



# BOARD OF PORT COMMISSIONERS PORT OF REDWOOD CITY

## AGENDA

REGULAR MEETING  
WEDNESDAY, 8:00 AM  
MAY 14, 2025

CHAIR: STAN MAUPIN  
VICE CHAIR: NANCY C. RADCLIFFE  
SECRETARY: MIKE CLAIRE  
COMMISSIONER: CHU CHANG  
COMMISSIONER: DANI GASPARINI

\*\*\*HYBRID MEETING — IN-PERSON AND BY VIDEOCONFERENCE\*\*\*

The BOARD OF PORT COMMISSIONERS (BOARD) hereby provides notice that it will hold a regular meeting of the BOARD. This meeting of the Board will be held in the Port Administrative Offices (located at 675 Seaport Boulevard, Redwood City, California 94063), and by teleconference pursuant to Government Code Section 54953(e). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the Port Administrative Offices. The public is welcome to attend in person or alternatively via Zoom. PURSUANT TO THE RALPH M. BROWN ACT, ALL VOTES SHALL BE BY ROLL CALL.

Members of the public may also access and observe the meeting by joining by video teleconference via Zoom at: <https://zoom.us/join> Meeting ID: 985 1201 8699 Password: 85917060

Or use this link: <https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMFZMSDM4WVNSZz09>

To join by audio teleconference: Phone: (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699

The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

### HOW TO PROVIDE PUBLIC COMMENTS BEFORE THE BOARD MEETING:

Members of the public may also submit public comments on items of public interest that are within the subject matter jurisdiction of the Board via email to [publiccomments@redwoodcityport.com](mailto:publiccomments@redwoodcityport.com). All public comments received by 7:45 AM on the date of the Board meeting will be read into the record with a time limit of three minutes per commenter unless otherwise indicated.

### HOW TO PROVIDE PUBLIC COMMENTS DURING THE BOARD MEETING:

By video conference, use the "Raise Hand" feature to request to speak.

By teleconference, press \*9 to "Raise Hand" (request to speak) and \*6 to unmute.

Members of the public in attendance at the meeting who wish to speak on a matter within the jurisdiction of the Board of Port Commissioners should complete a speaker's slip to be recognized by the Chair at the appropriate time. Public comment from video teleconference will be heard first.

### AGENDA ITEM

- I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
- II. PUBLIC COMMENT — The Chair of the Board will recognize members of the public to make public comments on items of public interest that are within the subject matter jurisdiction of the Board. Comments on non-agendized items will be taken during the Public Comment period. Comments pertaining to agendized items will be taken at the time the agenda item is considered. Public comments received via email as provided above will be read into the record with a time limit of three minutes per commenter. No action will be taken on any public comment on a matter not appearing on the Agenda as a separate item unless otherwise authorized by law.
- III. APPROVAL OF MINUTES — NONE
- IV. APPROVAL OF CLAIMS — APRIL 29, 2025  
**ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE**

**V. ORDINANCES**

- A. ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH - PUBLIC HEARING**

**CEQA: THE ACTION BEFORE THE BOARD IS NOT SUBJECT TO CEQA REVIEW PROCESS PURSUANT TO RESOURCE CODE, SECTION 21065 AND GUIDELINES, SECTION 15378**

**ACTION: OPEN PUBLIC HEARING; MOTION TO WAIVE THE SECOND READING AND ADOPT THE ORDINANCE; PUBLIC COMMENT; CLOSE PUBLIC HEARING; ROLL CALL VOTE**

- B. ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026 - PUBLIC HEARING**

**CEQA: THE ACTION BEFORE THE BOARD IS NOT SUBJECT TO CEQA REVIEW PROCESS PURSUANT TO RESOURCE CODE, SECTION 21065 AND GUIDELINES, SECTION 15378**

**ACTION: OPEN PUBLIC HEARING; MOTION TO WAIVE THE SECOND READING AND ADOPT THE ORDINANCE; PUBLIC COMMENT; CLOSE PUBLIC HEARING; ROLL CALL VOTE**

