

## RESOLUTION NO. 16099

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING VESTING TENTATIVE MAP AND ARCHITECTURAL PERMIT FOR THE HARBOR VIEW PROJECT LOCATED AT 320-350 AND 410 BLOMQUIST STREET AND 19 SEAPORT BOULEVARD AND 15 AND 30 STEIN AM RHEIN COURT (APNS 052-392-280, 052-392-370, 052-392-410, 052-392-420, 052-392-460, 052-392-470, 052-392-480, and 052-392-570)**

**WHEREAS**, the Applicant, Jay Paul Company (“Applicant”), submitted an application for a General Plan Amendment (GP 2018-0001), Zoning Map Amendment (ZM 2018-001), Development Agreement, Vesting Tentative Map (TM 2018-008), and Architectural Permit (AP 2018-45) for the Harbor View project (the “Project”) consisting of a 765,150 square foot office complex, 35,000 square foot amenities building and 2,591 parking spaces located at 320-350 and 410 Blomquist Street, 19 Seaport Boulevard and 15 and 30 Stein Am Rhein Court (the “Property”); and

**WHEREAS**, on July 24, 2017, the City Council held a duly noticed meeting and adopted Resolution No. 15612 initiating the General Plan Amendment process for the Harbor View project; and

**WHEREAS**, on January 22, 2018, the City Council held a duly noticed scoping session for the preparation of an Environmental Impact report (EIR) to analyze the Harbor View project; and

**WHEREAS**, an Environmental Impact Report has been prepared in accordance with the requirements of the California Environmental Quality Act (Public Resources Section 2100 et seq. (hereafter, “CEQA”) and the Guidelines for implementation of the California Environmental Quality Act (Title 14, section 15000 et seq. of the California Code of Regulations; hereafter, the “CEQA Guidelines”); and

**WHEREAS**, the Draft EIR for the Project (“DEIR”) was circulated for public review and comment for 52 days beginning on January 16, 2019 and ending on March 8, 2019, and was filed with the State Office of Planning & Research under State Clearinghouse No 2018012016; and

**WHEREAS**, on February 11, 2019, the City Council held a duly noticed public hearing and received comments on the DEIR. The City received written comments during the DEIR public review period; and

**WHEREAS**, the Architectural Advisory Committee (AAC) conducted a study session on May 16, 2019, and public hearings to consider the proposed project on

October 17, 2019, December 5, 2019, June 6, 2020, and May 20, 2021. The AAC considered the development standards and urban design guidelines of the Zoning ordinance, and recommended approval of the Architectural Permit based on the design changes made in response to their comments; and

**WHEREAS**, on November 1, 2022, the Planning Commission considered the staff reports, oral and written, and testimony and materials presented by all those wishing to be heard on this Project at the duly noticed public hearing on this matter; and

**WHEREAS**, on November 1, 2022 at a duly noticed public hearing, the Planning Commission made the required findings for approval of the Vesting Tentative Map and Architectural Permit and recommended approval of the Vesting Tentative Map and Architectural Permit 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”); and

**WHEREAS**, on November 14, 2022, the City Council introduced an Ordinance to approve a Development Agreement between the City and developer for the Property (the “DA Ordinance”).

**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 incorporated herein by this reference as if fully set forth in their entirety.

2. 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 the application materials, including without limitation the EIR, development agreement, tentative map, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials

in the City's file for the applications and the Project, and all adopted City planning documents relating to the Project and the property 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. Architectural Permit.

a. Findings. The City Council makes the following findings:

i. The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance

The buildings are well designed with vertical and horizontal articulation to differentiate the individual units and provide visual interest. The use of a mix of materials avoids monotony in the external appearance. The office buildings and amenities' building are well designed. Building materials include metal panels with color variation, metal sunshades and a stone base. In addition, the glassy areas of the building include high performance vision glass and spandrel glass with aluminum mullions. The glassy lobby includes a highly visible wood soffit-ceiling component that introduces a major element of natural surfaces to further complement the textured approach. Gently curving roof screens and penthouse roof areas are also clad in textured metal panels to carry the overall theme through the design. The parking garage contains multiple exterior materials including horizontal metal fins, painted concrete spandrels with reveals, pre-finishing perforated metal scrim and painted cement panels with reveals. The project was reviewed the AAC, which determined that the building design was architecturally desirable.

ii. The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance

The proposed project meets the maximum 100'-0" height limit and does not exceed the maximum Floor Area Ratio of the CP Zoning District. The office building, amenities building and parking garage are well designed with a consistent architectural style throughout each elevation including well-proportioned to create a balanced and harmonious appearance. The office building and parking garage are compatible with each other and maintain a harmonious appearance. The project was reviewed by the AAC,

which determined that the size and design of the structure was appropriate for the site.

iii. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable

The project site is located adjacent to Highway 101. The buildings style and scale is similar to other nearby buildings as viewed from Highway 101. The buildings' proposed contemporary architectural style with quality exterior materials provides a transition between the industrial uses in the area and the adjacent non-industrial uses to the west.

iv. The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used

The Project does not utilize decorative ornamentation and no second-hand materials are being used. The project is contemporary in style, and does not utilize excessive decorative ornamentation and instead provides high quality exterior materials including: metal panels with color variation, metal sunshades, a stone base, high performance vision glass and spandrel glass with aluminum mullions.

