

**RESOLUTION NO. 58-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND AFFIRMING THE “BUFFER ZONE” IDENTIFIED IN THE KNOX FREEWAY/CUTTING BOULEVARD CORRIDOR SPECIFIC PLAN, AND DIRECTING STAFF TO PREPARE AMENDMENTS TO THE ZONING ORDINANCE TO CLARIFY THE INTENT OF THE SPECIFIC PLAN REGARDING LAND USES IN THE BUFFER ZONE FOR CONSIDERATION BY THE PLANNING COMMISSION AND THE CITY COUNCIL**

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WHEREAS, port and maritime land uses and related ancillary uses are an important component of the economic base of the City of Richmond; and

WHEREAS, on September 23, 1991, the City of Richmond (“City”) adopted Ordinance No. 26-91, the Knox Freeway/Cutting Boulevard Corridor Specific Plan (“Specific Plan”); and

WHEREAS, Economic Development Objectives of the Specific Plan include language relating to maritime and industrial land uses, including:

“Achieve an increase in the number of medium-sized industrial establishments with growth potential in the West Cutting Boulevard, Ford Peninsula, and South Shoreline Sub-areas where the plan identifies research and development, light industrial, heavy industrial and port-maritime uses” (Page 1 – 17, Objective 4);

and

WHEREAS, the Land Use Objectives of the Specific Plan also affirm the need for redevelopment of the Ford Peninsula with light industrial, research and development, commercial, residential and mixed use land uses, including:

“Promote and create opportunities for research and development/business uses, and mixed-use developments, which include housing as appropriate, in areas south of the Knox-Cutting Freeway” (Page 1 – 7, Objective 7);

and

WHEREAS, the Specific Plan recognizes:

- (1) the existing port/maritime and industrial uses on the west side of the peninsula;
- (2) the need for research and development/business, mixed-use, commercial and residential uses on the east side of the peninsula; and
- (3) the intermediate area of separation between them, which is known as the Ford Peninsula transition/buffer zone (“Buffer Zone”).

and

WHEREAS, in August 1994, the City adopted a General Plan in which the Land Use Plan assigns the land use designations of Industrial/Office Flex and Light Industry to the Buffer Zone; and

WHEREAS, in 1997, the City amended its Zoning Ordinance to assign a Zoning District of M-2, Light Industrial District to the Buffer Zone; and

WHEREAS, M-2 Light Industrial zoning allows no residential uses (except caretaker residences) and allows live-work units under a conditional use permit; and

WHEREAS, in implementing zoning regulations within the Buffer Zone, there have surfaced issues regarding whether these regulations are fully consistent with the intent of the Specific Plan; and

WHEREAS, it is in the best interests of the City and all potential land users to have clearly defined land use policies, and that the Zoning Ordinance conforms to those land use policies.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby directs the City of Richmond Planning Director and staff to prepare amendments to the zoning ordinance within 60 days to clarify the intent of the Specific Plan regarding land uses in the Buffer Zone for consideration by the Planning Commission and the City Council.

BE IT FURTHER RESOLVED that the City Council hereby directs the City of Richmond Planning Director and staff to:

1. Review and clearly define the intent of the Buffer Zone within the Knox Freeway Cutting Boulevard Corridor Specific Plan area.
2. Review the permitted, conditional, and prohibited uses within the Buffer Zone.
3. Develop recommendations for categorizing permitted, conditionally permitted, and prohibited uses within the Buffer Zone, which may include necessary amendments to the Zoning Ordinance.
4. Initiate a process for creating specific industrial area plan that will dovetail with the current General Plan update and the City's economic development plans and policies, and that will reinforce the intent of the Buffer Zone on the Ford Peninsula.
5. Create a "good neighbor" policy for industrial, commercial and residential uses in close proximity.

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I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a meeting thereof held June 27, 2006 by the following vote:

AYES: Councilmembers Bates, Griffin, Marquez, Rogers, Thurmond,  
Viramontes, and Mayor Anderson

NOES: Councilmembers Butt and McLaughlin

ABSTENTIONS: None

ABSENT: None

DIANE HOLMES  
CLERK OF THE CITY OF RICHMOND

(SEAL)

Approved:

IRMA L. ANDERSON  
Mayor

Approved as to form:

JOHN EASTMAN  
City Attorney

State of California            }  
County of Contra Costa       : ss.  
City of Richmond             }

I certify that the foregoing is a true copy of Resolution No. 58-06, finally passed and adopted by the Council of the City of Richmond at a meeting held on June 27, 2006.