

RESOLUTION NO. 16158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING A VESTING TENTATIVE MAP; A CONDOMINIUM PERMIT; AN ARCHITECTURAL PERMIT; STATE DENSITY BONUS LAW REQUEST, AN AFFORDABLE HOUSING PLAN; AND FEE NEXUS ANALYSIS FOR THE PROJECT LOCATED AT 505 EAST BAYSHORE ROAD (APN 052-520-010)

WHEREAS, the Applicant, Regis Homes Bay Area, LLC (“Applicant”), 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 the General Plan Amendment process for the Project; and

WHEREAS, on September 16, 2021, a duly noticed scoping meeting was held for the preparation of an Environmental Impact report (“EIR”) to analyze the Project; and

WHEREAS, an EIR 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”). A separate resolution addresses certification of the EIR, and CEQA findings; and

WHEREAS, the Draft EIR for the Project (“DEIR”) was circulated for public review and comment for 45 days beginning on September 21, 2022, and ended on November 7, 2022, and was filed with the State Office of Planning & Research under State Clearinghouse No 2021080447; and

WHEREAS, on October 4, 2022, the Planning Commission 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 December 2, 2021, and public hearings to consider the proposed project on April 21, 2022, and June 2, 2022. 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, the City Council is empowered by Redwood City Municipal Code Chapter 18, Article XI, section 18.60 to amend the General Plan upon recommendation by the Planning Commission; and

WHEREAS, the Planning Commission is empowered by the City of Redwood City Zoning Ordinance, the Redwood City Code, and the Subdivision Map Act to consider the Project; and

WHEREAS, the City Council is empowered the City of Redwood City Zoning Ordinance, the Redwood City Code; and the Subdivision Map Act to consider the Project, upon recommendation by the Planning Commission; and

WHEREAS, on May 16, 2023, the Planning Commission conducted a duly noticed public hearing, in accordance with all applicable requirements of the State Planning and Zoning Law, the Redwood City General Plan, Redwood City Code, the Redwood City Zoning Ordinance, and State Density Bonus Law to consider recommending approval of the Project, and received and considered oral and written reports and application materials; and

WHEREAS, the Planning Commission adopted a Resolution recommending that the City Council certify the Final EIR for the Project, and adopt CEQA findings, a Mitigation Monitoring and Reporting Plan, in accordance with the requirements of CEQA; and

WHEREAS, the Planning Commission has determined that the proposed Project is consistent with General Plan goals, the Zoning Ordinance, and other applicable provisions of the Redwood City Municipal Code and Subdivision Map Act and adopted a Resolution recommending that the City Council approve the General Plan Amendment, the Zoning Map Amendment, and the Project; and

WHEREAS, the Project qualifies for and has requested a 10% density bonus, reduced parking ratios, one concession and unlimited development standard waivers, under State Density Bonus Law, as it provides 15% of the base units at the moderate-income level for homeownership; and

WHEREAS, the Project requested a concession for the buildings along the northern property line that requires a 20-foot between buildings; and

WHEREAS, the Project requested four waivers per the State Density Bonus law, two of which are for development standards subsequently determined not to apply to the Project, the other two are to provide a 14-foot wide path along the northern boundary of the property instead of a 18-foot wide path and for the required 45 foot minimum and 55 foot average setback from waterways; and

WHEREAS, the Project also requested to reduce the parking ratio for the project per State Density Bonus law and the City's Density Bonus Ordinance (Section 32.19) to provide 119 parking space rather than 126 as required by the Parking Ordinance; and

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing on the Project, 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 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, vesting 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 have articulated elevations, varied roof heights, and a mix of materials to break-up the massing, height, and scale. The buildings are well designed with vertical and horizontal articulation to differentiate the individual units and provide visual interest. The proposed exterior materials are high quality and permanent materials, and the building contains numerous and well-proportioned windows, openings, and glazing. The massing would utilize material transitions, recesses, and bump outs for architectural interest and to break up the massing. The building's features and design elements are also consistent throughout each elevation. 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 40' height limit. The buildings are well designed with a consistent architectural style throughout each building. 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 buildings style and scale are similar to other nearby buildings as viewed from Highway 101. The building's 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: stucco with metal reveals, lap siding, decorative metal awnings, stone veneer, fiber cement vertical siding.

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 and 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 garage for each unit and surface parking that is adequately accessed off E. Bayshore Road.

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 garages along the northern edge of the property and surface parking along the main entry drive would be screened from the public right-of-way, by a landscaping area adjacent to the sidewalk that includes screening trees. The garages for the other five buildings are located on individual drive aisles that are not visible from the public right-of-way.

b. The City Council approves the Architectural Permit (Zoning Ordinance Section 45.4), including the density bonus, concession, two development standard waivers, and parking ratio reduction requested under the State Density Bonus Law (Zoning Ordinance Section 32.19), subject to the Conditions of Approval attached hereto as **Exhibit A**.

