

RESOLUTION NO. 16019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING ARCHITECTURAL PERMIT NO. AP2020-032 AND CONDITIONAL USE PERMIT NO. 2020-010; AND DETERMINING THE PROJECT TO BE EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15183

WHEREAS, the applicant, Chris Kummerer (Applicant), has applied for a Zoning Amendment (ZT2020-002) to rezone portions of a split zone site from the existing Residential Duplex (R-2) zoning designation to Multi-Family Medium Density with Office Combining District (R-4-O) zoning designation (Zoning Ordinance Amendment), an Architectural Permit (AP2021-032), and a Conditional Use Permit (UP2020-010) to construct an additional 10,556-square-foot Senior Care Facility building and other landscaping features, at 1616 Gordon Street (the Project); and

WHEREAS, under Zoning Ordinance Article 49, the purpose of amendments to the Zoning Ordinance is to increase the quality of its provisions in guiding and regulating future development, growth and evaluation of Redwood City; and

WHEREAS, on October 19, 2021 the Planning Commission reviewed the Project and materials and recommended approval of the Zoning Ordinance Amendment, Architectural Permit, and Conditional Use Permit; and

WHEREAS, on December 22, 2021 a public hearing notice of the City Council hearing was published in the San Mateo Daily Journal and sent to the Property Owner and was mailed to owners and tenants within 300 feet of the Project; and

WHEREAS, on January 10, 2022 the City Council conducted a duly noticed public hearing in accordance with all applicable requirements of the State Planning and Zoning Law and the Redwood City Zoning Ordinance, to consider the Project and review the permit applications and support materials; and

WHEREAS, on January 10, 2022, Applicant, adjacent neighbors and all other interested parties were given the opportunity to participate in the public hearing through oral testimony and the submittal of written comments; and

WHEREAS, on January 10 2022, the City Council fully reviewed, considered, and evaluated the Project, including the Zoning Ordinance Amendment, the Architectural Permit and the Conditional Use Permit, the staff report prepared for the Project including the attachments to the staff report, oral and written public testimony, and all other documents and evidence in the public record on the Project; and

WHEREAS, on January 10, 2022, the City Council introduced a Zoning Ordinance Amendment rezoning portions of the split zone site at 1616 Gordon Street from the existing Residential Duplex (R-2) zoning designation to Multi-Family Medium Density with Office Combining District (R-4-O) zoning designation.

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

1. The City Council finds that the above recitals are accurate and constitute findings in this matter, and with the staff reports, the application materials, development plan, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the application 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, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.

2. The City Council hereby finds that the Zoning Ordinance Amendment to Article 60 (Zoning District Boundaries- Maps) amending the zoning from the Residential Duplex District designation to the Multi-Family Medium Density Zoning designation for a portion of the property at 1616 Gordon Street (as described in Exhibit A) is consistent with the zoning on the majority of the property, the General Plan, the public interest, the existing zoning of the properties in the immediate vicinity, and the purpose of amendments to increase the quality of the provisions of the Zoning Ordinance in guiding and regulating the future development, growth, and evolution of Redwood City.

3. The City Council hereby finds that the Project is within the scope of the previously approved General Plan for which the 2010 General Plan EIR was prepared. As set forth in CEQA Guidelines Section 15183 and the attached memorandum dated October 19, 2021, the proposed Project is consistent with the densities and policies in the General Plan that were analyzed in the 2010 General Plan EIR. There are no environmental effects which are peculiar to the Project or site, and no further environmental review is required.

4. Architectural Permit Findings. The City Council makes the following findings relating to the Architectural Permit (Zoning Ordinance Section 45.4):

A. The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;

The design is intended to create interest using a variety of color, texture and form. The base color of the design is the rich yellow found throughout the existing buildings at Gordon Manor. The design has been layered with a complementary yellow ochre band and natural wood elements (including

eaves and beams) to create interest on the façade. A deep blue color has been used to bookend the principal façade to add emphasis at the entries.

Variety in texture includes a stucco base, natural wood accents, aluminum windows and composition shingle roofing.

The project proposes a modular construction using prefabricated modules for the bedrooms. Despite using repetitive modules, the principal façade contains a variety of form. The building is broken up into two offset sections at slight angles from each other. This creates interest on the outside and breaks up the monotony of an otherwise long structure. The two wings are also separated by a glass connector. A large overhang protects the principal facades and is supported by wooden brackets for emphasis. The entry wing is perpendicular to the bedroom wings exposing the end view of the shed roof creating interest and additional variety of form.

