



# CITY OF REDWOOD CITY NOTICE OF PUBLIC HEARING

## CITY COUNCIL HEARING

**Monday, November 24, 2025, at 6:00 p.m.**

**Members of the public may attend in-person or remotely.**

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

Videoconference:

<https://redwoodcity.zoom.us/j/99481825639> (Meeting ID: 994 8182 5639)

Dial-in: (669) 900-6833

To provide comments: See the instructions posted on the agenda 72 hours in advance of the meeting at [www.redwoodcity.org/councilmeetings](http://www.redwoodcity.org/councilmeetings)

**Location:** Elco Yards lot A (1555 El Camino Real) and lot D (113 Beech Street)

**File No:** AP2018-05, PD2020-02, DPC2019-02, UP2018-03, TM2018-02

**Request:** Modifications on how the Elco Yards project [formerly the South Main Mixed-Use Development Project (1601 El Camino Real) meets the Affordable Housing Ordinance and the State Density Bonus Law (including requested concessions and waivers), and for minor modifications to the design details of the two residential buildings on lots A and D. The requested changes maintain the overall design quality, and do not result in fewer residential units or the reduction or elimination of any community benefits.

**Applicant:** IQHQ and High Street Residential

**CEQA:** Proposed modifications would not cause new impacts, increase the severity of previously identified impacts, or require new mitigation measures of Elco Yard's previously certified Final Environmental Impact Report (SCH # 2019070208)

**Planner:** Lindy Chan, Principal Planner

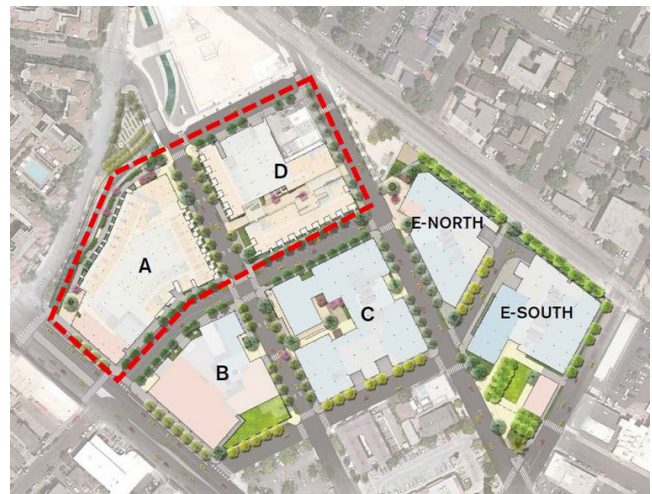
[lchan@redwoodcity.org](mailto:lchan@redwoodcity.org) - (650) 780-7237

Alin Lancaster, Housing Leadership Manager

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1017 Middlefield Road

Redwood City, CA 94063



**How to get more information or provide comments:** All project and environmental information is available for review online at [www.redwoodcity.org/southmain](http://www.redwoodcity.org/southmain). Comments may be provided during the public hearing by following the instructions on the agenda, published at least 72 hours in advance at [www.redwoodcity.org/councilmeetings](http://www.redwoodcity.org/councilmeetings)

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