific construction techniques to ensure structural integrity, fire safety, site stability and sedimentation and erosion control; and
2. Respects the existing natural constraints of the site, avoids excessive grading and minimizes abrupt changes in grade; and
3. Minimizes expansive exterior walls, upper story building massing and appearance of underfloors with a well-articulated architectural design.
4. Preserves trees and existing vegetation as to the extent practical and preserves and protects the areas near creeks.

Repeal Article 49 and replace with the following:

Article 49 Required Public Notice

49.1 Required Noticing.

Public notice shall be provided as described in this section.

- A. **Content of Notice.** Notice of public hearing shall contain the date, time, and public hearing location, as well as the type of hearing body or officer, a general explanation of the matter to be considered and a description of the project site location, if applicable, by text or map.
- B. **Definitions.** For the purposes of this section, “newspaper” means an adjudicated newspaper of the City of Redwood City.
- C. **Notice of Public Hearings for Planning Permits and Location-Specific Precise Plan, Specific Plan or Zoning Code Amendments and Adoptions.** Notice shall be provided at least 10 calendar days before the hearing in the following manner:
 1. **Newspaper.** Published in the newspaper; and
 2. **Property Owner.** Mailed to the property owners of the project location, if applicable; and
 3. **Applicant.** Mailed to the applicant for the permit, if different from the property owner; and
 4. **Nearby Property Owners.** Mailed to the owners of property within 300 feet of the project location, if applicable. If there are more than 1,000 owners, including owners of the project location, within 300 feet, the City may publish a display advertisement of at least one-eighth page in the newspaper to substitute for the individual notice; and

5. **Interested Parties.** Any person who has filed a written request for notice with the City.
 6. **Downtown Precise Plan.** In addition to the noticing required for public hearing items, notice of public hearing for projects within the Downtown Precise Plan shall be posted at the project location.
- D. **Notice of Public Hearings for Text Amendments to the Zoning Code or General Plan.** Notice shall be provided at least 10 calendar days before the hearing in the following manner:
1. **Newspaper.** Published in the newspaper; and
 2. **Interested Parties.** Any person who has filed a written request for notice with the City.
- E. **Notice of Architectural Permits (no hearing).** For Architectural Permits that do not require a public hearing, the following notice requirements apply:
1. **Applications for Residential Units of 3 or Fewer.** For subject properties with 3 residential units or fewer, the applicant is required to send notices to property owners of adjacent properties, including the rear corners and three properties directly across the street. These letters shall be sent certified mail or signed by the property owners of the adjacent properties prior to application filing.
 2. **Applications for 4 or More Residential Units or Applications Relating to Commercial Properties.** The site shall be posted with a notice 10 days prior to Zoning Administrator decision and shall remain on site for the duration of the appeal period.
- F. **Notice of Appeals.** For public hearings on appeals, notice shall be provided at least 10 calendar days before the hearing in the manner of a public hearing, with the additional requirement that the notice also be mailed to the appellant, if different from the property owner or applicant.
- G. **Failure of Mail.** The decision made on an application will remain valid even if a person does not receive mailed notice per the requirements of this section.

NO. 1130-363

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 22nd of June 2015 by the following votes:

Council members: Council Members Bain, Howard, Seybert, and Mayor Gee

NOES: None

ABSTAINED: Vice Mayor Foust and Council Member Pierce

ABSENT: Council Member Aguirre



Jeffrey Gee
Mayor of the City of Redwood City

Attest:

Silvia Vonderlinden
City Clerk of Redwood City

I hereby approve the foregoing
Ordinance this 24th day of June 2015



Jeffrey Gee
Mayor of the City of Redwood City

ORD. #1130-363
FORMERLY MUFF # 602