

ORDINANCE NO. 1130-388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING A ZONING MAP AMENDMENT TO ARTICLE 60 (ZONING DISTRICT BOUNDARIES – MAPS) OF THE REDWOOD CITY ZONING CODE TO REZONE THE PROPERTY LOCATED AT 505 EAST BAYSHORE ROAD FROM GENERAL COMMERCIAL TO MIXED-USE WATERFRONT

WHEREAS, Regis Homes Bay Area, LLC (“Developer”) is in contract to purchase the real property located at 505 East Bayshore Road (APN 052-520-010), Redwood City, CA (the “Property”); and

WHEREAS, Developer, submitted an application for a General Plan Amendment (2019-0001), Zoning Map Amendment (ZM2019-003), Vesting Tentative Map (TM2019-003), Condominium Permit (CP2019- 004), Architectural Permit (AP2019-045), State Density Bonus Law Request, and Affordable Housing Plan for the 505 East Bayshore Townhouse Project consisting of 56 ownership townhomes, including 8 townhomes (15%) to be sold at Moderate Below Market levels(collectively “Project”), at 505 East Bayshore Road (“Property”); ; and

WHEREAS, the Planning Commission, at a duly noticed public hearing on May 16, 2023, adopted a resolution recommending, among other things, that the City Council approve a Zoning Amendment to re-zone the property at 505 E. Bayshore Road (APN 052-520-010) from General Commercial to Mixed-Use Waterfront as shown on **Exhibit A**, attached hereto, and incorporated herein; and

WHEREAS, in compliance with the California Environmental Quality Act regulations, on June 26, 2023, the City Council adopted a resolution certifying the Final Environmental Impact Report for the Project, making Findings of Fact, and adopting a Mitigation Monitoring and Reporting Program; and

WHEREAS, on June 26, 2023, the City Council adopted a resolution approving a General Plan Amendment to modify the land use designation of the Property from Commercial-Regional (RC) to Mixed Use-Waterfront Neighborhood (MU-WF) (“General Plan Amendment”); and

WHEREAS, the City Council, has reviewed the recommendation of the Planning Commission and considered the evidence received at the June 26, 2023, duly noticed public hearing.

NOW, THEREFORE, THE CITY 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. The Council, having independently heard, considered, and weighed all the evidence in the record, finds that the above recitals are accurate and constitute findings in this matter and, together with the staff report and the application materials, including all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the applications and the Zoning Map Amendment, and all adopted City planning documents relating to the Zoning Map Amendment, including the City's General Plan, Municipal Code, Zoning Ordinance, and other applicable City laws and regulations, and all associated approved and certified environmental documents, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this resolution.

SECTION 3. The City Council finds this amendment to the Zoning Map to be in the public interest because the Mixed-Use Waterfront zoning allows for the development of a more aesthetically pleasing townhouse development that serves as a transition to the non-industrial uses to the west and northwest of the site. Further, the amendment is in conformance with the General Plan, as amended, and the goals and objectives of Article 49 of the Zoning Ordinance.

SECTION 4. Pursuant to the provisions of Articles 41 and 49 of the Redwood City Zoning Ordinance, Article 60, Zoning District Boundaries - Map is hereby amended as follows:

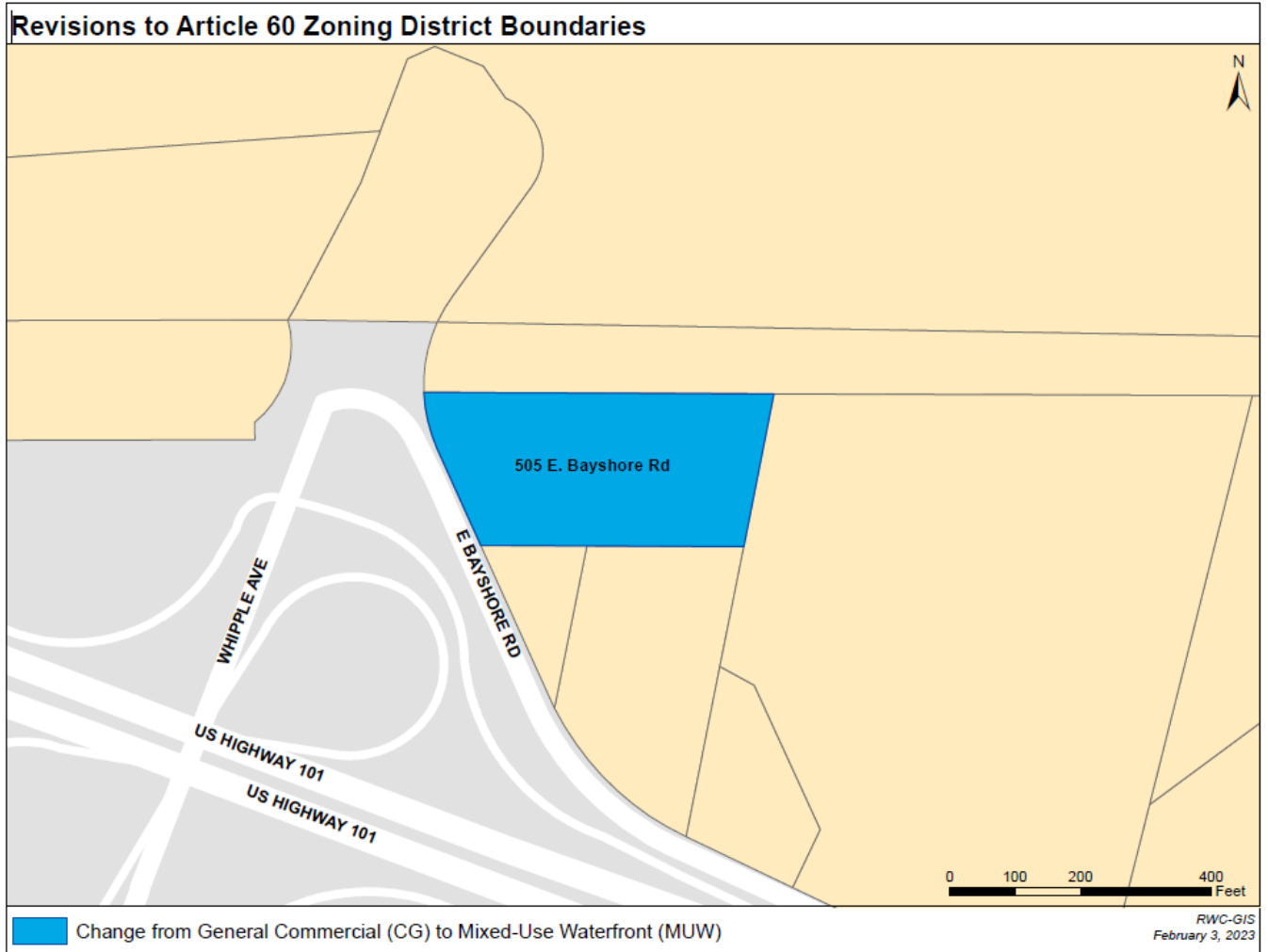
That real property located at 505 East Bayshore Road Assessor Parcel Number 052-520-010 are hereby rezoned from General Commercial to Mixed-Use Waterfront as shown on **Exhibit A.**

SECTION 5. The City Clerk shall publish this ordinance in accordance with applicable law.

SECTION 6. This ordinance shall be effective thirty (30) days after its adoption contingent upon the effectiveness of the General Plan Amendment.

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EXHIBIT A TO ORDINANCE ZONING MAP CHANGES



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At a Joint City Council/Successor Agency Board/Public Financing Authority Meeting thereof held on the 24th day of July 2023 by the following votes:

AYES, and in favor of the passage and adoption of the foregoing ordinance:

- AYES: Aguirre, Howard, Martinez Saballos, Sturken, Vice Mayor Espinoza-Garnica, and Mayor Gee
- NOES: None
- ABSENT: None
- ABSTAINED: None
- RECUSED: Eakin



Jeff Gee
Mayor of the City of Redwood City

Attest:



Yessika Castro, CMC, CPMC
Interim City Clerk of Redwood City

I hereby approve the foregoing Ordinance
this 25th day of July 2023.



Jeff Gee
Mayor of the City of Redwood City