Location: South Main Mixed-Use located between El Camino Real, Maple, Cedar and Main streets, and an offsite affordable housing development at 1304 El Camino Real (at Jackson Avenue)

Request for: EIR Scoping Session for the South Main Mixed-Use Project containing approximately 550,000 sq. ft. of office, 291 multi-family units (including 97 affordable units), 28,000 sq. ft. of retail, and 8,500 sq. ft. of child care.

Applicant: Greystar

CEQA: Environmental Impact Report

Planner: Lindy Chan
Principal Planner
lchan@redwoodcity.org
650-780-7237

Lot Size: 8.3 acres

General Plan: Mixed Use-Corridor, Mixed Use-Live/Work, Mixed Use-Downtown

Existing Land Use: Auto sales & services, car wash, restaurant, former roller rink, multi-family

Zoning: Mixed-Use Corridor-El Camino Real, Mixed-Use Live/Work, Downtown Precise Plan

Reason for the Request: Provide input on the scope and content of the forthcoming draft Environmental Impact Report.

Key Considerations: Comments on the scope and content of the Environmental Impact Report and Initial Study

Public Notice: On July 9, 2019, notice of the Planning Commission hearing and Notice of Preparation was posted on the website, mailed to neighbors within 300 feet of the project site and interested parties, and placed in the Redwood City Daily Journal. No comments were given as of the preparation of this report.

Staff Recommendation:
Receive Comments.
Hold a public hearing and receive comments on the Notice of Preparation (NOP) and Initial Study.

BACKGROUND
The applicant, Greystar, initially submitted the project proposal in January of 2018 requesting 589,700 sq. ft. of office, 272 multi-family units (including 60 affordable units), 10,000 sq. ft. of retail, and 10,000 sq. ft. of child care on sites A-E. Since then, the City has provided completeness and design input on the project. In addition, the applicant held two community meetings in May and July of 2018. The following study sessions have been held or are scheduled:

- Transportation Advisory Committee on May 13, 2019
- Architectural Advisory Committee on June 6, 2019
- Historic Resources Advisory Committee on August 8, 2019
- City Council on September 9, 2019

The applicant is also preparing to hold another community meeting at the end of July. Through this process, the application has changed by reducing the amount of office use, adjusting the child care facility (lowered interior space but increased outdoor area), increasing the amount of housing and affordable housing, and increasing the amount of retail space, including a family-friendly entertainment use. Based on input received, the applicant also adjusted proposed uses, street configuration, and is proposing to repurpose (demolish and rebuild in likeness) the existing Perry Feed Shed, a potentially historic resource.

The Project site is located at the periphery of the Downtown Precise Plan area and is composed of six blocks totaling 8.30 acres (Parcels A through F). Parcels A through E are bounded by El Camino Real, Maple Street, Elm Street, Main Street, Caltrain right-of-way, Chestnut Street, Shasta Street, and Cedar Street. Parcel F is approximately 1,000 feet northwest of Parcels A through E at the southwest corner of El Camino Real and Jackson Avenue (Figure 1 – Project Location and Context).
Existing use of the project site is primarily auto sales, repair, and warehouse space, including one multi-tenant residential building owned by the City of Redwood City, a restaurant, and a former indoor roller rink. Uses surrounding the site include auto repair shops, small commercial buildings, large multi-tenant residential developments, some retail, and a proposed 109,000-square foot office building.

PROJECT DESCRIPTION
The proposed project would include one building each on Parcel A and F, developed with primarily residential uses; and five additional buildings on Parcels B through E, where the primary use would be commercial office space. Figure 2 shows the proposed project for parcels A through F.

The proposed project would develop 291 multifamily residential units, including 252 units on Parcel A and 39 units on Parcel F. The project would also include approximately 550,000 square feet of office uses, an 8,500-square-foot childcare facility (not including 5,800 square feet of dedicated outdoor space), and 28,000 square feet of retail uses, including 19,000 square feet of ground-floor space on Parcel B designed to accommodate retail-entertainment uses. The approximately 40,000 square feet of public open space proposed throughout the site would include a public creek walk and a park at Shasta Street and Chestnut Street.

