TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER
DEPARTMENT: PLANNING
& COMMUNITY ENVIRONMENT

DATE: JANUARY 30, 2006

SUBJECT: ZONING ORDINANCE UPDATE – ADOPTION OF AN ORDINANCE AMENDING THE AUTO DEALERSHIP (AD) COMBINING DISTRICT TO ALLOW THE AD OVERLAY ZONE IN THE LIMITED MANUFACTURING (LM) DISTRICTS LOCATED ON THE EAST AND WEST SIDES OF HIGHWAY 101 AT THE SAN ANTONIO INTERCHANGE.

DISCUSSION
This item was continued from the December 12, 2005 City Council meeting. A copy of CMR 425:05 prepared for that meeting is attached. At that meeting, the Council requested additional information. The additional information is included with this memo.

The additional information is as follows:

- Diagrams showing a one quarter mile radius around the two Highway 101 interchanges with Embarcadero Road and San Antonio Road. Staff would note that the Planning and Transportation Commission (PTC) recommendation was for the Auto Dealership overlay zone for the LM districts at Highway 101 and San Antonio Road. The area at Embarcadero Road and Highway 101 was not included in the PTC recommendation.
- An aerial site plan of the MSC facility. This site is zoned Public Facilities (PF) and is not part of the Council’s consideration for the Auto Dealership overlay zone.
- Baylands Master Plan. The attached Baylands Master Plan Amended Summary Report is the record of City Council action on the Baylands Master Plan and EIR in 1978, as updated in 1987. Staff would also clarify that the purpose of the draft document distributed at the December 12 Council meeting, the Baylands Design Guidelines, is to guide design of public and private projects in the Baylands for compatibility with the Baylands and with the Baylands Master Plan.
ATTACHMENTS
Attachment A: CMR 425:05 with draft Ordinance and Attachments
Attachment B: Diagrams of one quarter mile radius for Highway 101 at Embarcadero Road and San Antonio Avenue
Attachment C: Baylands Master Plan

COURTESY COPIES
Planning and Transportation Commission
Chamber of Commerce
Anderson Honda
Magnussens Toyota
Carlsen Audi
Peninsula Ford
Hengehold Motor
Stanford BMW/Jaguar/Porsche
Lamborghini Palo Alto
Park Avenue Motors
Smythe European
Showcase Luxury Cars
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DEPARTMENT HEAD: _________________________________________

STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: ___________________________________  

EMILY HARRISON
Assistant City Manager