

# Willow Business Area and M-2 Zoning District Area

City Council Study Session

September 21, 2010

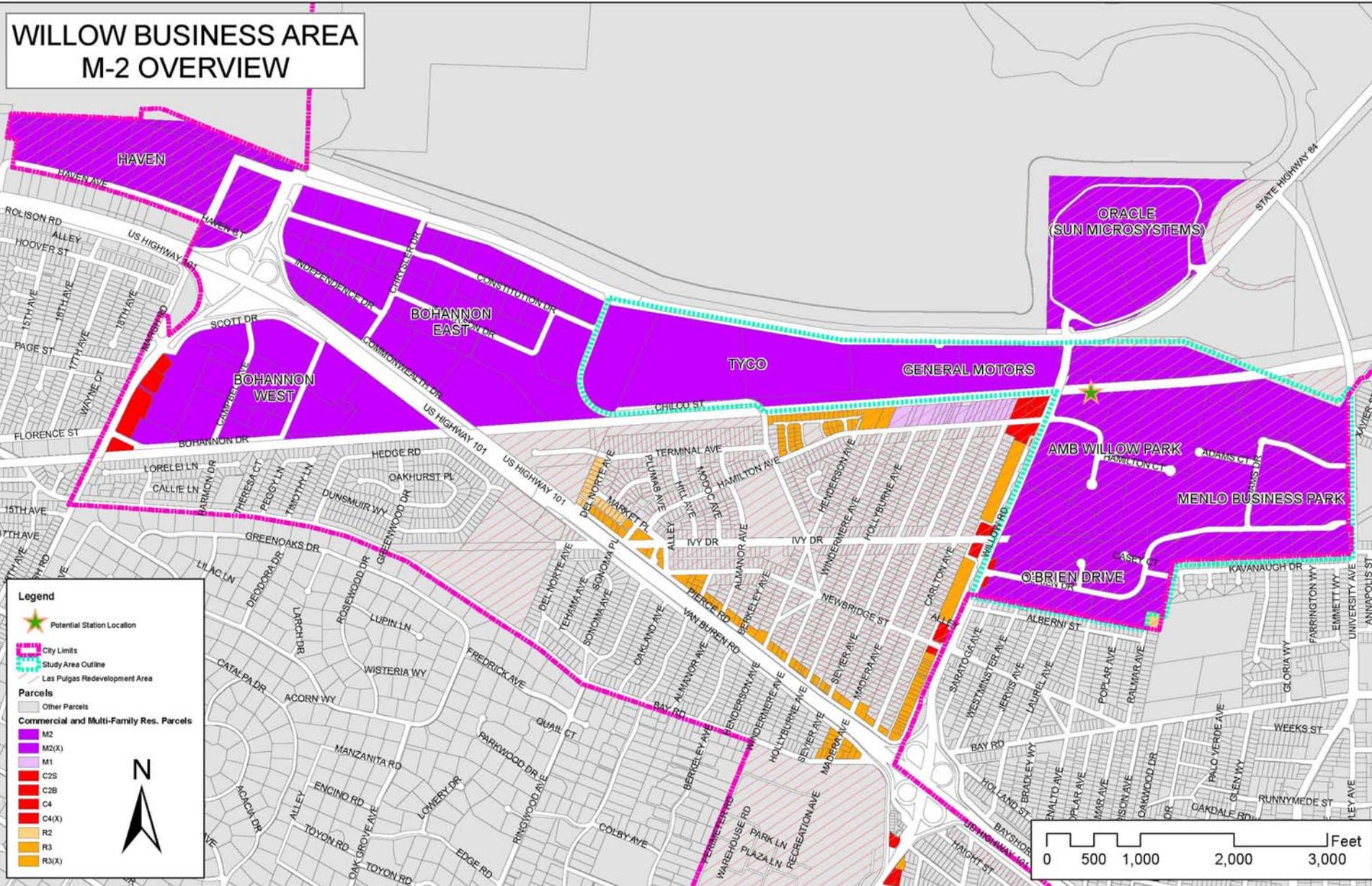
# Background

- **Jan. 2007** – Council establishes goal of planning for M-2 Zoning District
- **Feb. 2008** – Council approves scope of work for Dumbarton Transit Plan
- **Nov. 2008** – Council reviews City’s Business Development Business Plan
- **Mar. 2009** – Council provides direction for coordinated environmental review for “Opportunity Areas” of Willow Business Area

# Background (cont.)

- **Apr. 2009** – Redevelopment Implementation Plan Workshop
- **Mar. 2010** – Council reviews updated Business Development Business Plan
- **May 2010** – Roundtable kicks off renewed effort focused on Willow Business Area
- **Jul. 2010** – Roundtable Update on “Game Plan”/Phased Approach

# Geographic Area



# WILLOW BUSINESS AREA



# Planning for M-2 in Phases

- Phase 1: Willow Business Area
  - Goal: Streamline processes to reduce turnaround time and increase certainty of standards for zoning review of permit applications to remodel and expand buildings in order to provide greater opportunity for business development that benefits the City's fiscal sustainability in the Willow Business Area.
  