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 is currently developed with several corrugated metal warehouse buildings and outdoor storage facilities associated with an existing industrial facility. The remainder of the site is an undeveloped vacant lot. The proposal improves the existing conditions redeveloping the site and the environmental impact report found that the existing conditions were not well suited to provide habitat for substantial numbers of species.

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 conflict with written public policy or with the public interest as the Planning Commission 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 Vesting 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 approves the Vesting Tentative Map subject to the Conditions of Approval attached hereto as **Exhibit C**.

5. Affordable Housing Findings

The City Council is able make the required findings for approval of an Affordable Housing Plan (Zoning Ordinance Section 29.7(C)). Specifically, the City Council finds that:

a. The proposed affordable units comply with the applicable standards in Article 29, including, without limitation, the requirement that the affordable units be made available for concurrent occupancy per Section 29.6B.

The proposed affordable units would comply with the required standards including providing a comparable quality of construction to onsite market rate units, making the units available for occupancy at the same time as market-rate units, and ensuring the continued affordability of the units. The affordable units would provide compatible exterior and interior finishes, and amenities as market rate

units. This includes the same access to common open space, parking and other onsite facilities. The number of bedrooms and distribution of units within the development would also be comparable to the market-rate units. The affordable units would be available to qualifying moderate households and remain affordable units for a duration of at least 30 years.

The proposed affordable units mitigate the projects impact on the need for affordable housing by providing eight (8) for-sale units that equates to fifteen percent (15%) of the base 51 units as affordable onsite at the moderate affordability level (buyers making up to 120% of Area Median Income (AMI)). Sale of the BMR units will comply with Section 29 of the Redwood City Zoning Code.

Sale Prices will be defined by Section 50052.5 of the California Health and Safety Code and California Code of Regulations Title 25, Sections 6910-6924. The proposed eight (8) BMR homes will be distributed throughout the respective buildings and allocated across all unit types, as shown on the attached site plan. The proposed distribution of BMR units by unit/bedroom type is shown in the table below.

Subtotal	Unit Type	# Units	%	#BMR's	%
3 BR+Den, 2+2 Half BA	A	12	21%	1	12.5%
2 BR, 2.5 BA	B	12	21%	2	25%
3 BR, 3 BA	C	12	21%	2	25%
3 BR + Den, 2+2 Half BA	D	6	11%	1	12.5%
4 BR, 3.5 BA	E	14	25%	2	25%
		56		8	

In addition to the 15% affordable homes provided on site, the applicant will pay one percent (1%) of the building valuation toward the closing costs, pre-paid homeowners' association dues and/or property taxes of the initial purchasers of the eight (8) units. The building valuation shall be the same valuation that is used for determining building permit fees. The developer shall provide proof that this contribution has been deposited into an escrow account prior to issuance of the first building permit for the project. This amount would be distributed equally as a credit at close of escrow of the eight (8) units.

b. The City Council approves the Affordable Housing Plan subject to the Conditions of Approval attached hereto as **Exhibit A**.

6. Condominium Permit (CP2019-003):

Pursuant to Municipal Code Chapter 30 (Subdivisions), Article XI (Condominiums) the project requires approval of a Condominium Permit.

a. Findings. Section 30.130 states: "While condominium and community apartment projects present benefits in the nature of increased amenities, opportunities for dwelling ownership and leisure time, the special nature of such projects creates conditions that may result in neglect, deterioration and lack of maintenance, causing a negative impact upon the public health, safety, welfare and economic prosperity of the City and its citizens. Because of the unique nature of the problems created by condominium and community apartment projects, it is the express intent of the City to treat such projects differently from other types of multiple-family dwellings and to establish rules and standards therefore, regulating the construction of, and conversion to, condominium projects and community apartment projects in the City." The Project as proposed complies with the requirements of Article XI of the Subdivision Ordinance as the project proposes meter and control valves, noise and energy insulation as required and the project is consistent with the zoning and general plan designation for the site.

b. The City Council approves the Condominium Permit subject to the Conditions of Approval attached hereto as **Exhibit A**.

7. Nexus Analysis for 505 E. Bayshore Project Fair Share Fees

a. The City Council finds that the 101/84 fair share fee:

(i) The purpose of the fee is to fund the 101/84 Interchange.

(ii) The fee will only be used to fund the City's costs to construct the 101/84 Interchange. Thus, the Capital Improvement Plan for the fee is to fund the 101/84 Interchange.

(iii) There is a reasonable relationship between the fee's use and the 505 E. Bayshore Project because the fee is only calculated to address the Project's share of the 101/84 Interchange's costs.

(iv) There is a reasonable relationship between the need for the 101/84 Interchange and the 505 E. Bayshore Project because the 101/84 Interchange will serve the occupants of the Project and the fee is limited to the Project's fair share of the costs of construction.

b. The City Council finds the Water Tank fair share fee:

(i) The purpose of the fee is to fund the Water Tank .

(ii) The fee will only be used to fund the City's costs to construct the Water Tank. Thus, the Capital Improvement Plan for the fee is to fund the Water Tank.