v. The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained

The project site is flat does not contain significant natural features. The Project provides significant landscaping and open space, increasing the quantity and quality of natural features including installing street trees and green infrastructure along frontages and pathways.

vi. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets

The development includes a six-level parking structure along with surface parking at the rear of the site accessed by Blomquist Street and Old Seaport Boulevard and complies with the City's parking requirements for an office use.

vii. The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas,

separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas

The office building, parking structure and surface parking would be screened from the public right-of-way, by a landscaping area adjacent to the sidewalk that includes screening trees. Trees are also planted throughout the parking area and adjacent to Highway 101 which further screen the site. In addition to the landscaping adjacent to Highway 101, the parking structure will include decorative metal rails and a metal scrim to help screen the vehicles from public view. Sufficient landscaping is proposed on-site to separate and screen the buildings with street trees to enhance the streetscape.

viii. In the case of any commercial or industrial structure, the review authority shall consider its proximity to any R District and shall consider the effect of the proposed structure upon the character and value of the adjacent R District area

Directly west of the Project site is the San Mateo County Correctional Center and railroad spur serving Graniterock's operations. To the west of Maple Street—between Redwood Creek and the future extension of Blomquist Street, the Strada residential project was approved at 1548 Maple Street. Additionally, a 240 bed Navigation Center is currently under construction at 1469 Maple Steet. As such, the proposal would not adversely impact the character and value of the adjacent residential district.

The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.

The City's Engineering division has reviewed the Project's landscape features and areas, and bio-swale areas to capture and treat stormwater run-off prior to discharge from the site, and determined that the Project would comply.

b. The City Council hereby approves the Architectural Permit (Zoning Ordinance Section 45.4) subject to the Conditions of Approval attached hereto as Exhibit A, contingent upon the effectiveness of the General Plan Amendment, Zoning Map Amendment and DA Ordinance.

4. Vesting Tentative Map.

a. Findings. The City Council finds that:

i. The map, design, or improvements of the proposed subdivision are consistent with the general or specific plans, the zoning ordinance, or subdivision improvement requirements.

The proposed subdivision and associated improvements are consistent with Redwood City's General Plan, Municipal Code, Zoning Ordinance, and all applicable subdivision improvement requirements as stated in the staff report.

ii. The site is physically suited for the proposed type or density of development.

The project site is flat and located in an urban environment for which all public utilities and services are already established, and the development is consistent with the standards for the proposed General Plan and Zoning District.

iii. The design or proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health problems.

The site consists of eight parcels that previously included the former Malibu Raceway and Golf Course, a gasoline service station, and other building supply and light industrial uses. The Project site is currently vacant, except for a construction office that fronts Blomquist Street. The proposal improves existing conditions redeveloping the site and removing areas of the Project site have been identified to have contaminants of potential concern and will require remediation. The environmental impact report found that the existing conditions were not well suited to provide habitat for substantial numbers of species. The proposed development will improve the site with new pervious area and new native landscaping.

iv. The design or improvements of the proposed subdivision will not conflict with essential public easements for access through, or use of, property within the proposed subdivision, unless acceptable alternate public easements will be provided.

The proposed subdivision and associated improvements will not conflict with essential public easements for access through, or use of,

property within the proposed subdivision. Additionally, the project site does not have any public utilities or associated improvements that would be in conflict with the proposed project.

v. The reasons submitted for the granting of any exceptions applied for comply with requirements for findings described in Section 30.69, and the tentative map is deemed not workable without the granting of such exceptions.

No exceptions to the Subdivision Ordinance are requested.

vi. Such other findings of conflict with written public policy or with the public interest as the City Council may determine.

The proposed project does not conflict with any written public policy or with the public interest.

vii. In addition, the following finding is required by Government Code Section 66473.5: The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan.

The proposed Tentative Map and land use is compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan as described in this staff report. While the state law also references specific plans, there is no specific plan that applies to the project site.

b. The City Council hereby approves the Architectural Permit (Zoning Ordinance Section 45.4) subject to the Conditions of Approval attached hereto as Exhibit A contingent upon the effectiveness of the General Plan Amendment, Zoning Map Amendment and DA Ordinance.

5. This resolution is effective upon the effective date of the General Plan Amendment, Zoning Map Amendment and DA Ordinance. In the event that the General Plan Amendment, Zoning Map Amendment or DA Ordinance do not become effective, neither the Architectural Permit nor the Vesting Tentative Map for this Project shall be deemed approved. In the event that the General Plan Amendment, Zoning Map Amendment or DA Ordinance is challenged, neither the Architectural Permit nor the Conditional Use Permit for this Project shall be deemed approved unless and until the General Plan Amendment, Zoning Map Amendment and DA Ordinance are in full force and effect.

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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 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



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Giselle Hale  
Mayor of the City of Redwood City

Attest:



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Pamela Aguilar, CMC  
City Clerk of Redwood City

I hereby approve the foregoing resolution this  
17<sup>th</sup> day of November 2022.



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Giselle Hale  
Mayor of the City of Redwood City