

RESOLUTION NO. 16098

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE GENERAL PLAN LAND USE MAP FOR THE PROPERTIES LOCATED AT 320, 330, 340, 350 AND 410 BLOMQUIST STREET AND 19 SEAPORT BOULEVARD AND 15 AND 30 STEIN AM RHEIN COURT FROM INDUSTRIAL-LIGHT AND INDUSTRIAL PORT RELATED TO COMMERCIAL-OFFICE PROFESSIONAL TECHNOLOGY

WHEREAS, on October 11, 2010, the City Council of the City of Redwood City (“City Council”) adopted the new Redwood City General Plan; and

WHEREAS, Jay Paul Company (“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, 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 seven-story, 100 feet tall (118 feet to top of mechanical screen/tower) office building, and b) two six-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, On July 24, 2017, the City Council initiated the General Plan Amendment process for the Harbor View development project; and

WHEREAS, the General Plan Amendment would modify the land use designation of the Property from Industrial-Light and Industrial-Port Related to Commercial-Office Professional/Technology; and

WHEREAS, on November 1, 2022, the Planning Commission recommended that the City Council approve the General Plan Amendment upon finding, among other things, that the proposal is in the public interest and consistent with the Redwood City General Plan; and

WHEREAS, on November 14, 2022, the City Council held a duly noticed public hearing on the General Plan Amendment and on said date the public hearing was opened, held and closed; 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.

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

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.

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 General Plan Amendment, and all adopted City planning documents relating to the General Plan 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.

3. The City Council finds that the General Plan Amendment is consistent with the goals and policies of the General Plan and will not create conditions that would be detrimental to the public health, safety and general welfare. The large size and location of the site is well suited for campus development and its adjacency to Highway 101, Old Seaport Boulevard, and Blomquist Street make the site suitable for a larger campus development with a greater FAR and taller buildings than would be permitted under the current General Plan. The CP District allows for large-scale and complexes and campuses that involve combinations of traditional office activities, manufacturing and research and development uses.

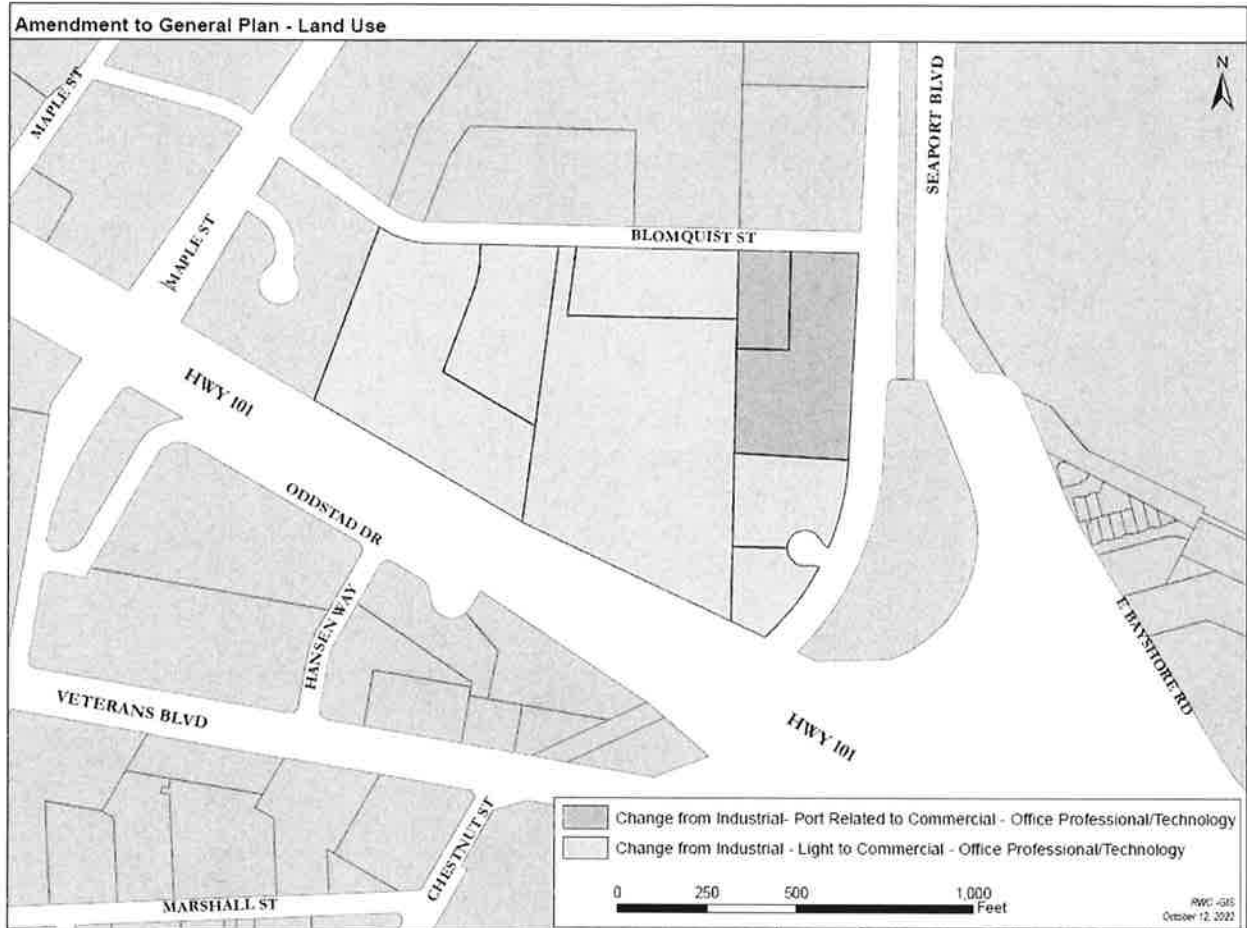
4. The City Council hereby amends the General Plan land use map as provided in Exhibit A, attached hereto and incorporated by reference.

5. This resolution shall be effective thirty (30) days after the date of its adoption.

* * *

Exhibit A to Resolution

General Plan Land Use Changes



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 14th day of November 2022 by the following votes:

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

NOES: Howard, 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 resolution this
17th day of November 2022.



Giselle Hale
Mayor of the City of Redwood City