(iii) There is a reasonable relationship between the fee's use and the 505 E. Bayshore Project because the fee is only calculated to address the Project's share of the Water Tank's construction costs.

(iv) There is a reasonable relationship between the need for the Water Tank and the 505 E. Bayshore Project because the Water Tank will serve the occupants of the Project and the fee is limited to the Project's fair share of the costs of construction.

8. This resolution is effective upon the effective date of the General Plan Amendment and Zoning Map Amendment. In the event that the General Plan Amendment or Zoning Map Amendment do not become effective, none of the other approvals for this Project shall be deemed approved. In the event that the General Plan Amendment or Zoning Map Amendment is challenged, none of approvals authorized under this this Resolution shall be deemed approved unless and until the General Plan Amendment and Zoning Map Amendment are in full force and effect.

* * *

EXHIBIT A



CITY OF REDWOOD CITY CONDITIONS OF APPROVAL

505 E. Bayshore Road
General Plan Amendment (GP2019-001)
Zone Modification (ZM2019-003)
Vesting Tentative Map (TM2019-003)
Architectural Permit (AP2019-045)
Condominium Permit (2019-004)
Affordable Housing Plan
505 E. Bayshore Fee Nexus Analysis

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to this project. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The SDRs are not intended as a comprehensive list. The COAs and SDRs are grouped under specific headings that relate to the subject matter and the responsible division is described in brackets, i.e. [PLANNING].

The applicant is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

Project Conformance

1. **Substantial Conformity** - All improvements shall substantially conform to the project plans prepared by DAHLIN Architects, BKF Engineers and The Guzzardo Partnership dated January 9, 2023, and related information submitted by the Applicant, on file with the Community Development Department. [COA][PLANNING]
2. **Approval Letter & Conditions in Building Permit Plans** - This Notice of Official Action, with the accompanying conditions of approval, shall be printed on the first page of the building permit plans. [COA][PLANNING]

3. **Exterior Colors and Materials** – The applicant shall provide a mockup of the proposed materials and colors for Planning review and approval prior to final foundation inspection for the project. [COA][PLANNING]
4. **Mitigation Measures** - Applicant shall comply with and implement all mitigation measures identified in the Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP). Measures shall be completed in accordance with the approved MMRP. The applicant shall provide written documentation of compliance with all required mitigation measures prior to issuance of final certificate of occupancy. [COA][PLANNING]

Fees & Fair Share Contributions

The following fees and fair share contributions must be paid in full prior to issuance of the building permit unless otherwise described below, or the applicant elects to defer payment to certificate of occupancy in accordance with Government Code Section 66007 and complies with all requirements of that section.

5. **Transportation Impact Fee** - Pay a Traffic Impact Fee for the net new trips resulting from the proposed project, at \$9,388.50. [SDR] [ENGINEERING]
6. **Water Fees** – Pay applicable water fees as outlined on the City’s Master Fee Schedule, including but not limited to Water Capacity Charge, Water System Capital Facilities Fee, Water Service Tap Fee, and Water Meter Installation Fee, estimated at \$93,579.31. Final fee amounts will be determined based on the final, approved, project plans. [SDR] [ENGINEERING]
7. **Sewer Fees** – Pay applicable sewer fees as outlined on the City’s Master Fee Schedule, including but not limited to Sewer System Capital Facilities Fee and Wastewater Treatment Capacity Fee, estimated at \$127,956.47. Final fee amounts will be determined based on the final, approved, project plans. [SDR][ENGINEERING]
8. **101/84 Interchange Project Fair Share Contribution** - pay a fair share contribution for the net new trips resulting from the proposed project towards the construction cost of the 101/84 Interchange which is not included in the Transportation Impact Fee, estimated at \$163,328 based on 29 net new dwelling unit equivalents. Payment is due prior to the issuance of Building Permits. [SDR] [ENGINEERING]
9. **Water Tanks** – The applicant shall contribute its fair share for the cost of analysis, design, construction, land acquisition for a 3 million gallon emergency water tank serving the main city area estimated at \$107,887 based on 56 dwelling units. Payment is due prior to the issuance of Building Permits. [COA][ENGINEERING]
10. **Blomquist Bridge** – The applicant shall contribute its fair share contribution for the net new trips resulting from the proposed project for

the cost of analysis, design, construction, of the Blomquist Bridge over Redwood Creek. The escalated cost of the project is \$25M, which is \$15.3M more than included in the Transportation Impact Fee. The Project's cost responsibility is \$19,154 based on 29 net new dwelling unit equivalents. [COA][ENGINEERING]

