



# CITY OF REDWOOD CITY PUBLIC NOTICE

## NOTICE OF AVAILABILITY AND PUBLIC HEARING

**45-Day Public Review Period**  
for the Draft Environmental Impact Report (EIR)

Beginning on: **September 21, 2022**  
Ending on: **November 7, 2022**

**Planning Commission Public Hearing**  
for Public Comments on the Draft EIR

**October 4, 2022 at 6:00p.m.**  
Hybrid Meeting\*

\*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/pc](http://www.redwoodcity.org/pc)

**Project:** Demolition of existing buildings to develop 56 townhouses at 505 E. Bayshore Road. Eight of the units would be sold at moderate below market levels.

**Applicant:** Regis Homes  
Bay Area



**Lead Agency:** City of  
Redwood City

**How to get more information:** The Draft EIR and all documents referenced in the Draft EIR are available for review online at [www.redwoodcity.org/developmentprojects](http://www.redwoodcity.org/developmentprojects) or in person at:

City Hall, 1017 Middlefield Road, Redwood City between the hours of 10:00 a.m. to 4:00 p.m., Monday through Wednesday.

USB sticks are also available by request via mail.

**How to provide comments:** Comments on the Draft EIR must be given at the public hearing or in writing by **5:00 p.m. on November 7, 2022**. Comments on the project generally may be given in writing at any time or at the public hearing. All written comments should be directed to the project planner:

Curtis Banks, Contract Principal Planner  
[cbanks@redwoodcity.org](mailto:cbanks@redwoodcity.org) | (650) 464-4743  
1017 Middlefield Road, Redwood City, CA 94063

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

## **PROJECT DESCRIPTION**

The applicant proposes to construct 56 townhomes, including 8 below market rate units at the moderate-income level. Units would consist of two-, three-, and four-bedroom townhome units, ranging from between 1,200 square feet (“sf”) to 1,700 sf of livable space. Each home includes, at minimum, a 2-car garage. The residential buildings consist of three stories of wood-framed structure on top of an at-grade concrete foundation. The architecture will be contemporary in style and includes porches and stoops as well as roof decks on several floor plans. Units facing the bay front are divided into three buildings. The other six buildings are located on individual drive aisles oriented perpendicular to the drainage channel. Pedestrian access is provided within the community, leading to the Bay Trail and to East Bayshore Road. The new community includes a private amenity area for residents at the east end of the site. This area also includes a BBQ, fire feature and tables with seating.

The project site is 2.54 acres and is currently home to the Alan Steel & Supply company and comprises several corrugated metal warehouse buildings as well as several outdoor storage facilities. The remainder of the site is a vacant dirt lot. The project is located right at the gateway to the Bair Island neighborhood at the transition of Whipple Ave into East Bayshore Road on the East side of Highway 101. The property is adjacent to the San Francisco Bay, bordering an existing drainage channel that separates the site from the BCDC Bay Trail and PG&E’s property.

The project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also known as the Cortese list.

Requested entitlements include a General Plan Amendment, Zone Change, Planned Development Permit, Architectural Permit, Tentative Map and CP -. The Planning Commission will serve as the decision-making body. The Architectural Advisory Committee recommended approval of the project on June 2, 2022. A Shoreline Band permit through the San Francisco Bay Conservation and Development Commission (BCDC) is also being requested.

## **ANTICIPATED SIGNIFICANT IMPACTS**

The proposed 505 E. Bayshore project would result in potentially significant impacts related to Air Quality, Biological Resources, Hazard and Hazardous Materials and Transportation. These impacts would be reduced to a less-than-significant level through the implementation of identified mitigation measures.