- C. ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING AND AUTHORIZING EXECUTION OF SECOND AMENDMENT TO LEASE AGREEMENT (SEQUOIA YACHT CLUB, A NON-PROFIT CORPORATION)**

**CEQA: The ACTION BEFORE the BOARD IS NOT SUBJECT TO CEQA REVIEW PROCESS PURSUANT TO RESOURCE CODE, SECTION 21065 AND GUIDELINES, SECTION 15378**

**ACTION: MOTION TO WAIVE THE FULL READING AND INTRODUCE THE ORDINANCE; PUBLIC COMMENT; ROLL CALL VOTE**

**VI. RESOLUTIONS — NONE**

**VII. MOTIONS**

- A. MOTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING FISCAL YEAR 2025/2026 CALL FOR SPONSORSHIP PROGRAM AWARDEES**

**CEQA: THE ACTION BEFORE THE BOARD FOR CONSIDERATION TODAY IS NOT SUBJECT TO THE CEQA REVIEW PROCESS PURSUANT TO RESOURCE CODE, SECTION 21065 AND GUIDELINES, SECTION 15378.**

**ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE**

**VIII. REPORTS/PRESENTATIONS — NONE**

**IX. EXECUTIVE DIRECTOR'S REPORT**

**X. MATTERS OF BOARD INTEREST**

**XI. CLOSED SESSION**

- A. CONFERENCE WITH REAL ESTATE NEGOTIATOR (PRICE AND TERMS OF PAYMENT) PURSUANT TO GOVERNMENT CODE SECTION 54956.8**  
**PROPERTY: 460-509 SEAPORT CT. REDWOOD CITY, CA**  
**NEGOTIATING PARTIES: KRISTINE A. ZORTMAN, TRISH WAGNER - PORT OF REDWOOD CITY**  
**PORTSIDE INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP**
- B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -**  
**BASED ON EXISTING FACTS AND CIRCUMSTANCES, THE LEGISLATIVE BODY OF THE LOCAL AGENCY HAS DECIDED TO INITIATE OR IS DECIDING WHETHER TO INITIATE LITIGATION." GOVERNMENT CODE, SECTION 54956.9 (d)(4)**  
**NUMBER OF CASES: ONE (1)**
- C. PUBLIC EMPLOYEE PERSONNEL EVALUATION – EXECUTIVE DIRECTOR**  
**GOVERNMENT CODE SECTION 54957**

**XII. ADJOURNMENT — TO REGULAR MEETING OF MAY 28, 2025**

**ACTION: MOTION TO APPROVE; PUBLIC COMMENT; ROLL CALL VOTE**

DOCUMENTS: Public records that relate to an agenda item for an open session of a regular meeting of the Board of the Port Commissioners, which are released less than 72 hours prior to the meeting, are available to the public at the Port offices at 675 Seaport Boulevard, Redwood City, CA 94063.

ALTERNATIVE AGENDA FORMATS: The Board of the Port Commissioners will provide public records in appropriate alternative formats upon request by any person with a disability consistent with the federal Americans with Disabilities Act of 1990 and disability related accommodation to enable participating in the public meeting consistent with federal Americans with Disabilities Act of 1990. Please send a written request to the Clerk of the Board at the Port of Redwood City, 675 Seaport Boulevard, Redwood City, CA 94063, or via email at [info@redwoodcityport.com](mailto:info@redwoodcityport.com) and include address, phone number and brief description of the requested materials and preferred alternative format or auxiliary ad or service at least seven calendar days before the meeting.



**BOARD OF PORT COMMISSIONERS  
PORT OF REDWOOD CITY**

**STAFF REPORT**

DATE: May 14, 2025

ITEM NO: V.A

SUBMITTED BY: Rajesh Sewak, Director of Finance and Administration

TITLE: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH – PUBLIC HEARING

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**RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) adopt the Port of Redwood City's (Port) Fiscal Year 2026 Salary Ordinance.

**BACKGROUND**

On April 9, 2025 the Ordinance was introduced by the Board. On April 30, 2025, the Notice of Public Hearing and Ordinance were published in the San Francisco Examiner (Attachment A).