11. **Water Main underneath Blomquist Bridge** – The applicant shall contribute its fair share for the cost of analysis, design, construction, of the 20" water main underneath Blomquist Bridge, approximately 500 LF, in accordance with the geographic region analysis, estimated at \$6,861 based on 56 dwelling units. Payment is due prior to the issuance of Building Permits. [COA][ENGINEERING]
12. **Water Main from Blomquist Bridge to Seaport Boulevard** – The applicant shall contribute its fair share for the cost of analysis, design, construction of the 20" water main from Blomquist Bridge to Seaport Boulevard, in accordance with the geographic region analysis, estimated at \$25,385 based on 56 dwelling units. Payment is due prior to the issuance of Building Permits. [COA][ENGINEERING]
13. **Roadway Reconstruction of E Bayshore Boulevard** - The applicant shall contribute its fair share contribution for the net new trips resulting from the proposed project for the cost of analysis, design, construction of the reconstruction of E Bayshore Boulevard from Whipple to Blomquist Bridge, approximately 1,800 linear feet. The escaled cost estimate is \$1,103,927, which is \$213,927 more than was included in the Transportation Impact Fee. The Project's contribution is estimated at \$288.00, based on the net new 29 dwelling unit equivalents. [COA][ENGINEERING]
14. **Parks Impact Fee** – Pay a Parks Impact Fee of \$520,168.37 for the net new dwelling units resulting from the proposed project prior to final map approval per the Park Fee's in place as of March 2, 2022. [SDR][PARKS]
15. **School Impact Fee** – For residential additions greater than 500 square feet and new commercial or industrial construction, pay a School Impact Fee to the Sequoia Union High School District. Information regarding this fee may be obtained by contacting the Sequoia Union High School District at (650) 369-1411. [SDR][SCHOOL DISTRICT]
16. **Notice of Protest** – The applicant may protest any fees, fair share contributions, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code Section 66020, this 90-day protest period begins as of the date of the approval of this application. [SDR][OFFICE OF THE CITY ATTORNEY]

Voluntary Contribution to Redwood City Education Foundation

17. As a voluntary community benefit, the applicant will donate \$5,000 per year to the Redwood City Education Foundation for four years, and an additional \$500 with the sale of each home. This donation represents a maximum total contribution of \$50,000.

Landscaping and Site Improvements

18. **Water-Efficient Landscaping** – The applicant shall provide a landscaping and irrigation plan conforming to the California Water-Efficient Landscape Ordinance (AB 1881), including an automatic irrigation system (drip, micro-spray, or bubblers) with a rain sensor, and demonstrate compliance on the building permit plans. [COA][PLANNING]
19. **Street Trees** - A total of one (24-inch box) street trees shall be planted along the East Bayshore Road frontage. The tree species and location will be determined by the City Engineer and Planning Manager. These improvements shall be included as part of the building permit submittal package. Newly planted trees shall be both irrigated and maintained by the applicant. [SDR][PLANNING]
20. **Stormwater Runoff** - Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer. The project shall be designed in conformance with the Drainage Guidelines for Residential or Commercial Development. [SDR] [ENGINEERING]
21. **Bicycle Parking** – Provide racks for 19 bicycles for residents and visitors and demonstrate this on the building permit plans. [COA][ENGINEERING]
22. **Electric Vehicle Charging Spaces** – Per Section 4.106.4.1 of the Green Building Standards Code for new one- and two-family dwellings and townhouses with attached private garages, for each dwelling unit, install a Level 2 EV Ready Space and Level 1 EV Ready Space. Exception: For each dwelling unit with only one parking space, install a Level 2 EV Ready Space. 4.106.4.1.1 Identification. The raceway termination location shall be permanently and visibly marked as “Electric Vehicle Outlet.”
23. **Accessible Parking**- Provide at least one van accessible visitor parking space. Demonstrate this on the building permit plans. [COA][ENGINEERING]
24. **Discards Collection** - Prior to the issuance of a building permit, the

applicant shall submit to Engineering a Discards Collection Plan for review and approval. The plan shall include the following elements and additional elements as required by City staff: [COA][ENGINEERING]

25. **Maintenance and Service:** Trash, recycling and composting (Discards) storage areas shall include adequate space for the maintenance and servicing of containers for all materials that are provided by local hauling companies.
26. **Adequate Space for Trash, Recyclables and Compostables:** The amount of space provided for the collection and storage of recyclable materials shall be at least as large as the amount of space provided for the collection and storage of trash materials and shall reflect the estimated volumes of trash and recyclable and compostable materials to be generated providing for the separate and dedicated containers for those materials with the goal of 25% or less of the total materials generated going to a landfill..

Final Map

27. **Final Map** - Obtain approval and record a Final Map prior to building permit issuance. All final maps shall include the lot configuration and proposed easements and conform to the Subdivision Map Act and Chapter 30 of the Municipal Code , as consistent with State law.. [SDR][ENGINEERING]
28. **Agreements** - Prior to Final Map approval, enter into the following agreements in a form acceptable to the City Attorney and the Community Development Director: [COA][ENGINEERING]
 - a. **A Landscape Maintenance Agreement** for all assigned landscape areas in public rights of way, easements, and/or on property in which the City holds an interest to be maintained. Maintenance items shall include, but are not limited to, planting trees, shrubs flowers, grass and all appurtenances including irrigation systems and pedestrian scale lighting.
 - b. **A Stormwater Treatment Measures Maintenance Agreement** for all on-site stormwater treatment measures associated with the project.
 - c. **An Improvement Agreement** to guarantee the installation of all improvements required of the project and to provide for payment of all City inspection and plan check charges associated with the installation of public and private improvements, including, but not limited to, streets, sanitary sewers, water, storm drains and streetlights.
 - d. **CC&Rs** include provisions for maintenance of and access to shared utilities, stormwater treatment facilities, surface improvements, and common areas, and proposed level of maintenance for each of the activities identified. All property owners must be members. [COA][PLANNING]

