

ORDINANCE NO. 2516

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING A ZONING MAP AMENDMENT TO ARTICLE 60 (ZONING DISTRICT BOUNDARIES – MAPS) TO REZONE THE PROPERTIES LOCATED AT 320, 330, 340, 350 BLOMQUIST STREET AND 15 AND 30 STEIN AM RHEIN COURT FROM INDUSTRIAL RESTRICTED TO COMMERCIAL PARK, AND 410 BLOMQUIST STREET AND 19 SEAPORT BOULEVARD FROM GENERAL INDUSTRIAL TO COMMERCIAL PARK

WHEREAS, Jay Paul Company (the “Developer”) is the owner of certain real property located at 320 Blomquist Street (APN 052-392-420), 330 Blomquist Street (APN 052-392-410), 340 Blomquist Street (APN 052-392-460), 350 Blomquist Street (APN 052-392-470), and 410 Blomquist Street (APN 052-392-280) and 19 Seaport Boulevard (APN 052-392-370), and 15 Stein Am Rhein Court (APN 052-392-480) and 30 Stein Am Court (APN 052-392-570), in Redwood City, California (the “Property”); and

WHEREAS, Developer applied for a General Plan Amendment, a Zoning Map Amendment, a Development Agreement, a Vesting Tentative Map and an Architectural Permit to allow for the construction of a development project upon the Property consisting of 1) 765,150 sq. ft. of commercial office use in three buildings: a) one 7 story, 100 feet tall (118 feet to top of mechanical screen/tower) office building, and b) two 6 story, 86 feet tall (104 feet to top of mechanical screen tower) office buildings; 2) one parking structure and a surface parking lot; 3) a 35,000 square foot, 2 story employee amenities building; and 4) 10.8 acres, (40%) of the Property, dedicated to green space and landscape space at the Property (the “Project”); and

WHEREAS, the Planning Commission, at a duly noticed public hearing on November 1, 2022 adopted a Resolution recommending, among other things, that the City Council approve a Zoning Map Amendment to re-zone the properties at 320 Blomquist Street (APN 052-392-420), 330 Blomquist Street (APN 052-392-410), 340 Blomquist Street (APN 052-392-460), 350 Blomquist Street (APN 052-392-470) and 15 Stein Am Rhein Court (APN 052-392-480) and 30 Stein Am Rhein Court (APN 052-392-570) from Industrial Restricted to Commercial Park and 410 Blomquist Street (APN 052-392-280) and 19 Seaport Boulevard (052-392-370) from General Industrial to Commercial Park as shown on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, in compliance with the California Environmental Quality Act regulations, on November 14, 2022, the City Council adopted a resolution certifying the Final Environmental Impact Report for the Project, making Findings of Fact, adopting a Statement of Overriding Consideration and adopting a Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council has adopted a resolution approving a General Plan Amendment to modify the land use designation of the Property from Industrial-Light and Industrial-Port Related to Commercial-Office Professional/Technology ("General Plan Amendment"); and

WHEREAS, the City Council, has reviewed the recommendation of the Planning Commission and considered the evidence received at the November 1, 2002 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 CP zoning allows for the development of a more aesthetically pleasing campus 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:

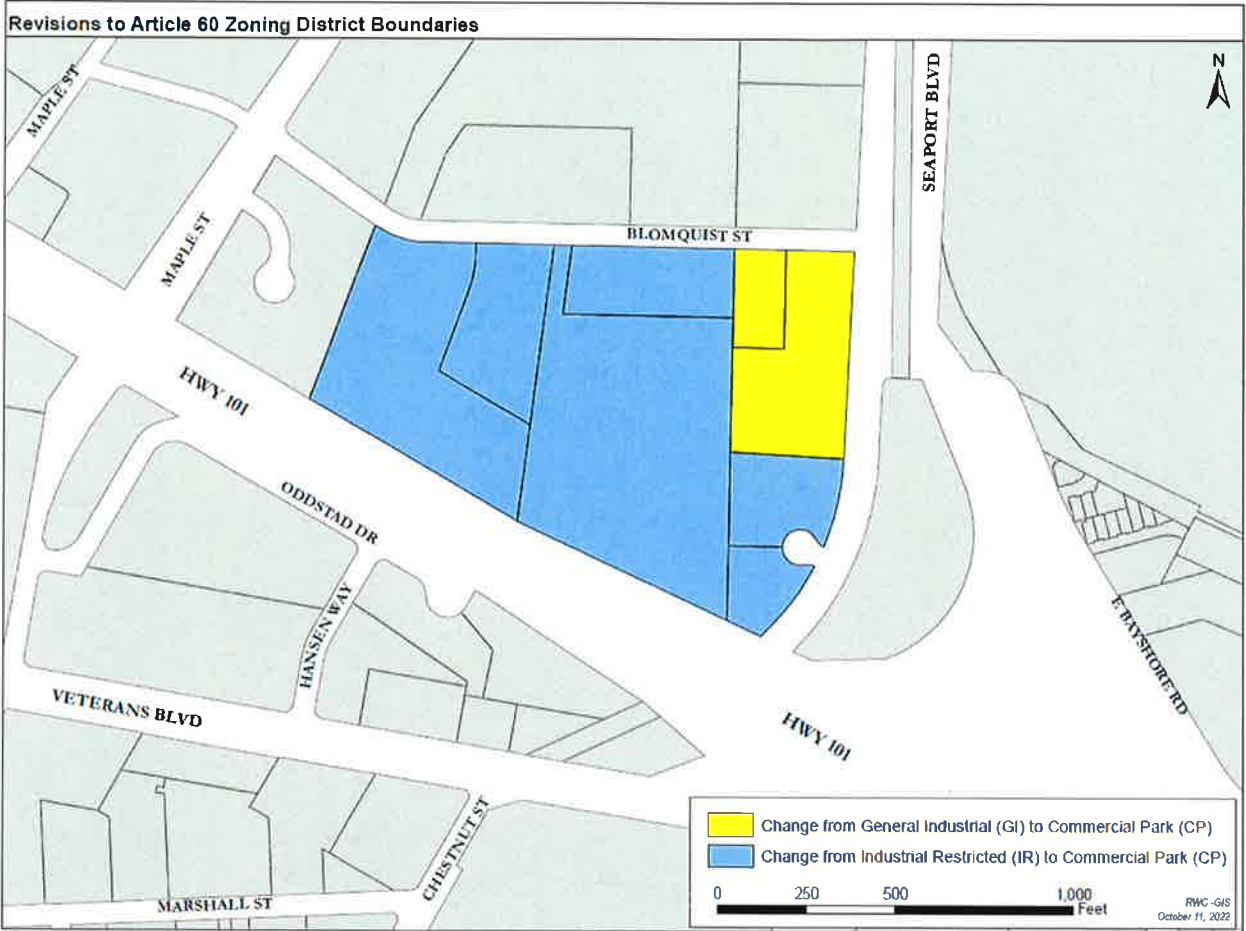
That real properties located at 320 Blomquist Street (APN 052-392-420), 330 Blomquist Street (APN 052-392-410), 340 Blomquist Street (APN 052-392-460), 350 Blomquist Street (APN 052-392-470) and 15 Stein Am Rhein Court (APN 052-392-480) and 30 Stein Am Rhein Court (APN 052-392-570) are hereby rezoned from Industrial Restricted to Commercial Park and 410 Blomquist Street (APN 052-392-280) and 19 Seaport Boulevard (APN 052-392-370) are hereby rezoned from General Industrial to Commercial Park 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



ORDINANCE NO. 2516

At a Joint City Council/Successor Agency Board/Public Financing
Authority Meeting thereof held on the 28th day of November 2022 by the following
votes:

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

AYES: Aguirre, Espinoza-Garnica, Gee, Hale, and Martinez Saballos

NOES: Howard and Reddy

ABSENT: None

ABSTAINED: None

RECUSED: None



Giselle Hale
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing Ordinance
this 30th day of November 2022.



Giselle Hale
Mayor of the City of Redwood City