As of today, there have been no changes to the Ordinance since its introduction on April 9, 2025.

**ANALYSIS**

See analysis in the April 9, 2025, Staff Report when the Ordinance was introduced (Attachment B). The new Salary Plan, if approved, will be implemented on July 1, 2025.

Cost Recovery	N/A
Port 2020 Vision	Comports with the Port's 2020 Vision retaining talent
Budget	FY2026 Budget will reflect the new salary ranges

**ALTERNATIVES**

If the Board chooses not to approve the Ordinance the Port may lose its competitive advantage for employee retention.

**ENVIRONMENTAL REVIEW**

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.

  
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Staff

  
\_\_\_\_\_  
Executive Director

**ATTACHMENTS**

- A. Notice of Public Hearing Proof of Publication printed in San Francisco Examiner on April 30, 2025
- B. Staff Report dated April 9, 2025 (Introduction of Ordinance)
- C. Ordinance



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ORDINANCE OF THE BOARD OF PORT COMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026 will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 14th day of May 2025 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference and in person in order to preserve public health and safety. Members of the public may attend virtually via Zoom. Log in credentials are as follows: <https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMFZMMSDM4WVN5Zz09> Meeting ID: 985 1201 8699 Passcode: 85917060 Or dial (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699 and will then be recognized by the Chair of the Board of Port Commissioners of the City of Redwood City. The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

ORDINANCE OF THE BOARD OF PORT COMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026.

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

WHEREAS, an annual budget containing an estimate of the revenues and expenses of the Port of Redwood City for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, has been presented to and approved by the Board of Port Commissioners of the Port of Redwood City; and

WHEREAS, said Board desires and intends to appropriate and authorize the expenditure of said anticipated revenues in accordance with the above-mentioned budget.

NOW THEREFORE;

BE IT ORDAINED BY THE PORT OF REDWOOD CITY BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

**SECTION 1. GENERAL.** The estimated revenues of the Port of Redwood City for Fiscal Year July 1, 2025 – June 30, 2026, and all unexpended and unencumbered monies remaining in the Port funds at the close of Fiscal Year July 1, 2024 – June 30, 2025 are hereby allocated and appropriated as hereinafter provided.

**SECTION 2. OPERATING EXPENSES - OPERATIONS.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the operation of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1.	Marine Terminal	\$ 2,356,186
Line Item 2.	Recreational Boating	\$ 606,157
Line Item 3.	Commercial	\$ 595,813
Line Item 4.	Infrastructure	\$ 1,052,015
Line Item 5.	General Maintenance	\$ 647,504
	Total-Operations	\$ 5,257,675

**SECTION 3. OPERATING EXPENSES - ADMINISTRATION.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the administration of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1.	Admin Salaries, Taxes & Benefits	\$1,555,467
Line Item 2.	Office & Administrative Expenses	\$ 248,802
Line Item 3.	Professional Services	\$ 423,080
Line Item 4.	Promotion & Marketing	\$ 393,000
Line Item 5.	Depreciation (Admin only)	\$ 18,666
	Total-Administration	\$2,639,015

**SECTION 4. SUBVENTION.** The sum of Five Hundred Ninety Six Thousand and Eight Hundred Forty Two dollars (\$596,842) for voluntary Subvention to the City of Redwood City is hereby appropriated from general Port funds (derived from sources other than State granted lands) should the Board of Port Commissioners deem such funds as surplus and provided such payment does not violate Revenue Bond covenants and applicable state and federal laws.

**SECTION 5. REVENUE BONDS SERIES 2015 INTEREST.** For purposes of this Ordinance, "Revenue Bonds Series 2015" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2267 entitled "Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of Revenue Bonds, Approving an Official Statement, Authorizing the Execution and Delivery of a Third Supplemental Indenture, and Escrow Deposit and Trust Agreement and a Bond Purchase Agreement and Authorizing Certain Related Matters."