- B. 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 size and design of the proposed structure is intended to be consistent with the existing building on site. While the existing Gordon Manor building is a single-story building, the proposed two-story building has been setback at a distance from the existing buildings in recognition of its taller height. The setback is also intended to reinforce the courtyard feeling for which the site is organized. The shed roof design allows for the tallest portion of the roof to face inwards and away from the neighbors. This design presents a residential scale facade intended to complement the existing neighborhood. Existing trees help to diminish the bulk as seen from neighboring properties and Hawes Court.

- C. 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 design complements the existing buildings at Gordon Manor by using the same main materials and colors, including the bright yellow stucco and composition shingle roof. The façade presented to the Southern neighbors shows a low eave of the shed roof and residential scale windows to complement the scale of those adjacent homes. The project retains a large Oak tree facing Hawes Court to allow the bulk of the new building to be obscured from that side in order to present a soft appearance on the court.

- D. 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 ornamentation of the façade is muted to be consistent with the existing complex at Gordon Manor. The proposed design includes high quality detailing including wood braces, horizontal banding and building mounted trellis's to add interest. The proposed materials are true to their nature including cement plaster, natural wood and aluminum windows.

E. The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained;

The natural features of the site have been incorporated into the design. The existing live oak tree located near the center of the courtyard has been featured as a core element to the reprogrammed courtyard. Both interior trees and the other existing trees along the perimeter have been worked around on the interior of the lot inflecting the shape of the building. The existing vegetable gardens will be replanted after construction to maintain that feature for the residents at Gordon Manor.

F. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets;

The existing off-street parking areas on Gordon Street have been retained in the design. Three new parking spaces are incorporated within the existing parking lot to upgrade the capacity of the lot and is consistent with zoning requirements. No new parking is proposed on Hawes Court.

G. 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;

Landscaping has been designed to screen the building and paved areas. Of the 29 existing trees at the site, 12 are proposed for removal, most of which are located inside the proposed building footprint. In contrast, most of the existing perimeter trees have been retained in an effort to provide effective screening of the building. New planting has been proposed at the building facades to soften the building edges.

H. In the case of any commercial or industrial structure, the Zoning Administrator shall consider its proximity to any R District and shall consider the effect of the proposed structure upon the character and value of the adjacent R District area;

The proposed structure complements the adjacent multi-family residential building to the East as well as the single-family neighborhood to the West and

South as a two-story structure. Existing trees have been retained along the South perimeter and along Hawes Court to soften the view of the structure from the neighboring lots. Existing street trees on Hawes Court further soften the view from that residential area. The proposed building has been designed with low eaves facing the South in order to maximize photovoltaic exposure to the sun and present a modest appearance to the neighbors.

Existing residential structures on Hawes Court and Union Avenue are two-story with composition roofs and stucco siding. The proposed design for the addition at Gordon Manor uses similar massing and materials to maintain the character of the surrounding district.

- I. **The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.**

The stormwater design for the proposed addition employs design strategies to minimize runoff. Permeable pavement has been proposed at the fire truck access in order to minimize runoff. Other paved areas have been minimized in favor of lawn, garden beds, planting and paths made of finely ground rock. A stormwater detention system is designed beneath the lawn and bioswale for onsite retention.

5. Use Permit Findings. The City Council makes the following findings relating to the Conditional Use Permit (Zoning Ordinance Section 42.4):

- A. **The proposed use will be consistent with the various elements and objectives of the general plan and any applicable Specific and Precise Plans, and zoning regulations for the subject location**

The project is consistent with the various elements and objectives of the General Plan and any applicable Specific and Precise Plans, and the Zoning regulations for the subject location. The proposed project meets the development standards of the R-4-O Zoning District, while the use is conditionally permitted. The proposed use continues to be a Senior Care Facility, and would provide necessary care services. The Zoning amendment to R-4-O is also consistent with the General Plan Land-Use Designation of Medium-Density Residential.

- B. **The proposed use is compatible with surrounding uses**

The proposed design continues the current use of the property as a Senior Care facility. It is compatible with the mixed nature of the neighborhood and provides a transition from the commercial uses on Woodside Road to the single-family and multi-family uses on Hawes Court. The two-story form is

compatible with the residential neighbors. Screening trees already exist on the South and West of the proposed facility to maintain privacy with the neighbors.