Affordable Housing Plan

29. **Affordable Housing Agreement** with the City restricting the sale of eight (8) units, comprised of two (2) two-bedroom units, four (4) three-bedroom units, and two (2) four-bedroom units to moderate income households, which at time of sale shall not exceed 120 percent of area median income and adjusted for family size, at an “affordable ownership cost” including interest, principal, mortgage insurance, property taxes, homeowner insurance, homeowners’ association dues, if any, and a reasonable allowance for utilities, property maintenance and repairs, (as defined in Section 50052.5 of the California Health and Safety Code and California Code of Regulations Title 25, Sections 6910-6924) for a period of 30 years from the date of initial occupancy.

The Affordable Housing Agreement shall specify the number, type, location, size, and phasing of all affordable units, provisions for marketing, income certification and screening of potential purchasers of the units, resale control mechanisms, including the financing of ongoing administrative and monitoring costs, consistent with the approved affordable housing plan.

The Affordable Housing Agreement shall also specify that the applicant shall contribute 1% of the building valuation toward the closing costs, pre-paid homeowners’ association dues and/or property taxes of the initial purchasers of the eight (8) units. The building valuation shall be the same valuation that is used for determining building permit fees. The developer shall provide proof that this contribution has been deposited into an escrow account prior to issuance of the first building permit for the project. The contribution will be distributed equally as a credit at close of escrow of the eight (8) units. The Agreement shall require the developer to submit proof to the City that these distributions were made and remedies for noncompliance.

Reports and Surveys

30. **Geotechnical Report** - Include a geotechnical field review and reports for all grading work, prepared by a licensed geotechnical engineer and in conformance with Engineering Standards, Volumes II & III, CBC, and other State regulations. This shall be submitted as part of the building permit application. [SDR][ENGINEERING]
31. **As-Builts** – Provide “as-built” or “record” drawings, to be submitted in paper, PDF and AutoCAD formats prior to project sign-off. [COA][ENGINEERING]

FEMA and Base Flood Elevations

32. **Finished Floor Elevation (FFE)** - The finished floor elevation (FFE) is shown to be 13.00 feet, based on NAVD88. The project site is currently located within Zone AE, with a base flood elevation of 10 feet, and is within a Special Flood Hazard Area. Chapter 41 of the City’s municipal code and engineering standards require that new construction and substantial improvements to existing structures be built with the lowest finished floor

elevation set at or above the base flood elevation, with a recommendation of setting the lowest finished floor elevation 3-foot above the base flood elevation. Chapter 41 of the City's municipal code requires that all building permits and project plans meet the requirements of the FIRM in effect at the time of permit issuance, regardless of when the project was submitted or deemed complete. [COA][ENGINEERING]

33. **Elevation Certificate** – If all or a portion of the site is within a Special Flood Hazard Area (as shown on the latest FEMA Flood Insurance Rate Maps in effect at building permit issuance), upon completion of the structure, the elevation of the lowest floor (including basement when applicable) shall be certified by a registered professional engineer or land surveyor, verified by the City's Building Inspector to be properly elevated, and provided to the Floodplain Administrator. Where required by Chapter 41 of the City's Municipal Code, the applicant shall also submit certification by a registered professional engineer or architect that the standards for elevation and floodproofing have been satisfied. [COA][ENGINEERING]

Utility Infrastructure Improvements

34. **Conformance with the City's Engineering Standards** – All public improvements shall be designed and constructed in accordance with the City's Engineering Standards. [SDR][ENGINEERING]
35. **Encroachment Permits** – Obtain an Encroachment Permit from the Engineering and Transportation Division for work listed below. This permit shall be obtained prior to the commencement of construction of the road, utilities, or any site improvements. [SDR][ENGINEERING]
- a. Work in the City public right-of-way, easements or property in which the City holds an interest.
 - b. Work requiring a grading permit. Grading permits require a Plot and Finished Grading Plan prepared by a California-registered Civil Engineer.
 - c. Work requiring on-site shoring which affects the public right of way.
 - d. Work using the public right-of-way for any fixed structure (awnings, roof overhangs, fixed planters, etc.). Insurance, meeting the City's standards, is required. This permit will be recorded against the property.
36. **Undergrounding Utilities** - The applicant shall underground all overhead utilities within the project site, which shall be shown on the building permit plans. [SDR][ENGINEERING]
37. **Sewer Capacity** – Prior to encroachment permit issuance, submit to the City, and obtain approval of, an evaluation and report prepared by a licensed engineer demonstrating that the existing sewer mains have sufficient capacity for the project. The study shall consider existing,

project, other approved projects, and applications currently under review at time of approval in determining the needed capacity. If the existing sewer main is less than 6" in size, or is in any other way not sufficient as determined by the City Engineer, applicant shall, as part of the Project, construct and install new sewer mains sufficient to meet such requirements, in accordance with the City's Engineering standards and as directed by the City Engineer to the City Engineer's satisfaction. [SDR][ENGINEERING]