The sum of One Hundred One Thousand and Seven Hundred Sixty Seven dollars (\$101,767) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 6. REVENUE BONDS SERIES 2015-PRINCIPAL.** The sum of Five Hundred Six Thousand and Two Hundred Fifty dollars (\$506,250) is hereby appropriated from general Port funds for the payment of principal of the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 7. REVENUE BONDS SERIES 2012 INTEREST.** For purposes of this Ordinance, "Revenue Bonds Series 2012" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2178 entitled "Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of Revenue Bonds and the Execution and Delivery of a Second Supplemental Indenture and a Bond Purchase Agreement and Authorizing Certain Related Matters."

The sum of Ninety One Thousand and Nine Hundred Sixty Four dollars (\$91,964) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 8. REVENUE BONDS SERIES 2012-PRINCIPAL.** The sum of Four Million Four Hundred Ninety Five Thousand and One Hundred Thirty Four dollars (\$4,495,134) is hereby appropriated from general Port funds for the payment of, total outstanding principal balance, the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 9. REVENUE BONDS SERIES 2012-RESERVES.** The sum of Seven Hundred Forty Two Thousand and Two Hundred Ninety Four dollars (\$742,294) theretofore appropriated, transferred and carried over in the Parity Bond Reserve Fund account held by the Trustee, is hereby re-appropriated and maintained pursuant to Resolution No. P-2178 during the Fiscal Year July 1, 2025 - June 30, 2026.

**SECTION 10. CAPITAL IMPROVEMENTS.** The sum of Three Million and Two Hundred Fifty Thousand dollars (\$3,250,000) is hereby appropriated from Port Reserve Fund and Grant Fund in connection with Capital Improvements Program for the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and this expenditure of said sum for the purpose stated is authorized.

**SECTION 11. RESERVE FUNDING.** The sum remaining in the general Port funds as of June 30, 2025, less a prudent amount to be retained in the general Port funds, is hereby appropriated from General Fund to Reserve Fund in connection with contingent expenditure for the operation, administration, and/or capital improvement program of the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum and for the purpose stated is authorized.

**SECTION 12. TRANSFER, ADDITIONAL APPROPRIATIONS, CANCELLATIONS.** The Board of Port Commissioners may consent to the transfer of sums from an appropriated operating expense line item to any other appropriated operating expense line item within each Section. Transfers in excess of \$50,000 per operating expense line item shall be by Resolution. The Board of Port Commissioners may, by Resolution, transfer appropriated sums from one Section to another, authorize additional appropriations, and cancel previously authorized appropriations.

**SECTION 13. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after its adoption and shall be operative as of July 1, 2025.

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Introduced on the 23<sup>rd</sup> day of April 2025.

CNSB # 3920597

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith. will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 14<sup>th</sup> day of May 2025 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference and in person in order to preserve public health and safety. Members of the public may attend virtually via Zoom. Log in credentials are as follows:<https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMFZMMSDM4WVN5Zz09> Meeting ID: 985 1201 8699 Passcode: 85917060 Or dial (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699 and will then be recognized by the Chair of the Board of Port Commissioners of the City of Redwood City. The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

**ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith**

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY AS FOLLOWS:

**SECTION 1.** The annual salary ranges for each position of employment with the Port of Redwood City are hereby established in accordance with the schedule shown below. The specific salary for the Port Manager ("Executive Director") shall be established as per Section 2 and the specific salary for all other positions shall be established as per Section 3.

POSITION	SALARY RANGES
Port Manager (Executive Director)	\$ 250,000 - \$ 380,000
Director of Operations	\$ 200,000 - \$ 285,000
Harbor Master-Assistant Operations Manager	\$ 100,000 - \$ 155,000
Director of Finance & Administration	\$ 210,000 - \$ 295,000
Business Development Manager	\$ 90,000 - \$ 140,000
Office Manager/Clerk of the Board	\$ 90,000 - \$ 135,000
Accounting Clerk/Senior Accountant	\$ 80,000 - \$ 130,000
Port Maintenance I & II	\$ 73,000 - \$ 105,000
Manager of Field Operations	\$ 100,000 - \$ 155,000
Lead – Field Operations	\$ 75,000 - \$ 115,000

At the discretion of the Executive Director, Executive Management employees spending extra work hours outside of the normal Port business operations including travel time may be eligible to receive one hundred sixty (160) hours per fiscal year of paid leave or equivalent monetary value. Terms and conditions of this benefit shall be based upon the financial resources of the Port and in accordance with the approved budget for the respective fiscal year.