C. The use and its associated structures and facilities will not be detrimental to the public health, safety, or welfare of the people and property of Redwood City

The proposed use maintains the status quo for the property as a Senior Care facility for approximately the last 50 years. The two-story form minimizes land disturbance, the photovoltaics aim to power the facility and the drainage design maintains the runoff on site. The modular construction minimizes construction disturbance for surrounding neighbors.

D. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding

The proposed use will not affect or conflict with adjacent uses. Screening trees that exist to the South of the new building and to the West near Hawes Court will shield the new building from neighbors. The back wall of the Safeway building (front on Woodside Road) doesn't have windows and will not be adversely affected by the development.

E. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed

The property is currently served by 30 parking spaces located on the Gordon Street side. The proposed design incorporates 3 new spaces to meet the code requirements for parking. Public utilities are available on Hawes Court to serve the new building.

F. Other findings required to be made in specific zoning districts as set forth in the Zoning

In the R-4-O Zoning District, nursing or rest homes are permitted as a conditional uses. The existing Senior Care Facility is consistent with this use. The zoning code specifies Height, Lot Area, Width, Coverage, Setback, Open Space, Pervious and Stormwater requirements. The proposed project meets these requirements and is not requesting any variances.

6. The City Council hereby approves the Architectural Permit and Conditional Use Permit for the Project, contingent upon the effectiveness of the Zoning Ordinance Amendment. In the event that the Zoning Ordinance Amendment does not become effective, neither the Architectural Permit nor the Conditional Use Permit for this Project shall be deemed approved. In the event that the Zoning Ordinance Amendment is challenged, neither the Architectural Permit nor the Conditional Use Permit for this Project shall be deemed approved unless

and until the Zoning Ordinance is in full force and effect.

