

RESOLUTION NO. 16153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE REDWOOD CITY DOWNTOWN PRECISE PLAN PLAN-WIDE AMENDMENTS (SCH NO. 2021090249); AND ADOPTING CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION, MONITORING, AND REPORTING PROGRAM

WHEREAS, in 2011, the City adopted the Downtown Precise Plan (DTPP) to establish new land use and development regulations that would produce a unique and robust Downtown within the context of a rich, historic and valued built environment, and concurrently with adoption of the DTPP certified the Final Environmental Impact Report for the DTPP ("DTPP Final EIR"; SCH No. 2006052027); and

WHEREAS, in 2020, the City of Redwood City implemented a one-time process to evaluate multiple pending General Plan Amendment initiation requests (Gatekeeper); and

WHEREAS, on January 13, 2020, the City Council adopted an updated Strategic Plan that prioritized, among other things, goals related to housing, transportation, and children and youth, and

WHEREAS, the City of Redwood City received nine Gatekeeper project submissions requesting City Council consideration of a General Plan Amendment; and

WHEREAS, on August 10, 2020, and September 21, 2020, the City Council evaluated the proposed Gatekeeper projects and their consistency with the adopted Strategic Plan; and

WHEREAS, on October 12, 2020, the City Council initiated General Plan amendment proceedings for six projects and on May 24, 2021 initiated General Plan proceedings for two additional projects for a total of 8 Gatekeeper projects where six of the projects are also located within the DTPP and also require a DTPP Amendment; and

WHEREAS, a General Plan and DTPP Amendments are required to add 80,000 sq. ft. to the maximum office development capacity (reserved for small office projects of 20,000 new sq. ft. or less) and revise certain DTPP development standards, guidelines and policies, including conditionally permitted land uses; streets and circulation; building placement; minimum building height and massing; parking ratios; historic resources; and open space (collectively "DTPP Plan-Wide Amendments"); and

WHEREAS, the DTPP Plan-Wide Amendments include, but are not limited to, the following:

- Revise certain DTPP development standards, guidelines and policies, including those regarding permitted or conditionally permitted land uses; streets and circulation; building placement; minimum building height and massing; parking; historical resources; and open space.
- Making policy changes in advance of consideration by the City of six Gatekeeper development projects to ensure these projects conform to the City's vision for the development of the Downtown.
- Process changes where City Council approval would be required for any Large Project requesting a General Plan Amendment and that such projects would also negotiate Development Agreements.
- Evaluate a potential future northward extension of the DTPP between El Camino Real and the Caltrain tracks.
- Adding 80,000 sq. ft. to the maximum office development capacity (reserved for small office projects of 20,000 new sq. ft. or less).
- Evaluate the potential for total new office development up to 1,167,100 sq. ft. and 830 new residential units in the DTPP area.
- The project also includes DTPP Amendments based on the following direction:
 - Corrections and updates to address any factual inconsistencies.
 - Amendments required to facilitate the study of the proposed Gatekeeper projects within the DTPP (including increased office and residential development capacity).
 - Amendments to the approval process to ensure City Council discretion when considering proposed projects.
 - Revisions to the DTPP to "clean up" and improve the use and efficiency of the DTPP; and

WHEREAS, the City determined that the DTPP Plan-Wide Amendments would be subject to CEQA (Public Resources Code section 21000 et seq.), and the CEQA Guidelines (Title 14, sections 15000 et seq. of the California Code of Regulations); and

WHEREAS, pursuant to CEQA Guidelines section 15162, a Subsequent Environmental Impact Report (SEIR) is required if the City determines that there have been substantial changes to the project and/or the circumstances under which the project

is undertaken, or substantial new information has arisen, and that one or more of the foregoing will result in new or substantially more severe impacts and that thus major revisions to the prior environmental impact report and/or new mitigation measures or alternatives are now feasible; and

WHEREAS, the City determined that the DTPP Plan-Wide Amendments would require the preparation of an SEIR to substantially revise the DTPP Final EIR because of the reasonable potential that the DTPP Plan-Wide Amendments would result in new or substantially more severe significant environmental effects than those identified in the certified DTPP Final EIR; and

WHEREAS, pursuant to CEQA section 21092, the City issued a Notice of Preparation (NOP) for the SEIR to solicit input on the environmental analysis of the Project and submitted the NOP to the Office of Planning and Research State Clearinghouse and interested agencies and persons on September 14, 2021 for a 31-day review period; and

WHEREAS, on September 21, 2021, the Planning Commission held an EIR scoping session for the DTPP Plan-Wide Amendments to provide information, the potential environmental impacts and the CEQA review process, and the schedule for DTPP Plan-Wide Amendments implementation, and to allow members of the public and other interested parties to comment on environmental issues early in the process; and

WHEREAS, on August 16, 2022, the Planning Commission conducted a study session to review and provide comments on the DTPP Plan-Wide Amendments and supported recommendations to study Research & Development, Laboratory (R&D, Lab) as a new use in the DTPP, revise required vehicular parking and bicycle ratios, and rooftop structures that support a recreational use; and