**SECTION 2.** The Board of Port Commissioners may specify additional terms and conditions of employment for the Executive Director pursuant to a written agreement. Said agreement shall state the compensation to be received by the Executive Director and shall specify his/her annual salary in an amount not to exceed the salary stated in Section 1.

**SECTION 3.**

(a) The annual salary for each position other than the position of Executive Director shall be established from time to time by the Executive Director within the salary range for each position as specified in Section 1.

(b) Initial appointments shall normally be made at a salary equal to the lowest amount of applicable range. Such appointments may be made at a rate between the minimum and maximum of a salary range when justified upon consideration of: (1) difficulty of locating qualified personnel; and/or (2) an appointee's experience, education, knowledge of the particular duties required, and other criteria as may be related to such consideration on the basis of merit.

(c) An employee may be eligible for a salary increase upon satisfactory completion of six (6) consecutive months of employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

(d) An employee may be eligible for a salary increase upon satisfactory completion of a minimum period of one (1) year's employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

**SECTION 4.** The Port of Redwood City shall pay the employer contribution to the California Public Employees Retirement System (CalPERS). In addition, for and on behalf of its employees enrolled in CalPERS on or prior to October 13, 2011, the Port of Redwood City shall also pay to CalPERS, 3% of Tier-1 employees and 2% of Tier-2 employees of the 8% contribution otherwise payable by the employee.

**SECTION 5.** The Executive Director is hereby authorized to employ such part-time or temporary personnel as are necessary to carry out the normal operations of the Port, provided however, that (1) compensation is limited to no more than \$10,000 during any fourteen (14) day period; and (2) funds shall have been appropriated for such purposes during the Fiscal Year for which such employment is retained. All such part-time or temporary personnel shall be subject to dismissal by the Executive Director without notice at any time and without cause.

**SECTION 6.** This Ordinance shall be effective thirty (30) days after its adoption.

**SECTION 7.** All ordinances and portions of ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

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Introduced on the 9<sup>th</sup> day of April 2025.

CNSB # 3920594

or indirect physical change in the environment. For further information, call Honora Montano at (628) 652-7380 or email at [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org) and ask about Record No. 2025-00115CUA. 2015-012491ENV/CWP/DVA/ CUA: 749 TOLAND STREET AND 2000 MCKINNON AVENUE. Bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor's Block 5284A and Lot 002 in Block 5287 (District 10) – Request the Planning Commission consideration of: 1.) certification of Final Environmental Impact Report (EIR); 2.) adoption of California Environmental Quality Act (CEQA) Findings and Mitigation and Monitoring Program under CEQA; 3.) adoption of San Francisco Gateway Design Standards and Guidelines; 4.) recommending adoption of Development Agreement (Board File No. 250427 ); and 5.) a Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 for a Planned Use (Development) (PUD). The proposal consists of demolishing four existing Production, Distribution, and Repair ("PDR") buildings and constructing two mixed-use buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR), and approximately 8,400 square feet of Retail Sales and Service Use, a total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and 8 showers and 48 lockers. The proposal includes the lot line adjustment of existing property lines to dedicate approximately 3.9 acres of property to the City to align with the proposed private and public right of way street improvements. The proposal also includes Zoning Map and Planning Code Text Amendments to establish the proposed San Francisco Gateway Special Use District (SUD) and 97-X Height and Bulk District. For further information, call Gabriela Pantoja at (628) 652-7380 or email at [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org) and ask about Record No. 2025-012491ENV/ CWP/DVA/CUA. 2015-012491MAP/PCA Board File No. 250426) – San Francisco Gateway Special Use District (SUD), Ordinance amending the Planning Code and Zoning Map to illustrate and create the San Francisco Gateway Special Use District (SUD) and facilitate the development of the SF Gateway Project. The San Francisco Gateway SUD outlines permitted land uses and development controls for the subject properties including the San Francisco Gateway Design Standards and Guidelines (DSG). Commission action would also make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code,