7. This Resolution is effective upon the effective date of the Zoning Ordinance Amendment.

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EXHIBIT A

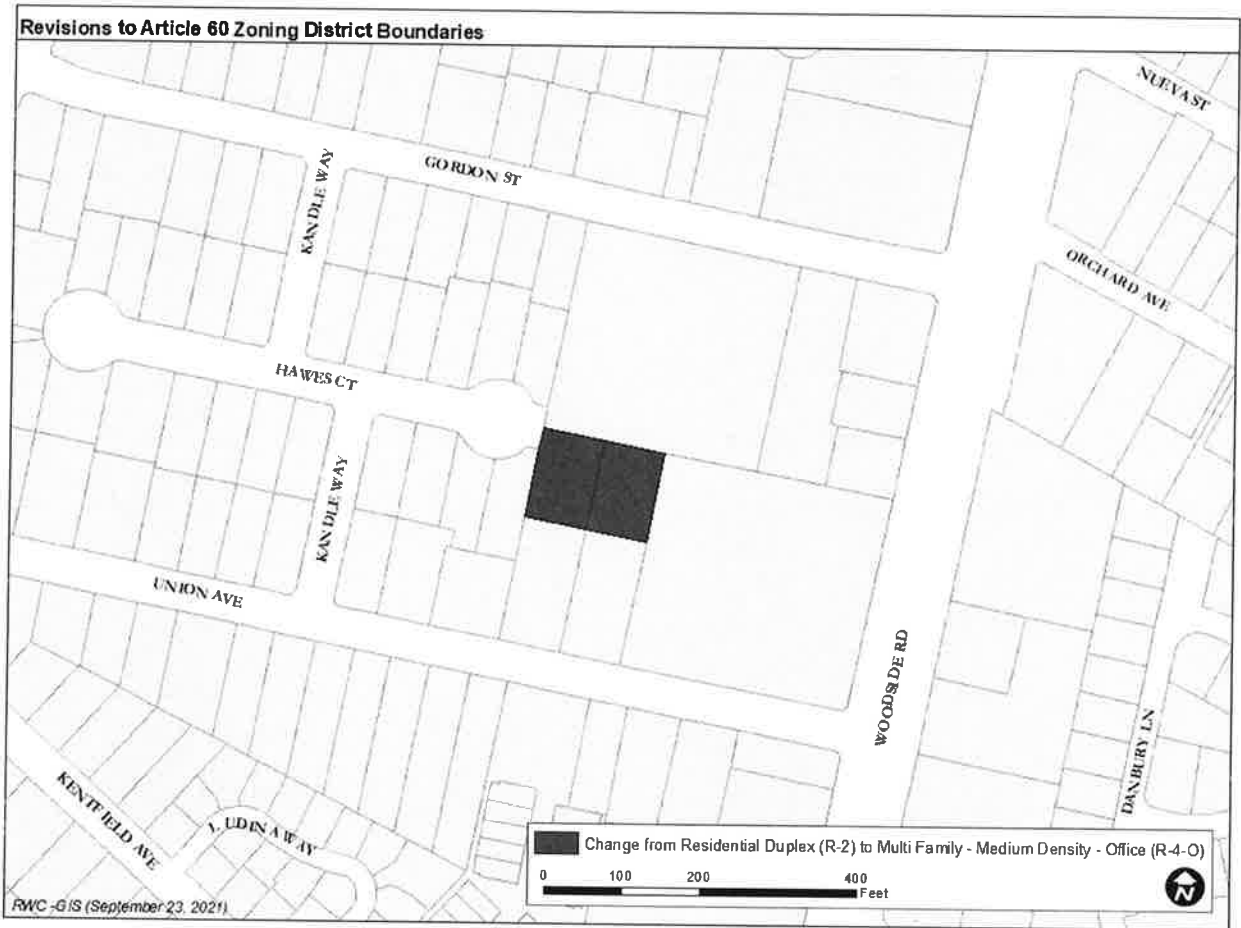


EXHIBIT B

**1616 Gordon Road
ZT2020-002 Zoning Amendment
AP2020-032 Architectural Permit
UP2020-010 Use Permit**

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 be appealed or changed. The SDRs are not intended as a comprehensive list. The COAs and SDRs are grouped under specific headings that related 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 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 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, on file with Planning Services. [COA][PLANNING]
4. **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]

Fees

The following fees must be paid in full prior to issuance of the building permit for Senior Care Facility unless otherwise described below. All fees are estimates only.

5. **Transportation Impact Fee** - Pay a Traffic Impact Fee for the net new trips resulting from the proposed project, estimated at \$4,352. [SDR] [ENGINEERING]
6. **Water and Sewer Fees** – Pay applicable water, recycled water, and wastewater-related fees as outlined on the City's website. [SDR][ENGINEERING]
7. **Notice of Fees Protest** – The applicant may protest any fees, 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 has begun as of the date of the approval of this application. [SDR][OFFICE OF THE CITY ATTORNEY]

Landscaping and Site Improvements

8. **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]
9. **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]
 - a. **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.
 - b. **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. An appropriately sized and designed area for wastes banned from regular trash containers such as electronics, fluorescent lamps and batteries shall be designated. Residential properties will also

provide area for bulky item collection such as mattresses, furniture, tires and white goods. This shall be reflected in the Discards Collection Plan.

- c. **Convenience and Accessibility:** The recycling area shall be at least as accessible and convenient for tenants and collection vehicles as the trash collection and storage area. Separate, properly labeled (as per City standards) and dedicated chutes must be provided for each and every collected stream of materials - not just for trash (non-recyclable and non-compostable materials) if chutes are planned. The trash and recycling room(s) or areas shall be located on an exterior wall of the building (if indoors) with adequately-sized door or gate access to the street through the wall so as to minimize distance for the collection vehicle personnel and eliminate temporary outdoor storage of containers on collection days. If the storage area is located outside, then it must be easily accessible by the collection vehicles. If the day-to-day-use trash and recycling area(s) cannot be located adjacent to the street, then service-day locations easily accessible by the collection vehicle staff must be provided in an area on-site as per city standards in enclosures completely screened and covered from off-site view by a solid fence or masonry wall at least six feet high and in harmony with the architecture of the building(s).
 - d. **Equipment/Storage:** All trash enclosures shall be completely screened and covered from off-site view by a solid fence or masonry wall at least six feet high and in harmony with the architecture of the building(s). Alternatively, the trash facilities may be placed within the building. Sewer drains, fire sprinklers, enclosures, and roofing (if outdoors) shall be provided as per City standards.
 - e. **Implementation and Reporting:** Applicant and its successors and assigns shall implement the approved Discards Collection Plan and report its activities and achievements to the Public Works Department annually as requested.
10. **Water-Efficient Landscaping** - 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 show these measures on the building permit plans. [COA][PLANNING]
 11. **Tree Survey** - Provide a tree survey that identifies type, diameter at breast height (DBH), condition and location prior to building permit issuance. [COA][PLANNING]
 12. **Tree Protection** - Provide tree protection measures for ordinance-sized trees near the project and show these measures on the building permit plans. [COA][PLANNING]

13. **Tree Removal Permit** - Obtain a Tree Removal Permit for the removal and tree trimming of all ordinance-size trees (number, type and location) defined within the City's Tree Preservation Ordinance prior to building permit issuance. [SDR][PLANNING]

Agreements

14. **Agreements** - Prior to Building Permit issuance, 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.

