

ORDINANCE NO. 2517

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF REDWOOD CITY AND JAY PAUL COMPANY

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 Rhein Court (APN 052-392-570), in Redwood City, California (the "Property"); and

WHEREAS, Government Code Sections 65864 through 68569.5 provide the statutory authority for development agreements between municipalities and owners of real 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 City and Developer have negotiated the terms of a Development Agreement that, among other things, includes the following terms: (1) developer shall convey to St. Francis Center ELI Housing - 64 units to be affordable to Extremely Low Income Households; (2) developer shall contribute \$100,000 to St. Francis Center for ongoing monitoring; (3) developer shall pay to City \$13,000,000 for the study, design and/or construction of parks and recreational improvements within the City; (4) developer shall pay to the City \$6,500,000 to be utilized for the Blomquist Bridge improvements, subject to certain credits for East 101 infrastructure; (5) the developer shall pay to the City \$2,500,000 to be utilized by the City for affordable housing; (6) developer shall pay to City \$150,000, to be utilized by City to fund Parks and Recreation diversity, equity and inclusion efforts; (7) developer shall pay to City or transfer to a third-party \$550,000 for a First Time Homebuyer's Loan Program; (8) developer shall contribute \$200,000, to the Redwood City Education Foundation; (9) developer shall contribute \$100,000 to Reading Partners; (10) developer shall contribute \$750,000 to the Sequoia Branch of YMCA for early childhood education programs, facility and enrichment support for preschool and drop in childcare, and financial assistance for afterschool and day camp programs; (11) developer shall contribute \$4,700,000 for Blomquist Street and Old Seaport Enhanced Pedestrian and Bicycle Improvements; (12) developer shall contribute \$1,000,000 beyond

its fair share obligations for the 101 Woodside Road Interchange; and (13) developer shall contribute \$100,000 for alternative transportation, such as ferry terminal development; and

WHEREAS, on November 1, 2022 at a duly noticed public hearing, the Planning Commission made the required findings for approval of the Development Agreement and recommended approval of the Development Agreement to the City Council; and

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

WHEREAS, on November 14, 2022, the City Council adopted a General Plan Amendment to change the land use designation of the Property to the Commercial-Office Professional/Technology (CP) land use designation (the "General Plan Amendment"); and

WHEREAS, on November 14, 2022, the City Council introduced an Ordinance to amend the Redwood City Zoning Ordinance to rezone the Property from Industrial Restricted and General Industrial to the Commercial Park (CP) Zoning District (the "Zoning Map Amendment").

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES HEREBY 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. Pursuant to Government Code section 65867.5, the City Council finds that:

(a) The provisions of the Development Agreement are consistent with the general plan and any applicable specific plan.

Basis for finding: The Development Agreement provides for the development of the Project as an office complex with ancillary improvements, which use is consistent with the General Plan, as amended.

Further, the Development Agreement provides for 64 existing units to be set aside for Extremely Low-Income Households and an affordable housing contribution in the amount of \$2,500,000. This is consistent with General Plan policy H-2.2 that supports working collaboratively with nonprofit organizations, developers, neighborhoods and State and federal agencies for the development, rehabilitation, preservation and retention of affordable housing.

Funding for the Blomquist Bridge Project is consistent with Program BE-68: Blomquist Street Extension. Develop plans to extend Blomquist Street to East Bayshore Road to provide a continuous roadway east of U.S. 101 between Woodside Road and Whipple Avenue interchanges.

Providing funds for a First Time Homebuyer Loan program is consistent with Policy H-2.3: Continue to promote homeownership assistance programs as a means of enhancing neighborhood stability. Support efforts to create options to help residents move from rental housing to affordable ownership housing, and finally to market-rate housing.

The provision of funding for parks is consistent with Policy Program BC-3: Land Dedication and In-Lieu Fees. Continue to implement the land dedication program and in-lieu fees program to assist in the funding and development of new parks. Actively seek alternative funding sources such as State bonds and grants to supplement gaps in financing parkland acquisition and development.

Funding for education and childcare is consistent with Policies Policy BC-10.1: Direct City resources and leverage other public and private resources to support development and/or operation of childcare/early education facilities and services Program BC-24: After-School Homework Assistance. Direct resources to the provision of after-school homework assistance, tutoring, and enrichment on school campuses, at community centers, and at libraries. Policy BC-9.1: Assist preschoolers to become "school ready" by developing a love of reading, learning, and libraries.

(b) The tentative map prepared for the Project will comply with the provisions of Government Section 66473.7, regarding sufficient water supply.

Basis for finding: A Water Supply Assessment (WSA) for the Harbor View Project (Project) has been prepared. The City's 2020 Urban Water Management Plan (UWMP), City-wide demand for potable water is projected to be 10,207 acre-feet per year (afy) in the year 2045, which is below the City's Individual Water Supply Guarantee (ISG) of 12,243 afy. This demand includes the proposed project potable water demand of 26.2-acre feet per year, and anticipated growth in demand projected to occur between 2020 and 2045. As such, the WSA determined that the City has sufficient water to meet all of its expected future water demands, including the demands of the proposed Project, in normal years and in dry years with the implementation of City's Water Shortage Contingency Plan through 2040.

SECTION 3. The City Council hereby approves and adopts the Development Agreement that was presented to the City Council at the November 14, 2022, meeting, filed and made available at the Office of the City Clerk, and attached hereto as Exhibit A. The City Manager is hereby authorized and directed to execute the Development Agreement on behalf of the City of Redwood City, with minor conforming or technical revisions as may be approved by the City Manager in consultation with the City Attorney.

SECTION 4. The City Clerk shall publish this ordinance in accordance with applicable law.

SECTION 5. This ordinance shall be effective thirty (30) days after its adoption, contingent upon the effectiveness of the General Plan Amendment and Zoning Map Amendment.

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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