FIGURE 2: PROJECT SITE
The proposal (blocks A-F) includes the following uses (numbers generally rounded):

<table>
<thead>
<tr>
<th>Use</th>
<th>Proposed Amount</th>
<th>Including</th>
<th>Blocks with these Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>291 units</td>
<td>97 affordable units</td>
<td>A, F</td>
</tr>
<tr>
<td>Office</td>
<td>550,000 sq. ft.</td>
<td></td>
<td>B, C, D, E</td>
</tr>
<tr>
<td>Retail</td>
<td>28,000 sq. ft.</td>
<td>19,000 sq. ft. of entertainment</td>
<td>A, B, E</td>
</tr>
<tr>
<td>Child Care</td>
<td>8,500 sq. ft.</td>
<td></td>
<td>B</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>40,000 sq. ft.</td>
<td></td>
<td>A, E</td>
</tr>
</tbody>
</table>

The three buildings fronting El Camino Real would be 4, 6, and 7 stories in height, while the remaining four buildings would be 3 stories.

The project would provide a total of 1,804 onsite parking spaces and 167 bicycle spaces for the project. All onsite parking spaces would be within structured parking associated with each building. The garage is accessed from secondary streets, including Beech, Cedar, Elm, and Jackson. Ground floors are generally activated with uses, such as retail, lobbies, leasing offices, and residential stoops.

Requested entitlements include Use Permits, Downtown Planned Community Permit, Vesting Tentative Tract Map, Architectural Permit, Affordable Housing Plan, and State Density Bonus concessions and waivers. In addition, the applicant will be requesting abandonment of a segment of a public street (Shasta), conversion to a private street (Cedar), and acquisition of a City-owned parcel (1306 Main Street). The Planning Commission will serve as the recommending body to the City Council as decision-making body for the project, with review and recommendations by the Architectural Advisory Committee, Historic Resources Advisory Committee, and Transportation Advisory Committee.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) is required for the proposed project. The City has issued a Notice of Preparation (NOP), which informs State and local agencies, as well as other interested parties, that the City is preparing an EIR. A 30-day comment period allows for agencies and individuals to provide input on the scope and content of the forthcoming draft EIR and project specific Initial Study. The NOP includes the Proposed Plans and brief description of the project (Attachment 1).

The purpose of the Planning Commission scoping session is to provide a public opportunity for comment on the scope and content of the project’s forthcoming draft EIR and project specific Initial Study. The NOP comment period began on July 9, 2019 and will end on August 9, 2019.

The City prepared an Initial Study to determine if the project may have a significant effect on the environment. The Initial Study can determine what type of environmental document to prepare, analyze potential impacts and identify which areas would not have significant impacts. This initial study allows the EIR to focus exclusively on potentially significant effects.

The Initial Study evaluated the proposed development on Parcels A through E. Because the design and supporting application materials for Parcel F were not sufficiently developed at the time of preparation, analysis of the proposed development on Parcel F was not included in the Initial Study and will be fully analyzed (all environmental topics) in the project EIR. Since Parcel F is located in the Downtown Precise
Plan (DTPP) area, it will be evaluated for consistency with the DTPP EIR pursuant to CEQA Guidelines Section 15183.

Based on the Initial Study, the following environmental topics will be evaluated in the EIR for Blocks A-E:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

The Initial Study found the remaining environmental topics listed below to be less than significant for Blocks A-E and therefore would not be further analyzed in the EIR unless new information is provided that would change the prior determination.

- Agricultural Resources
- Biological Resources
- Energy
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities
- Wildfire

The EIR would also include evaluation of alternatives to the proposed project. At this time, the following alternatives are being considered by the staff and consultant team:

- **No Project:**
  Evaluation of a no project alternative is required pursuant to CEQA. The no project alternative will consider maintaining the existing area as a vacant movie theatre with a surface parking lot that currently supports the adjacent automobile sales facilities.

- **Project Alternatives:**
  One or more alternative development scenarios will be evaluated depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

The EIR will contain an analysis of the project and if warranted, would identify potentially significant unavoidable impacts (significant impacts that cannot be reduced to less than significant levels through feasible mitigation measures) and potentially significant cumulative impacts (impacts generated by the current proposal that are not significant individually but when considered with the impacts generated by other past and future projects are cumulatively considerable).

**FUTURE STEPS**
When the Draft EIR is complete, it will be released for a public comment and review period of 45-days. During this time, the City will hold a public hearing with the Planning Commission to receive comments on the Draft EIR. After the conclusion of the review period, the staff and consultant team
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will evaluate the comments and prepare Responses to Comments (RTC) and the Final EIR. The proposed project be considered by the Architectural Advisory Committee, Historic Resources Advisory Committee, and Planning Commission. The City Council will act on the project entitlements and Final EIR.

ATTACHMENTS
1. Notice of Preparation

LINKED DOCUMENTS
1. Initial Study
2. Project Plans for South Main Mixed Use
3. Project Plans for Offsite Affordable Housing at 1304 El Camino Real

REPORT PREPARED BY:
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