38. **Sewer Lateral Limit** – The project is limited to one sewer lateral. [COA][ENGINEERING]
39. **Water Mains** – Prior to issuance of any certificate of occupancy for the project, the applicant shall construct the 12" (inner diameter) HDPE water main on East Bayshore Boulevard from project frontage to the nearest water main of 16" inner diameter or larger. [SDR][ENGINEERING]
40. **Water Meters** – The project is limited to one "master" water meter for domestic and recycled water service. Any metering for individual units must be accomplished by private sub-meters within the property. [COA][ENGINEERING]
41. **Submetering** – Pursuant to Section 38.5 of the Municipal Code, all newly constructed residential buildings where one meter (master meter) is furnished by the City for more than one residential dwelling unit, separate meter(s) for each distinct dwelling unit downstream of the City water meter shall be installed. The maintenance and billing for water use of submeters shall be the responsibility of the property owner. [SDR][ENGINEERING]
42. **Recycled Water Facilities** – Recycled water (purple pipe) facilities shall be provided and designed in accordance with Engineering Standards for dual plumbing, irrigation, and other warranted uses per the Recycled Water Ordinance, Chapter 38. Services that are to be supplied by recycled water (either at the time of project completion or at a future date) shall be designed to properly function at the design pressure required by Engineering. Upon a final determination by the City that recycled water is available for the property, the applicant shall connect the project to the recycled water system. Pipe material for internally dual plumbed systems intended for the conveyance of recycled water shall be constructed of non-metallic materials as allowed in the California Plumbing Code, and in accordance with the City's Recycled Water Development Standards. [SDR][ENGINEERING]
43. **Recycled Water Report** - The applicant shall enter into a Recycled Water Use Agreement and shall hire an engineer licensed in California and experienced in the field of wastewater treatment to prepare a recycled water report for dual plumbed facilities, pursuant to California Water Code

section 13522.5 and in accordance with California Code of Regulations sections 60314 and 60323 (found within Title 22, Division 4, Chapter 3). The first draft of the report and the signed agreement shall be submitted to Engineering with the first building permit submittal and will be routed to the Public Works Department for approval prior to permit issuance. [COA] [ENGINEERING]

44. **Cross-Connection Control Test** - Prior to issuance of the certificate of occupancy, all applicable plumbing systems must pass a cross-connection control test, performed by a Cross- Connection Control Specialist Certified through the CA-NV Section of the AWWA and observed by Public Works staff. The cross-connection control test method must be included in the Recycled Water Report. The applicant is responsible for all fees associated with the performance of the cross-connection control test. [COA] [ENGINEERING]
45. **Backflow Protection** – Backflow protection on all water services is required. The backflow preventer shall be above grade and located on private property, accessible to the Public Works division for testing. [COA][ENGINEERING]
46. **Fire Flow** - The Project shall meet fire flow requirements as established by the Fire Department which are based on the Fire Code. Fire flow tests are typically performed during the preliminary design phase but must be completed prior to submittal of final design. Applicant shall contact the Fire Department for fire flow requirements, and then submit a written fire flow test request to Engineering. [COA][ENGINEERING]
47. **C3 Requirements** - Plans shall be designed to meet C3 requirements of the Municipal Regional Permit (MRP) NPDES Permit CAS612008 and be in compliance with San Mateo County C.3 Stormwater Technical Guidance. [SDR][ENGINEERING]
 - a. **Treatment Controls** – Treatment measures to be shown on final improvement or grading plans shall not differ materially from the treatment measures presented on the project's Vesting Tentative Map, dated, without written approval from the Engineering Department.
 - b. **Treatment Measure Inspection** – Applicant shall coordinate installation of stormwater treatment measures with the municipality, shall arrange to have the City's designated inspector present at the time of installation, and shall have the City's designated inspector complete a final inspection of installed stormwater treatment measure immediately after installation is complete.
48. **Stormwater Management Plan (SWMP)** – Applicant shall prepare a

SWMP that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; and a brief summary of how the project is complying with Provision C.3 of the MRP. [COA][ENGINEERING]

49. **Stormwater BMPs** - Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into project plans. [SDR][ENGINEERING]

Street Infrastructure Improvements

50. **Repair or Replace Street Infrastructure** - Restore streets surrounding the project site to the satisfaction of the City Engineer at project completion. When this requires additional pavement restoration, the Engineer shall approve the preferred layout of pavement markings. [SDR][ENGINEERING]

