

RESOLUTION NO. 16157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE GENERAL PLAN LAND USE MAP DESIGNATING PROPERTY LOCATED AT 505 EAST BAYSHORE ROAD FROM COMMERCIAL REGIONAL TO MIXED-USE WATERFRONT NEIGHBORHOOD

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, Regis Homes Bay Area, LLC ("Developer") is in contract to purchase the real property located at 505 East Bayshore Road (APN 052-520-010), Redwood City, CA (the "Property"); and

WHEREAS, Developer submitted an application for a General Plan Amendment (2019-0001), Zoning Map Amendment (ZM2019-003), Vesting Tentative Map (TM2019-003), Condominium Permit (CP2019- 004), Architectural Permit (AP2019-045), State Density Bonus Law Request, and Affordable Housing Plan for the 505 East Bayshore Townhouse Project consisting of 56 ownership townhomes, including 8 townhomes (15%) to be sold at Moderate Below Market levels(collectively "Project"), at 505 East Bayshore Road ("Property"); and

WHEREAS, On October 12, 2020, the City Council held a duly noticed meeting and adopted Resolution No. 15893 initiating proceedings on the General Plan Amendment process for the Project; and

WHEREAS, the proposed General Plan Amendment modifies the land use designation of the Property from Commercial-Regional (RC) to Mixed Use-Waterfront Neighborhood (MU-WF); and

WHEREAS, on May 16, 2023, the Planning Commission held a duly noticed public hearing and 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 goals and policies of the Redwood City General Plan; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing to consider the Project, including the proposed 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 June 26, 2023, the City Council adopted a resolution certifying the Final Environmental Impact Report for the Project, making Findings of Fact, 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.

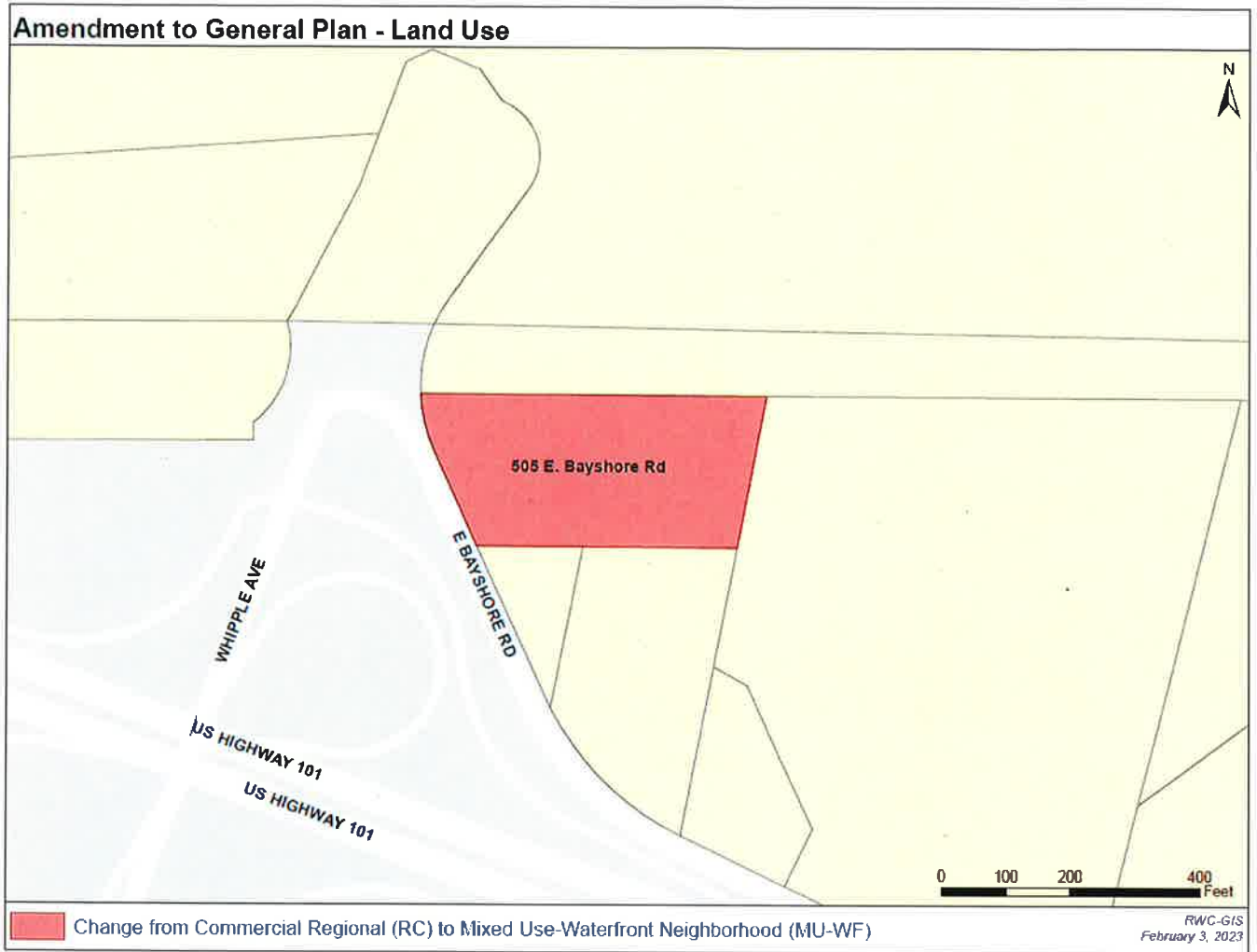
3. The City Council finds that the General Plan Amendment is consistent with the goals and policies of the General Plan and will not create conditions that would be detrimental to the public health, safety and general welfare. The parcel is not visible from Highway 101 and does not have ideal visibility for a commercial uses. Furthermore, the surrounding neighborhood was incorporated into a new Mixed-Use Waterfront designation, including the adjoining site at 557 E. Bayshore which was recently received approval for 448 residential units. The Waterfront Neighborhood category is intended to encourage new high-density residential development (up to 40 DU/Acre) with an emphasis on connection to the bay frontage. The 505 E Bayshore site is a logical extension of the designated Waterfront Neighborhood along the bay front.

4. The City Council hereby amends the General Plan land use map to designate that real property located at 505 East Bayshore Road (Assessor Parcel Number 052-520-010) from Commercial Regional to Mixed Use - Waterfront Neighborhood as shown on Exhibit A, attached hereto, and incorporated herein by reference.

5. This resolution shall be effective thirty (30) days after adoption of the Ordinance Approving the proposed Zoning Map Amendment, contingent upon the effectiveness of the proposed Zoning Code Amendment.

* * *

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 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