



# 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: **February 3, 2023**  
Ending on: **March 20, 2023**

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

**February 21, 2023 at 6:00 p.m.**

Council Chambers, City Hall\*  
1017 Middlefield Road, Redwood City  
*No decision will be made at this meeting.*

\*Participants will also be able join the meeting via teleconference. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at [www.redwoodcity.org/pc](http://www.redwoodcity.org/pc)

**Project:** The project proposes to demolish the existing on-site structures, except for the two City Historic Landmark structures and remediate the project site to construct a mixed-use development consisting of a 57,254 square foot multifamily housing building comprising 33 affordable units, approximately 300,000 square feet of office space, and a 4,132 square foot childcare facility. Additionally, the project would construct a three level underground parking garage and would construct 3,862 linear feet of off-site recycled waterline.

**Applicant:** HMB Redwood City LLC

**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 <https://www.welcomehomerwc.org/> 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.

**How to provide comments:** Comments on the Draft EIR must be given in writing by **5:00 p.m. on March 20, 2023**. Comments on the project itself generally may be given in writing at any time. All written comments should be directed to the project planner:

Darryl Boyd, Contract Principal Planner  
[dboyd@redwoodcity.org](mailto:dboyd@redwoodcity.org) | (650) 780-7264  
1017 Middlefield Road, Redwood City, CA 94063

USB sticks are also available by request via mail.

**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 1125 Arguello Street Mixed-Use Development Project proposes to construct a mixed-use development on an approximately 3.5 acre project site. The Applicant is proposing to demolish the existing on-site structures, except for the two City Historic Landmark structures at 1227 and 1219 Arguello Street and remediate the site to construct a mixed-use development consisting of a 57,254 square foot multifamily housing building comprising 33 affordable units, approximately 300,000 square feet of office space, and a 4,132 square foot childcare facility. The proposed project would also include a three level underground parking garage for the office buildings, landscaping, and off-site improvements. Additionally, the project would construct 3,862 linear feet of off-site recycled waterline to extend the City's recycled water service to the project site.

The project site is located at 1111, 1125, 1203, 1209, 1219, 1227 Arguello Street and consists of six contiguous parcels totaling 3.5 acres. The project site is bounded by Whipple Avenue to the north, Arguello Street to the east, and Caltrain tracks to the west. The site is development with existing structures and overhead powerlines and majority of the site is paved with trees, and other vegetation along the street frontages and along the existing driveways into the site on Arguello Street. Existing uses onsite include a small automobile towing operation and property management business and was previously comprised of various tenants and uses including an equipment rental center and associated equipment yard, party rental center and associated laundry cleaning area, building contractor, boxing gym, coffee tech repair, and towing company.

Requested entitlements include Planned Development Permit, Architectural Permit, Historic Resources Approval, Vesting Tentative Parcel Map, Condominium Permit, Tree Removal Permit, Grading/Demolition Permit, Encroachment Permit, Use Permit for Offices, Affordable Housing Plan, Community Benefits Bonus, State Density Concessions and Waivers, Regional Water Quality Control Board Stormwater Pollution Prevention Plan/Construction General Permit, and San Carlos Airport Land Use Consistency Review.

## **ANTICIPATED SIGNIFICANT IMPACTS**

The Draft EIR prepared for the proposed 1125 Arguello Street Mixed-Use Development Project determined that the project would result in potentially significant impacts to Air Quality, Cultural Resources, Noise, and Tribal Cultural Resources. These impacts would be reduced to a less than significant level through implementation of mitigation measures identified in the EIR.

## **IS/NOP CERTIFICATION**

An Initial Study and Notice of Preparation (IS/NOP) 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. The document was available for public comment for a 30-day public review period from October 19, 2021 to November 18, 2021. The City also held a Public Scoping Meeting on November 9, 2021 to receive public comments on the IS/NOP. Initial Study prepared for this project determined that the project would result in potentially significant impacts to Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality which would be reduced to a less than significant level through implementation of mitigation measures identified in the Initial Study.