Construction-Related Activities

51. **Pre-Construction Meeting** - After City permits are approved, but prior to start of construction, hold a preconstruction conference with Engineering and Building staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls. [COA][ENGINEERING]
52. **Construction Management and Staging** - Prior to encroachment permit issuance, submit a construction parking management plan, which shall outline the number of construction workers by phase, phase duration, where parking will be located for each phase. Construction parking, material storage, equipment, or other construction-related uses are not allowed within the City right of way without prior approval from the City Engineer. [COA][ENGINEERING]

53. **Lane Closures** - Traffic control for lane closures shall conform to the Work Area Traffic Control Handbook. Street closures require submission of traffic control plans and approval in advance. [SDR][ENGINEERING]
54. **Winterizing** - If construction is not complete by the start of the wet season (October 1 through April 30), implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for approval by CDD prior to beginning construction. As site conditions warrant, the City Engineer may direct the applicant to implement additional winterization requirements. [COA][ENGINEERING]
55. **Grading** – Grading shall be performed in accordance with the City's Engineering Standards. Soil or other construction materials shall not be stockpiled in the public right-of-way. Submit cut/fill volumes (CY) for all soils to be imported to or exported from the site. [SDR][ENGINEERING]
56. **Monitoring** - The Soils Engineer shall conduct site inspections during trenching and backfill operations as required by the Soils Report at the applicant's expense. The Soils Engineer shall take compaction tests and submit the results to Engineering & Construction. [SDR][ENGINEERING]
57. **Transportation Demand Management Program** – A final Transportation Demand Management (TDM) program, describing the elements to be implemented, shall be reviewed and approved prior to certificate of building occupancy. The final TDM program shall be consistent with the preliminary TDM Program prepared by W-Trans dated November 16, 2022, and approved by City staff. The TDM program shall include an annual reporting requirement for the life of the project that details overnight parking utilization rates and resident use and awareness of the program. The project is required to provide an annual report for their TDM program to both C/CAG and Redwood City. C/CAG and Redwood City have partnered with [Commute.org](https://commute.org) to support their TDM program monitoring. To facilitate this, the project shall participate in [Commute.org](https://commute.org)'s *Certified Development Program*, <https://commute.org/resources/developers/> Annual reporting shall be made by January 31 of each year. [COA][ENGINEERING]

Fire

58. **Emergency Responder Radio Coverage System** - This project is required to have an Emergency Responder Radio Coverage System (ERRCS) installed in accordance with California Fire Code (CFC) section 510, NFPA 1221, NFPA 72, and the CEC.

- a. The only exception to this requirement is when native radio system coverage is adequate without an ERRCS being installed. This is determined by an approved third party testing company. Contact the fire department for a list of approved vendors.
 - b. If an ERRCS is required to be installed after testing has determined there is not adequate native coverage, only one set of bi-directional amplifiers shall be installed for this project with the signals distributed to each of the buildings by fiber optic cables.
59. **Fire Turn Around** - A Fire Apparatus Turn Around is required at the end of the aerial apparatus fire access lane. Sheet A2.1 shows required turn around with dimensions. The curbs painted red and appropriate no parking fire lane signage provided.
- a. A fire hydrant shall be located at the fire apparatus turn around as per section D103.1 of the CFC as is shown on A2.1.
60. **Fire Apparatus Access** - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all weather driving capabilities as per section 503.2.3 and D102.1 of the California Fire Code.
- a. The plans indicate pervious concrete and stamped asphalt will be utilized in a portion of the aerial fire apparatus turn around and the fire access lane. Provide stamped engineered drawings that indicate that the use of this product will meet the load bearing requirements of this section.
61. **Aerial Fire Apparatus Access** - For access to structures on-site which exceed 30 feet in height, the minimum width of the required aerial fire apparatus access lanes shall be 26 feet as per section D105 of the California Fire Code.
- a. The plans indicate that none of the buildings on this project will exceed 30 feet in height as per CFC D105.1.
62. **Emergency Escape and Rescue Openings** – All sleeping rooms must be provided with emergency escape and rescue openings in accordance with CBC 1030. Confirm the design of the project includes compliant openings and that those openings have ground ladder access in the form of four foot by four foot ladder pads with an accessible pathway for firefighters to carry ladders to each ladder pad set back from the buildings so that they will provide a 70-75 degree climbing angle on the ladder for use by the fire department in an emergency.
- a. Ensure species of trees are chosen that do not encroach on the required ladder access to the emergency escape and rescue windows.
 - b. Utilize the Cal Poly Urban Forest Ecosystems Institute website at <https://selectree.calpoly.edu> to determine proposed landscape trees height and width when planted in an urban environment.
 - c. Plan sheet L2.21 indicates ladder pads will be installed for ground ladder

access to all emergency escape and rescue openings. Ladder pads shall be a minimum of four feet by four feet and have clear pathways for firefighters to carry ground ladders to each of them.

