

NOV 08 2022



CITY OF REDWOOD CITY NOTICE OF PUBLIC HEARING

STATE CLEARINGHOUSE

CITY COUNCIL HEARING

Monday, November 14, 2022 at 6:00 pm

Members of the public may attend in-person or remotely

In Person: Council Chambers, City Hall, 1017 Middlefield Road, Redwood City

Remotely: See the instructions posted on the agenda 72 hours in advance at

www.redwoodcity.org/CC

Location: 320, 330, 340, 350 Blomquist Street and 30 Stein Am Court (APN's: 052-392-420, 052-392-410, 052-392-360, 052-392-470, 052-392-480, 052-392-570, 052-392-370, 052-392-280) **File No:** GP2018-001, AP2018-045, TM2018-008, ZM2018-001

Request for: Recommendation to the City Council for a General Plan Amendment, Zoning Map Amendment, Vesting Tentative Map, Architectural Permit and Development Agreement for the development of a 765,150 square foot office complex, 35,000 square foot employee amenities building and 2,591 parking spaces.

At their meeting on November 1, 2022, the Planning Commission voted 6-0 to recommend Certification of the EIR including a Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program and 5-1 to recommend approval of the General Plan Amendment, Zoning Map Change, Architectural Permit, Vesting Tentative Map, and the Development Agreement.

Applicant: Jay Paul Company

CEQA: EIR

Planner: Curtis Banks
Contract Principal Planner
cbanks@redwoodcity.org
650-464-4743



In-person and remote options: Consistent with Government Code 54953, this meeting will be held both in person and virtually.

How to get more information or provide comments: All project and environmental information is available for review and questions by calling or emailing the project planner or available on the website at www.redwoodcity.org/Harbor View. Comments may

be given in writing prior to the public hearing or via teleconference at the hearing.

En español: Para más información en español, favor de comunicarse con (650) 780-7234 planning@redwoodcity.org.

Who receives a notice: Ten days prior to the hearing date, notice of this hearing is posted on the City's website, published in the newspaper, and sent to all owners or residents of property located within 300 feet of the project site, including any interested person who requested a notice.

What can be challenged: If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

PROJECT DESCRIPTION

The proposed project consists of 765,150 sq. ft. of commercial office use, in three buildings; 35,000 square-foot employee amenities building; and 2,551 parking spaces distributed across a parking garage and a surface parking lot on a 27.08 site. The project includes the following applications:

- General Plan Amendment from Industrial – Light (LI) and Industrial – Port Related (IP) to Commercial-Office Professional/Technology (CP)
- Zoning Map Amendment from Industrial – Restricted (IR) and General Industrial (GI) to Commercial Park (CP) Zoning District.
- Architectural Permit for approval of the proposed project's design.
- Vesting Tentative Map to merge the eight existing parcels into one lot.
- Development Agreement between the applicant and the City.

EIR Certification: A Draft EIR (SCH #2018012016) was prepared for this project to assess potential environmental impacts and was made available for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA). It also examined environmental impacts for alternatives to the project, as required by CEQA. The document was available for public comment for a 45-day public review period from January 16, 2019, through March 8, 2019. The City also held a public hearing on February 11, 2019 to receive public comment on the Draft EIR.

The Final EIR responds to the comments and proposes text revisions to the Draft EIR in response to input received on the Draft DEIR. The Planning Commission will provide a recommendation to the City Council on the certification of the Final EIR if it finds it acceptable and in conformance with CEQA. EIR certification must occur prior to action on the project.