

RESOLUTION NO. 16003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING REMOVAL OF THE HISTORIC LANDMARK DESIGNATION, DELISTING FROM THE CITY'S HISTORIC INVENTORY, AND CANCELLATION OF THE MILLS ACT CONTRACT FOR 127 FINGER AVENUE

WHEREAS, on September 30, 2020, Anne Park (Applicant and owner) applied for the removal of the site's historic landmark designation on the City's Historic Inventory and cancellation of the Mills Act Contract for a single-family home that sustained fire damage at 127 Finger Avenue (APN: 052-063-080) in Redwood City, California (the Project); and

WHEREAS, on May 13, 2021, the Historic Resources Advisory Committee (HRAC) held a duly noticed public hearing in accordance with all applicable requirements of the State Planning and Zoning Law and the Redwood City Municipal Code to consider the Project; and

WHEREAS, the HRAC originally considered whether the Project met the hardship findings under the Historic Preservation Ordinance as outlined in Municipal Code Section 40.15 such that the Mills Act contract could be cancelled, but regardless of its consideration of these findings the HRAC ultimately found that the Project no longer qualified as a historic landmark and recommended removal of the landmark designation and cancellation of the Mills Act contract; and

WHEREAS, subsequent to the HRAC hearing it was determined that a hardship application was not required and therefore the Project is limited to a request to allow the removal of the site's historic landmark designation and cancellation of the Mills Act contract given that the site no longer qualifies for the City's Historic Inventory nor as a "qualified historic resource" under the Mills Act; and

WHEREAS, on July 20, 2021, the Planning Commission held a duly noticed public hearing in accordance with all applicable requirements of the State Planning and Zoning Law, the Redwood City Municipal Code, and the Zoning Ordinance to consider the Project; and

WHEREAS, the Planning Commission determined, based upon substantial evidence in the record, that the Project site no longer qualifies as a historic landmark and should not be listed in the City's Historic Inventory pursuant to section 40.6 of the City's Historic Preservation Ordinance; and

WHEREAS, the Planning Commission determined, based upon substantial evidence in the record, that the Project site is no longer a “qualified historic property” as defined by the Mills Act and thus the Mills Act contract must be terminated without any penalty fee; and

WHEREAS, on October 29, 2021, a public hearing notice of the City Council hearing was published in the San Mateo Daily Journal, sent to the Property Owner and a notice of the City Council hearing was also mailed to owners and tenants within 300 feet of the project site; and

WHEREAS, on November 8, 2021 the City Council held a duly noticed public hearing in accordance with all applicable requirements of the State Planning and Zoning Law, the Redwood City Municipal Code, and the Zoning Ordinance to consider the Project; and

WHEREAS, the City Council determined, based upon substantial evidence in the record, that the Project site no longer qualifies as a historic landmark and should no longer be listed in the City’s Historic Inventory pursuant to section 40.6 of the City’s Historic Preservation Ordinance; and

WHEREAS, the City Council determined, based upon substantial evidence in the record, that the Project site is no longer a “qualified historic property” as defined by the Mills Act and thus the Mills Act contract must be terminated without any penalty fee.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

Section 1. The City 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 all application materials, including without limitation the architectural historian’s analysis and various structural evaluations, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City’s file for the application, and all adopted City planning documents relating to the Project and the property including the City’s General Plan, Zoning Ordinance, Municipal Code, 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 2. The City Council approves removal of the Project site’s historic landmark designation and delisting of the Project site from the City’s Historic Inventory.

Section 3. The City Council approves cancellation of the Mills Act contract and authorizes the City Manager to take any and all actions necessary to effectuate cancellation of the contract without any penalty fee, including but not limited to preparation, execution, and/or recordation of any documents required to terminate the contract.

Section 4. The City Council finds that the Project is not a "project" under the California Environmental Quality Act (CEQA), and that even if it was construed to be a project, it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment.

Section 5. This resolution is effective upon its adoption.

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Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 8th day of November 2021 by the following votes:

AYES: Aguirre, Espinoza-Garnica, Gee, Hale, Smith and Mayor
Howard

NOES: None

ABSENT: Reddy (due to technical difficulties)

ABSTAINED: None

RECUSED: None



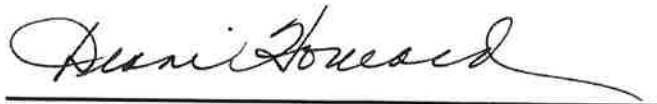
Diane Howard
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 9th day of November 2021.



Diane Howard
Mayor of the City of Redwood City

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