



Public Hearing Notice and Notice of Availability of Addendum to
Previously Adopted Mitigated Negative Declaration

This Public Hearing Notice supersedes the previous public hearing notice mailed on August 30, 2007

Notice is hereby given that the **Planning Commission** of the City of Redwood City, State of California, will hold a public hearing at the stated time and place to consider the following matter:

Project: 885 Woodside Road, proposed Precise Plan for a 43-unit condominium project
Date and Time: September 18, 2007, 7:00 PM
Place: City Hall Council Chambers, 1017 Middlefield Road, Redwood City, CA

PROJECT DESCRIPTION: Nicholson Lamb Partners is proposing a 43-unit, five-story condominium project on a 0.66-acre parcel with 92 parking stalls and bicycle storage within a sub-grade/at-grade parking garage. Open space amenities include decks, patio, rooftop garden, and fitness center. **Access to the site would be provided from Woodside Road.** The project site is bordered along most of its front yard property line by a gas station site at the corner of Woodside Road and Horgan Avenue. As part of the project, the developer proposes to pay for architectural improvements to the gas station to improve its design compatibility with the proposed condominium project. The proposed project was previously considered by the Planning Commission at a hearing on November 28, 2006, with access to the site from Horgan Avenue. The Planning Commission recommended approval of the project with this access to the City Council; at its hearing on April 9, 2007, the City Council voted to return the project to the Planning Commission requiring access from Woodside Road instead of Horgan Avenue **along with project design modifications to provide a smoother transition to the surrounding residential neighborhood.** The revised project is in response to the City Council direction.

ENVIRONMENTAL REVIEW & APPLICATION REQUEST: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in accordance with CEQA to examine the potential environmental effects of the original project (with access on Horgan Avenue). The Planning Commission adopted the IS/MND for the project on November 28, 2006 making the required findings under CEQA. An Addendum to the adopted IS/MND has been prepared in accordance with CEQA Guidelines Sections 15164 and 15162, to address the proposed Woodside Road driveway access and project design modifications. Under Section 15164(c) of the CEQA Guidelines, an addendum does not need to be circulated for public review. However, in the interest of full disclosure and public information, the City has decided to make the Addendum available for public review and comment for a period of 15 days, from August 30 to September 13, 2007. Written comments on the Addendum must be submitted to the Planning Division prior to 5:00 p.m. on September 13, 2007.

At the September 18, 2007 hearing, the Planning Commission is required to review and consider the Addendum in making its recommendation to the City Council on the following actions: 1) adoption of a Zoning Map Amendment from the "CG-R" (General Commercial-Residential Overlay) to "P" (Planned Community) District; and 2) adoption of the revised Precise Plan. The Planning Commission is also required to review and consider the Addendum in approving the Vesting Tentative Map and Planned Community Permit contingent upon City Council approval of the proposed Zoning Map Amendment and revised Precise Plan. The Addendum, Precise Plan revisions, Planned Community Permit and Vesting Tentative Map plan submittals are available for public review at www.redwoodcity.org and at the Planning Division at 1017 Middlefield Road, Redwood City, CA.

You are being sent this notice because you own and/or reside at property located within 300 feet of the subject property (based on the latest equalized assessment rolls of record by the San Mateo County Assessor); you have indicated an interest in the project and/or have requested such notice be provided to you; or you may have expertise/experience regarding the project/site/issues. All testimony must either be given in person at the time of the public hearing or received in writing by the Planning Division prior to the date of the public hearing. Testimony cannot be given over the telephone. If you challenge any of the foregoing described actions in court, an appeal of said actions to the City Council within the time period established in the Municipal Code is first required and 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 Planning Commission at, or prior to, said public hearing. Questions or written comments about this project and/or the public hearing should be directed to:

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