

RESOLUTION NO. 16151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING AN UPDATED GENERAL PLAN LAND USE MAP FIGURE BE-6, CONSISTENT WITH THE ADOPTED HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Redwood City's (City) regional housing need allocation (RHNA) of 4,588 housing units, comprised of 1,115 very-low-income units, 643 low-income units, 789 moderate-income units, and 2,041 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, the City prepared Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City's RHNA; and

WHEREAS, in order to allow for flexibility in future housing development, to create additional opportunities to address the housing crisis, and to increase opportunities for affordable housing to be constructed benefitting lower-income households, the Housing Element sets a target of just over 150 percent of the required RHNA, or approximately 7,023 housing units, comprised of 1,478 very-low income units, 1,334 low-income units, 1,427 moderate-income units, and 2,783 above moderate-income units; and

WHEREAS, a Draft Environmental Impact Report (DEIR) (SCH: 2022100449) was prepared to evaluate amendments to the Housing, Public Safety, Built Environment, Building Community, and Natural Resources elements of the General Plan as well as to evaluate other Zoning Code updates, and was released on November 23, 2022, for a 45-day public comment period; and

WHEREAS, a public hearing was held at the Planning Commission on December 13, 2022, to receive public comment on the DEIR; and

WHEREAS, following the completion of the public review period, the City reviewed all comments received on the DEIR and prepared a Final Environmental Impact Report (the "FEIR") which incorporates the DEIR by reference, includes all comments received during the public review period and responses to those comments, describes changes to the DEIR that resulted from the comments received, and includes a Mitigation Monitoring and Reporting Program ("MMRP"); and

WHEREAS, on January 19, 2023, the City received a response letter from HCD indicating that the 2023-2031 Housing Element is in substantial compliance with State law; and

WHEREAS, the City published the Final Environmental Impact Report (FEIR) (SCH 2022100449) on January 27, 2023, including the DEIR, public comments, and the City's response to comments; and

WHEREAS, on January 31, 2023, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider the 2023-2031 Housing Element and updates to the Public Safety, Built Environment, Building Community, and Natural Resources Elements (collectively, the "Focused General Plan Update"), reviewed the Focused General Plan Update and all pertinent maps, documents and exhibits, including HCD's findings, the City's responses to HCD's findings, the Final EIR, the staff report and all attachments, and oral and written public comments, and unanimously recommended to the City Council certification of the EIR and adoption of the Focused General Plan Update; and

WHEREAS, on February 13, 2023, the City Council held a duly noticed public hearing as required by state law and Redwood City Municipal Code section 18.62, to consider the Focused General Plan Update; reviewed the Focused General Plan Update and all pertinent maps, documents and exhibits, including HCD's findings, the City's responses to HCD's findings, the Final EIR, the staff report and all attachments, and oral and written public comments; and unanimously voted to certify of the EIR and adopt the Focused General Plan Update; and

WHEREAS, on February 13, 2023, the City Council adopted the Findings and Statements required by CEQA set forth in Resolution 16024, including a Statement of Overriding Considerations, and adopted the Mitigation Monitoring and Reporting program as set forth in the Final EIR; and

WHEREAS, on February 13, 2023, the City Council certified the Final EIR, which is on file in the office of the City Clerk of the City of Redwood City and incorporated by this reference, based on its independent judgment and analysis and on the Findings and Statements required by CEQA set forth in Resolution No.16024; and

WHEREAS, on March 27, 2023, the City received a response letter from HCD indicating that the 2023-2031 Housing Element is in compliance with State law; and

WHEREAS, to effectuate and implement the Housing Element, the Planning Commission recommended the following amendments to the General Plan Land Use Map Figure BE-6 as shown on **Exhibit A** (collectively, the "General Plan Map Amendments") to accomplish the following:

- Update the General Plan Land Use Map Figure BE-6 in the Built Environment Element to correct non-substantive formatting and rendering errors, including parcel land use designations that are obscured by water and park layers, incorrect land use designations for parcels where there is a split land use designation, and inconsistency with the City's land use map template.

