RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY
INITIATING AN AMENDMENT TO THE GENERAL PLAN AND DOWNTOWN
PRECISE PLAN FOR THE SEQUOIA STATION PROJECT

WHEREAS, an application has been submitted to the City of Redwood City (City) by RWC Sequoia Station, LLC (Applicant) to construct a mixed-use office, retail and residential project at 1039 - 1101 El Camino Real (Project); and

WHEREAS, the implementation of the Project requires an amendment to the General Plan of the City to allow an increase in the maximum allowable development for office and residential units in the Downtown (General Plan Amendment); and

WHEREAS, the implementation of the Project requires an amendment to the Downtown Precise Plan (DTPP) of the City to allow an increase in the maximum allowable development for office in the DTPP area (DTPP Amendment); and

WHEREAS, City Code Section 18.61 of the provides that proceedings to amend the General Plan may be initiated by a resolution of the City Council; and

WHEREAS, Zoning Ordinance Section 52.5(A) provides that an interested party may request that the City initiate the amendment of a Precise Plan by submitting said request to the Planning Director or designee. The interested party is the Applicant, and the request of initiation is accompanied by materials supportive of the request and showing the nature of the requested DTPP amendment that include statements justifying why the proper functioning of the community requires the amendment of the DTPP as proposed and why the amended DTPP is more suitable for the area than the existing DTPP; and

WHEREAS, the City's policy is to bundle all related requests and have them acted upon by the highest approval authority, in this case being the City Council; and

WHEREAS, the initiation of amendments to the General Plan and DTPP provides City staff the direction to begin analysis of the proposed General Plan Amendment and DTPP Amendment and does not constitute nor imply approval of any project entitlements. Once the amendment process is initiated, the City may move forward with the environmental review and public outreach process for the Project.
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby incorporated by this reference as if fully set forth in their entirety.

2. The City Council hereby initiates proceedings for the General Plan Amendment and the DTPP Amendment, and hereby requests that City staff review and recommend an appropriate maximum allowable development for office and residential uses under the General Plan and DTPP, along with potential amendments to maximum building height, parking ratios and other amendments as may be necessary to meet the vision of the Downtown Precise Plan. This initiation does not constitute approval of the General Plan Amendment or the DTPP Amendment or assure any particular action on the General Plan Amendment or the DTPP Amendment by the Planning Commission or the City Council. The Planning Commission and City Council will consider the General Plan Amendment and the DTPP Amendment in their discretion, along with the other requested Project entitlements and in accordance with the City's project review process.

3. This Resolution shall go into effect immediately.

* * *