WHEREAS, the City prepared a Draft Subsequent Environmental Impact Report (DSEIR; SCH 2021090249) for the DTPP Plan-Wide Amendments and circulated it for public comment for 45 days from November 14, 2022 to December 29, 2022, and copies of the DSEIR were made available on the City's website and in hard copy for review by the public and responsible and trustee agencies, and all were invited to submit comments on the DSEIR to the City's Community Development and Transportation Department; and

WHEREAS, on December 6, 2022, the Planning Commission held a public hearing to receive additional verbal and written comments on the DSEIR; and

WHEREAS, following the completion of the public review period, the City reviewed all comments received on the DSEIR and prepared a Final Subsequent Environmental Impact Report (FSEIR) which incorporates the DSEIR by reference, includes all comments received during the public review period and responses to those comments, and also describes changes to the DSEIR that resulted from the comments received; and

WHEREAS, on May 8, 2023, the City Council held a study session to review and provide comments on the draft DTPP Plan-Wide Amendments and supported recommendations to conditionally permit R&D Lab in the DTPP, limit R&D Lab to Biosafety Level (BSL) 1 and 2, and include new DTPP Standards for R&D Lab uses; and

WHEREAS, all persons who commented on the DSEIR were notified of the availability of the FSEIR on May 12, 2023 which is at least 10 days before the City Council held a public hearing to consider the DTPP Plan-Wide Amendments; and

WHEREAS, CEQA section 21081.6 requires the City to adopt a Mitigation, Monitoring, and Reporting Program (MMRP) because mitigation is required and the MMRP for the Project has been made available to the public with the FSEIR; and

WHEREAS, CEQA Guidelines section 15093 requires the City to adopt a Statement of Overriding Considerations (SOC) before approving a project that will result in the occurrence of significant and unavoidable effects which are identified in the FSEIR, and the City has evaluated the economic, legal, social, technological, and other benefits of the Project and prepared the SOC included in the "Findings and Statements Required by CEQA" attached hereto as Exhibit A; and

WHEREAS, on June 6, 2022, the Planning Commission held a duly noticed public hearing as required by state law, Redwood City Zoning Code section 52.5, and Redwood City Municipal Code section 18.62 to review and forward a recommendation to the City Council on the proposed DTPP Plan-Wide Amendments (using an updated land use table) and the FSEIR and voted unanimously in favor of the same; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing as required by state law, Redwood City Zoning Code Article 52.5, and Redwood City Municipal Code section 18.67 to consider approval of the Project, certification of the SEIR and adoption of CEQA Findings of Fact, and adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.

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 administrative record, including but not limited to the staff reports; the FSEIR (including all appendices); the Findings and Statements Required by CEQA attached hereto as Exhibit A and incorporated herein; and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the DTPP Plan-Wide Amendments; and all adopted City planning documents relating to the DTPP Plan-Wide Amendments including the City's General Plan, Municipal Code, Zoning Ordinance, and other applicable City laws and regulations (collectively, the "Record"); finds that this Record serves as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution and is hereby incorporated by reference.

Section 2. The City Council makes and adopts, based on its independent judgment and analysis, the Findings and Statements Required by CEQA set forth in Exhibit A, including the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (Exhibit B).

Section 3. The City Council finds, based on its independent judgment and analysis, the following:

a. The City of Redwood City is the lead agency under CEQA for preparing the FSEIR, and is the entity with final decision-making authority with regard to approval of the Project.

b. The FSEIR has been completed in compliance with CEQA Statutes and Guidelines and applicable provisions of the Redwood City Municipal Code.

c. The FSEIR has been reviewed and considered by the Planning Commission prior to the Council's rendering of any decision regarding approval of the Project.

d. The FSEIR reflects the City's independent judgment and has been found by the City to be adequate to support the City's approval of the Project.

e. The information added in the FSEIR does not constitute new significant information requiring recirculation.

f. Based on the City's review of the FSEIR, it has been determined that the Project may have significant and unavoidable effects on the environment, but the benefits of implementation of the Project outweigh those impacts as described in the Findings and Statements Required by CEQA and Statement of Overriding Considerations described in section (h) below.

g. Pursuant to Section 15091 of the CEQA Guidelines, the City's actions with respect to the Project are based upon the Findings and Statements Required by CEQA and Statement of Overriding Considerations attached hereto as Exhibit A and incorporated herein by reference, which findings are supported by substantial evidence in the record.

h. Specific economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects identified in the FSEIR.

i. Pursuant to Section 15091 of the CEQA Guidelines, any subsequent actions or approvals to implement the project shall be based upon and subject to the findings, conclusions, mitigation measures and statements set forth in the FSEIR (including the MMRP) and the Findings and Statements Required by the California Environmental Quality Act and Statement of Overriding Considerations attached hereto as Exhibit A.

Section 4. The City Council hereby certifies the FSEIR, which is on file in the Office of the City Clerk of the City of Redwood City, and incorporated by this reference, based on the Findings and Statements Required by CEQA attached hereto as Exhibit A, including the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program attached hereto as Exhibit B, as well as the above findings.

Section 5. 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, Eakin, Howard, Martinez Saballos, Sturken, and
Vice Mayor Espinoza-Garnica

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: Gee



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