- Update the land use designation on the General Plan Land Use Map Figure BE-6 for the following six parcels that had been intended to be proposed for redesignation with the adoption of the Housing Element on February 13, 2023, but which updates were unintentionally left off the Land Use Map as more particularly shown in Figure BE-6, on the Built Environment Element attached hereto as **Exhibit B**:

APN (San Mateo County Assessors, March 2023)	SITE'S ADDRESS (San Mateo County Assessors, March 2023)	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
054-063-180	702, 712, and 752 CHESTNUT ST, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Transitional	IR	MUT
059-163-090	2650 EL CAMINO REAL, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Corridor	CG-R & R-4-T	MUC-ECR
059-082-070	1614 OXFORD ST, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Neighborhood	R-3	MUN
059-062-170	1657 OXFORD ST, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Neighborhood	CG-R	MUN
052-193-080	2900 BROADWAY, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Neighborhood	PO	MUN
059-092-270	507 WOODSIDE RD, REDWOOD CITY, CA.	High Density Residential	Mixed-Use Neighborhood	CG-R	MUN

WHEREAS, the City Council adopted certain map and text amendments to the Built Environment Element in 2017, 2020 and 2022 that were inadvertently not included in the text of the Built Environment Element which was revised as part of the focused General Plan Update and **Exhibit B** now reflects and includes the previously adopted 2017, 2020 and 2022 amendments; and

WHEREAS, City staff have identified amendments to correct minor errors to the adopted General Plan Land Use Map Figure BE-6 and to redesignate the parcels identified in the table above as originally intended to be proposed with adoption of the Housing Element on February 13, 2023, for consistency with the Focused General Plan Update; and

WHEREAS, the scope of the General Plan Map Amendments was analyzed in and contemplated by the EIR for the Focused General Plan Update and are consistent with the adopted Housing and Built Environment Elements of the General Plan, and no further environmental review is required by CEQA Guidelines sections 15162 or 15163; and

WHEREAS, on May 26, 2023, a public notice of the Planning Commission's consideration of these General Plan Map Amendments was circulated in the San Mateo Daily Journal; and

WHEREAS, on June 6, 2023, the Planning Commission held a duly noticed public hearing to take public testimony and consider the General Plan Map Amendments proposed by staff; and

WHEREAS, after the public hearing, the Planning Commission voted unanimously, with one member abstaining, to adopt a resolution recommending that the City Council adopt the General Plan Map Amendments shown in **Exhibit A**; and

WHEREAS, the City Council is empowered by Redwood City Municipal Code

Chapter 18, Article XI, Section 18.60 to amend the General Plan upon an affirmative vote of four members of the City Council; and

WHEREAS, on June 16, 2023, a public notice of the General Plan Map Amendments was circulated in the San Mateo Daily Journal; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing as required by State Law and Redwood City Municipal Code section 18.67, to review and consider the General Plan Map Amendments; and

WHEREAS, after the public hearing, the City Council has considered the whole of the record for the project, including all relevant testimony, and determined that it desires to adopt the Zoning Code and Zoning Map Amendments shown in **Exhibit A**.

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

Section 1. Recitals. 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. Findings. The City Council finds as follows:

A. The General Plan Map Amendments are consistent with the Focused General Plan Update and with the stated vision of the General Plan to “provide an enlightened strategy for future development...that values our history, unique character, and future potential” and “enhance the quality of life for current and future generations.”

B. The General Plan Map Amendments will contribute to the public health, safety, and general welfare and will be of benefit to the public by facilitating development, maintenance, and improvement of adequate and affordable housing for new and existing residents.

Section 3. Compliance with CEQA. The proposed General Plan Map Amendments are recommended to provide consistency with the Focused General Plan Update and have already been reviewed pursuant to the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). A Program EIR was prepared for the Focused General Plan Update, which analyzed the proposed General Plan Map Amendments. The Final EIR, incorporated herein by reference, was certified (SCH# 2022100449) and includes a statement of overriding considerations and a Mitigation Monitoring and Reporting Program which remain applicable.

Section 4. Compliance with State law. The proposed General Plan Map Amendments comply with state law governing the preparation, adoption, and amendment of general plans in Government Code sections 65350 et seq.

Section 5. Adoption. The City Council of the City of Redwood City hereby adopts the General Plan Map Amendments as shown in Figure BE-6 of **Exhibit B** attached hereto.

Section 6. Effective Date. This resolution shall go into effect immediately upon 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 26th day of June 2023 by the following votes:

AYES: Aguirre, Howard, Martinez Saballos, Sturken, Vice Mayor
Espinoza-Garnica, and Mayor Gee
NOES: None
ABSENT: None
ABSTAINED: None
RECUSED: Eakin



Jeff Gee
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing resolution this
29th day June 2023.



Jeff Gee
Mayor of the City of Redwood City