- Phase 2: Rest of M-2 (Marsh Business Area)
  - Goal: Create a comprehensive planning framework for the rest of the M-2 zoning district.

# Overview of Phase 1

Phase	Zoning Ordinance Amendment	CEQA Review	Geographic Impact Area
1.1	No	Exempt	Citywide
1.2	Yes	Negative Declaration	M-2
1.3	Yes	EIR	WBA

# Phase 1.1

- Improve Business License/Zoning Compliance review by updating procedures and forms and by investing in technological improvements to access property information more quickly.
- Invest more resources in over-the-counter plan check for tenant improvements with no change of use without impacting turn around times for other plan checks.

# Plan Check Options

- Regular: Approximately 4 weeks to 1<sup>st</sup> round comments
- 3<sup>rd</sup> Party: As negotiated with outside plan checker
- Enhanced Over-the-Counter:
  - By appointment approximately 1 week in advance
  - Increase from 30 minute to 1 hour appointment to accommodate more complex tenant improvements
  - Planner on-call or in attendance depending on the scope of the project
  - Dedicated conference room instead of front counter
  - Potential new fee to offset cost of additional consultant plan check service

# Phase 1.2

- Create new thresholds for review procedures for use and storage of Hazardous Materials based on materials and quantities with updated requirements and specific criteria.
- Update requirements for roof mounted equipment on existing buildings to create more practical solutions for potential visual and noise impacts.
- Update requirements for maximum sign area allowances for larger parcels in M-2.

# Draft HazMat Levels

	Existing		Proposed	
	Threshold	Requirement	Threshold	Requirement
Level 1	Below Fire Code Permit Amounts	No Use Permit	Below Fire Code Permit Amounts	No Use Permit
Level 2	Above Fire Code Permit Amounts	Use Permit	Above Amounts but at Diesel Generator Level	
Level 3			Above Amounts but at "R&D" Level	
Level 4			Above Amounts but at "Industrial" Level	Use Permit

# Phase 1.3

- Create a new zoning district for the Willow Business Area consistent with the General Plan in order to streamline approval process for tenant improvements involving a change of use for preferred uses or construction of new square footage for preferred uses.
  - EIR and Fiscal Impact Analysis would examine maximum buildout allowed under General Plan.
  - Comprehensive analysis would substitute for current use permit trigger for use changes based on structural alterations and parking.
  - Consider staff review of architectural control for minor additions with specific standards for review.
  - Consider increases in maximum building height in exchange for minimum open space requirements.
  - Potential transit center and ancillary retail services could be studied as well.
  - Redevelopment Agency could contribute to funding with reimbursement provisions.

# Phase 2 – Marsh Business Area

- Haven Area, Bohannon East, and Bohannon West
  - Vision Plan(s)
  - Specific Plan(s)
  - Zoning Ordinance Amendment(s)
  - Transmission Line Undergrounding Feasibility Study

# Other Planning Projects

## ■ On-going

- El Camino Real/Downtown Specific Plan
- Housing Element Update of General Plan
- Study of Housing Options at Hamilton East and Terminal Sites

## ■ Future

- General Plan Update (All Elements)
- Zoning Ordinance Update
- Single-Family Residential Zoning Review
- Willow Road Commercial Corridor (Middlefield to Bayfront)

# Planning Commission Review

- Commission expressed support for work plan with the following understanding:
  - Staff would conduct outreach to residential neighborhood groups in the vicinity of the M-2 zoning district
  - None of the proposed changes would result in an increase in the maximum allowed floor area ratio (FAR)

# Planning Commission Comments

- Potentially no need for new City hazardous materials specialist if relationship with Fire District is formalized
- Explore creation of an ombudsmen position
- Create standards for lighting, noise, odors, landscaping
- Research other cities

# Remainder of Study Session

- Public Comment
- Council Questions
- Council Comments

# Staff Recommendation

- Provide feedback and general direction to move forward as outlined.