

RESOLUTION NO. 16155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING AMENDMENTS TO THE DOWNTOWN PRECISE PLAN

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 Downtown Precise Plan (DTPP) and also require a DTPP Amendment; and

WHEREAS, 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 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 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 roof-top structures that support a recreational use; and

WHEREAS, the City prepared a Draft Subsequent Environmental Impact Report prepared for the DTPP Plan-Wide Amendments (DSEIR; SCH 2021090249) and circulated it for public comment for 45 days from November 14, 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 public 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 held a public hearing to consider the DTPP Plan-Wide Amendments; and

WHEREAS, on June 6, 2023, 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 DTPP Plan-Wide Amendments and the FSEIR; and

WHEREAS, after the public hearing, the Planning Commission considered the whole of the record for the Project, including the FSEIR and all relevant evidence and testimony, and determined that the DTPP Plan-Wide Amendments identified in the FSEIR meets the objectives of the Project; and

WHEREAS, the Planning Commission has determined that DTPP Plan-Wide Amendments is consistent with and would further the purpose of and appropriately implement the General Plan and DTPP goals and development standards (as amended) and applicable provisions of the Redwood City Municipal Code and Zoning Ordinance and recommended that the City Council approve the DTPP Plan-Wide Amendments (using an updated land use table); and

WHEREAS, the City Council is empowered by Redwood City Municipal Code Chapter 18, Article XI, section 18.60 to amend the General Plan; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing as required by state law, Redwood City Zoning Ordinance section 52.5, and Redwood City Municipal Code section 18.67, to review and consider the Project and the associated environmental review; and

WHEREAS, after the public hearing, the City Council has considered the whole of the record for the Project, including the FSEIR and all relevant evidence and testimony, and determined that the DTPP Plan-Wide Amendments meet the objectives of the project and appropriately implement the General Plan and DTPP goals and development standards (as amended) and applicable provisions of the Redwood City Municipal Code and Zoning Ordinance.

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

Section 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.

Section 2. Based on the facts in the staff report, written and oral testimony, and all information presented in the entire record, the City Council, in the exercise of its independent judgment, finds:

- a. The DTPP Plan-Wide Amendments are consistent with the goals and policies of the General Plan (as amended) including but not limited to the General plan goals and policies listed in the Staff Report prepared for the Project: BE-18.2, BE-18.5, BE-18.7, BE-18.8, BE-23.7, BE-25, BE-26, BE-29, and BE-31. The DTPP

Plan-Wide Amendments appropriately implement the General Plan's vision for the land use designations in the Mixed Use – Downtown.

b. The DTPP Plan-Wide Amendments will not create conditions that would be detrimental to the public health, safety, or general welfare and would instead enhance the DTPP area by promoting planned, transit-oriented development, including office and residential development, consistent with General Plan goals and policies. The DTPP Plan-Wide Amendments will also 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. The DTPP Plan-Wide Amendments would make policy changes in advance of consideration by the City of the six Gatekeeper development projects to ensure these projects conform to the City's vision for the development of the Downtown and that would be in the public interest.

c. Through the certification of the FSEIR and its associated Mitigation, Monitoring, and Reporting Program, nearly all identified impacts associated with the DTPP Plan-Wide Amendments would be mitigated to less than significant levels except for those certain significant and unavoidable impacts for which a Statement of Overriding Considerations has been adopted. The Local Transportation Analysis (LTA) performed as part of the project identified that the street and circulation changes in the DTPP Plan-Wide Amendments would not have any substantial effects on intersection operations.

Section 3. The City Council of the City of Redwood City approve and adopt the DTPP Plan-Wide Amendments as provided in Exhibit A, attached hereto and are incorporated herein by reference, to add text shown in underline (example) and delete text shown in strikeout (~~example~~). Wording in brackets ([example]) is informational only and is not to be included in the published DTPP.

Section 4. This resolution shall go into effect 30 days after adoption.

* * *

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