Reports and Surveys

15. **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]
16. **As-Builts** - Provide "as-built" or "record" drawings, to be submitted in paper, PDF and AutoCAD formats prior to project sign-off. [COA][ENGINEERING]

Utility Infrastructure Improvements

17. **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]
18. **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

19. **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 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]
20. **Peak Wet Weather Flow Capacity** – Redwood City has exceeded its Peak Wet Weather Flow (PWWF) capacity in the past. A methodology to reduce inflow and infiltration (I/I) by pipe replacement was determined. The applicant shall reduce (I/I) to offset increased sewer demand from the project by replacing aged sewer mains or pay an equivalent in-lieu fee. The length of pipe replacement required or the amount of fee will be based on the project's sewage generation projection (Attachment L of the City's Engineering Standards). For parcels within Redwood City but connecting to County owned and maintained sewer, an I/I in-lieu fee may be collected by Redwood City if the County does not require main replacement or collect and in-lieu fee. . [COA][ENGINEERING]
21. **Sewer Lateral Limit** – The project is limited to one sewer lateral per parcel. [COA][ENGINEERING]
34. **Sewer Lateral Size for Commercial Development** - For new or remodeled commercial buildings, sewer laterals less than 4" shall be upgraded to a minimum 6" size. [SDR] [ENGINEERING]
35. **Water Mains** – Prior to encroachment permit issuance, submit to City, and obtain approval of, an evaluation and report, prepared by a licensed engineer, in conformance with the City's Engineering Standards, demonstrating that the proposed water main meets the domestic and fire flow requirements in accordance with City Code Section 38.26 and the International Fire Code. If the existing water 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 water mains sufficient to meet such requirements, in accordance with the City's Engineering Standards and as directed by the City Engineer. New water mains shall be 8" minimum in size and extend across the entire property frontage, from the nearest point of connection to an existing 6" or larger water main.[SDR][ENGINEERING]
36. **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]

37. **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]
38. **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]
39. **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]
40. **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]
41. **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, approved on 2007, 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.

42. **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]
43. **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

44. **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

45. **Hours of Construction** – On-Site Construction activity is permitted between 7:00 a.m. and 8:00 p.m. Monday through Friday, except as permitted on weekends by the Building Official, and shall adhere to the City’s Noise Ordinance. If possible, the noisiest construction activities would be scheduled for daytime hours when the ambient noise levels are highest. [SDR][BUILDING]
46. **Construction Sign** - Prior to the start of any construction work, including demolition, install at least one 36” x 48” (minimum) construction sign in a visible location along the project frontage for the duration of construction. The sign shall include, at minimum, the following information: project name & address, elevation or rendering, construction manager (name, phone number), anticipated completion (season, year), and the City’s permitting

47. **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]
48. **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]
49. **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]
50. **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]
51. **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]
52. **Monitoring** - The Soils Engineer shall conduct continuous site inspections during trenching and backfill operations at the applicant's expense. The Soils Engineer shall take compaction tests and submit the results to Engineering & Construction. [SDR][ENGINEERING]
53. **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 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. Annual reporting shall be made by January 31 of each year. [COA][ENGINEERING]