63. **Fire Access Road** - Fire apparatus access roads shall extend to within 150 feet of all portions of the facilities and all portions of the exterior walls of the first story of the buildings as measured by an approved hose pull route around the exterior of the buildings as per section CFC 503.1.1 of the CFC.
- a. The plans indicate adequate hose pull around the exterior of the buildings.
64. **Available Water Supply to Project Site** - Provide current fire flow information from the water purveyor to indicate the maximum available water flow in gallons per minute (GPM) at a minimum of 20 pounds per square inch (psi) residual pressure. This Information must be dated within six months.
- a. Based on the proposed construction type of Type VB, and the largest building's square footage of 14,863, the required fire flow will be 1,625 GPM at 20Psi residual pressure.
 - b. The attached utility report indicates that with a proposed 16 inch, to a 12 inch, to an 8 inch water main extension from the 24 inch water main located at the roundabout at the intersection of East Bayshore Road and Bair Island Road, there is a modeled projected fire flow of 1,725 GPM at 20 Psi residual pressure at the proposed fire hydrant located on the property at the proposed fire apparatus turnaround.
 - c. Actual fire flows will be determined by fire flow testing at the new fire hydrant once all of the water system infrastructure improvements have been installed.
 - d. Additional fire hydrants will need to be installed including one at the entrance to the project to meet the requirements of Appendix C of the CFC.
 - There is a comment in a response letter acknowledging this requirement, but it is not indicated on the plan set.
 - Plan Sheet C5.0 indicates a new hydrant will be installed at the entrance to this project. This is also shown on Plan sheet A2.1 as the new hydrant proposed at the end of the interior fire access lane in the fire apparatus turn-around is called out.
 - e. The required fire flow must be available at the building site prior to any combustible materials being brought onto the site or any buildings being constructed.
 - f. All water mains providing a water supply for fire protection, both to fire hydrants and to fire service systems, cannot be less than eight inches in diameter. [CFC §507.1.1 as amended by the City of Redwood City Code of Ordinances §12.16]
65. **Fire Hydrant Placement** (Sheet C5.0) Buildings equipped with a fire sprinkler system designed in accordance with CFC §903.3.1.1 shall have a

fire hydrant within 50 feet of the fire department connections located on the same side of the roadway. [CFC §507.5.1 and City of Redwood City Code of Ordinances §12.16]

a. This requirement is applicable to the onsite fire hydrant and the fire hydrant located at the entrance to the project at East Bayshore Road.

66. **Carbon Monoxide Alarms Required** – Single or multiple station carbon monoxide alarms are required in all residential occupancies where fuel-burning appliances are installed or that have an attached garage CBC 915.1.
67. **Smoke Detectors Required** – Smoke detectors shall be installed in locations specified in Section 907.2.11.2 of the CBC.
68. **Premises Identification (Address Numbers)** - Indicate on the plans where the internally illuminated premises identifications (address) will be located and the size in a contrasting background facing the street from which the building takes the address CFC 505.
69. **Portable Fire Extinguishers Required** - Portable fire extinguishers, with a minimum classification of 2A:10BC are required to be permanently installed in all buildings within 75 feet of travel from all portions of the building in compliance with NFPA 10 and CFC 906.

Other Agency Permits

70. **Caltrans** - If a portion of the proposed work is within the State of California right-of-way (Woodside Road, El Camino Real), the applicant shall contact the California Department of Transportation (Caltrans) at (510) 286-4417 to obtain all necessary Encroachment Permits. [SDR][ENGINEERING]
71. **BCDC** - Prior to the issuance of any building or engineering permits, applicant shall provide proof of BCDC approval for the project. [SDR][ENGINEERING]

General Requirements

72. **Exterior Materials** – The exterior materials, colors, textures, trim elements, windows and roof pitch of the project shall be consistent throughout and substantially conform to the colors and materials board noted on the plans dated January 9, 2023. [COA][PLANNING]
73. **Modifications** - Modifications to the approved plans require Planning review and approval prior to building permit issuance. Minor project modifications required to meet building, fire, and safety codes at time of building permit plan check may be allowed, at the City's discretion. Substantial modification of approved plans, as determined by the Zoning Administrator, may be subject to an amendment or a new Permit. [COA][PLANNING]
74. **San Carlos ALUC** - The applicant shall comply with the Overflight Notification Requirements outlined in Overflight Policy 2 of the San Carlos

ALUCP, as amended in October 2022, to incorporate a recorded 'Overflight Notification' on each residential unit/parcel to provide a permanent form of overflight notification to all future property owners. (An example for the Overflight Notification to be used to fulfill this condition is included in the San Carlos ALUCP, Appendix E, Exhibit E-4.)

75. **Indemnification** – Per Redwood City Code Section 1.54, Applicant shall defend (with counsel approved by City), indemnify, and hold harmless the City, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the City or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). City may (but is not obligated to) defend such Challenge as City, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense. Applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation. Per Government Code Section 66474.9, Applicant’s indemnification obligation with respect to any Challenge concerning a subdivision (tentative, parcel, or final map application or approval) shall be limited to actions brought within the time period provided for in Government Code Section 66499.37, unless such time period is extended for any reason. The City shall promptly notify Applicant of any such claim, action or proceeding and shall cooperate fully in the defense. [COA][OFFICE OF THE CITY ATTORNEY]

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