Fire Department

54. **Emergency Responder Radio Communications System** - This project is required to have an Emergency Responder Radio Coverage System (ERRCS) installed in accordance with CFC 510, NFPA 1221, NFPA 72, and the CEC. [COA][FIRE]
55. **Fire Department Knox Building Access** - Knox Key boxes and Knox Padlocks on gates are required as part of this project to allow emergency access for firefighters to the buildings. Indicate on the plans that Knox Key boxes will be provided at all entrances to the building at locations approved by the fire department and Knox Padlocks are installed on all gates. Recessed key boxes shall be installed at all buildings at the entrances five to six feet above finished grade CFC 506. [COA][FIRE]
56. **Fire Apparatus Access Roads** - 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 CFC 503.1.1. [COA][FIRE]
57. **Fire Access Lanes** - Fire access lanes are required to have a minimum clear width of 20 feet with a vertical clearance of 13'6" CFC 503.2.1. [COA][FIRE]
 - a. The section of the fire access lane from Hawes Court to the gate will need to be improved to meet this requirement.
 - i. The improvements of the fire access lane to Hawes Court needs to line up with the gate. The entire fire access lane including the gate needs to have a clear opening width of 20 feet with 13'6" vertical clearance.
 - b. The fire department will only approve concrete or asphaltic surfaces and not pavers for fire access lanes. Permeable and / or stamped concrete is an acceptable surface as long as it is engineered to carry the imposed load of 75,000 pounds.
 - c. The plans indicate permeable concrete will be replacing pavers.
58. **Rescue and Escape Windows** - Provide ladder access to sleeping room rescue and escape windows on the second floor in the form of 4 foot by 4 foot ladder pads with access for firefighters to carry ladders to them. [COA][FIRE]

- a. The revised plans indicate ladder pads adjacent to the building. They need to be setback from the building to achieve a 75 degree climbing angle.
 - i. The plans indicate that the ladder pads are set back 4 feet from the building.
 - b. Defined paths of travel for firefighters to be able to carry ground ladders to each ladder pad are provided by means of a walking path on one side but no defined clear path of travel on the other side.
 - c. The requirement for emergency escape and rescue windows and therefore ladder pads may be eliminated if a more fire resistive construction type such as Type IIIA as well as an NFPA 13 compliant fire sprinkler system is utilized.
59. **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 from the available fire hydrants. This information must be current and dated within a year. [COA][FIRE]
- a. Based on the proposed construction type of Type VA, and a square footage of 42,929, the required fire flow is 3,750 GPM at 20 Psi residual pressure. The Redwood City Municipal Code Section 12.16, allows for a maximum reduction in fire flow based on the installation of automatic fire sprinklers meeting section 903.3.1.1 (NFPA 13) of the CFC of 50% making the required fire flow 1875GPM at 20Psi residual pressure for this project.
 - b. The required fire flow would be reduced to 1500 GPM if the building construction type was changed to Type IIIA.
60. **Fire Hydrants** - Based on the required fire flow for this project, the number of fire hydrants and the required distance between them and to the property lines will be determined utilizing Appendix C of the CFC. [COA][FIRE]
61. **Automatic Fire Sprinkler** - The building is required to be equipped throughout with an automatic fire sprinkler system meeting all of the requirements in NFPA Standard 13. Provide plans and hydraulic calculations for the design of the system CFC 903.2.13. [COA][FIRE]
62. **Fire Department Connection** - FDC's to the fire sprinkler system shall be located at the fire access side of the building within 50 feet of a Fire Hydrant on the same side of the road CFC 507.5.1.1. [COA][FIRE]

- a. The fire department connection needs to be extended to the area off of Hawes Court adjacent to the existing FDC and fire hydrant for the main building.
 - b. Appropriate all weather signage needs to be provided for both the new FDC and the existing FDC for the main building.
63. **Fire Alarm Systems Required** – UL Central Station fully addressable fire alarm system is required in the building meeting NFPA 72. Provide plans and voltage drop calculations for the design of these systems. [COA][FIRE]
64. **Premises Identification (Address Numbers)** - Indicate on the plans where the internally illuminated premises identification (address) will be located and the size (minimum 12") in a contrasting background facing the street from which the building takes the address CFC 505. [COA][FIRE]
65. **Gurney Accommodating Elevator** – considering the population of this occupancy, the proposed elevator shall be designed to accommodate an ambulance stretcher CBC 3002.4a. [COA][FIRE]
66. **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. [COA][FIRE]

General Requirements

67. **Indemnification** – Per Redwood City Municipal 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 against the City or its agents, 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”). If Applicant does not promptly defend any 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 Developer, 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 to Government Code Section 66474.9, Applicant’s indemnification obligation with respect to any claim, action or proceeding to attack, set aside, void, or annul an

approval of City 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]

-end-

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 10th day of January, 2022 by the following votes:

AYES: Aguirre, Espinoza-Garnica, Gee, Howard, Reddy, Smith
and Mayor Hale
NOES: None
ABSENT: None
ABSTAINED: None
RECUSED: None



Giselle Hale
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing resolution this
10th day of January 2022.



Giselle Hale
Mayor of the City of Redwood City