Section 302. For further information, call Gabriela Pantoja at (628) 652-7380 or email at [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org) and ask about Case No. 2015-012491MAP/PCA. It is strongly recommended that persons submit their comments in writing in advance of the hearing. Written comments may be submitted via email directly to the case planner. Persons who are unable to attend the scheduled Commission hearing may submit written comments regarding these cases to the individuals listed for each above via email or at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103. Comments received by 9:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Commission. Pursuant to Government Code § 65009, if you challenge, in court, the approval of a conditional use, 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 Commission at, or prior to, the public hearing. Corey A. Teague, Zoning Administrator, Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 4/30/2025 EXM-3921516#

PLANNING DEPARTMENT ENVIRONMENTAL REVIEW NOTICE

Notice is hereby given to the general public of the following actions under the Environmental Review Process. This document is available for review online at <http://sfplanning.org/sfseqadocs>. Please call (628) 652-7508 to make alternative arrangements to review the documents. NOTICE OF PREPARATION OF EIR AND PUBLIC SCOPING MEETING The initial evaluation conducted by the Planning Department determined that the following project(s) may have significant effects on the environment and that an Environmental Impact Report (EIR) must be prepared. 2020-006887ENV Freedom West 2.0 Project – The approximately 10.37-acre project site (Assessor's Block 0783, Lots 023, 024, and 025) and Assessor's Block 0770, Lot 027) is currently developed with 20 two- to three-story residential buildings that contain 358 cooperative (co-op) housing units, two multi-purpose buildings, and seven surface parking lots, containing 296 parking spaces. The project site is bounded by Golden Gate Avenue to the north, Gough Street to the east, Fulton Street to the south, and Laguna Street to the west and is bisected by McAllister Street. The proposed project would demolish all existing buildings and construct 15 new buildings ranging in height from 85 to 335 feet. The proposal includes approximately 3,680,100 gross square feet of mixed-use development, comprising of approximately 2,291 total residential dwelling

units; a 150-room hotel; approximately 68,600 gross square feet of commercial uses; approximately 14,800 gross square feet of cultural, institutional, and educational uses; and approximately 867,000 gross square feet of parking. The project site is located in a Residential Transit Oriented District (RTO) and 40-X and 50-X Height and Bulk Districts. The project sponsor proposes a special use district, which would establish specific land use controls for the project site. [CALPIN] Notice is hereby given to the general public as follows: 1. A Notice of Preparation of an EIR was published on April 30, 2025 by the Planning Department in connection with this project. The NOP can be viewed online at <http://sfplanning.org/sfseqadocs> as part of Case File No. 2020-006887ENV. A USB or paper copy will be mailed upon request. 2. A public scoping meeting will be held on Wednesday, May 21, 2025, at 5:30 pm at the African American Art and Culture Complex, 762 Fulton Street, San Francisco, CA 94102. A recording of the staff presentation will be made available at <http://sfplanning.org/sfseqadocs> after the scoping meeting. 3. Public comments concerning the scope of the EIR will be accepted from April 30, 2025 to 5:00 p.m. on May 30, 2025. Email written comments to Megan Conley, EIR Coordinator, at [CPC.FreedomWestEIR@sfgov.org](mailto:CPC.FreedomWestEIR@sfgov.org), or mail comments to San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103. EXM-3920915#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNS-25-558773 Superior Court of California, County of SAN FRANCISCO Petition of: EMMETT JOSEPH NEAL for Change of Name TO ALL INTERESTED PERSONS: Petitioner EMMETT JOSEPH NEAL filed a petition with this court for a decree changing names as follows: EMMETT JOSEPH NEAL SR. The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: JUNE 10, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102. (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-mycourt.htm](http://www.courts.ca.gov/find-mycourt.htm).) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation printed in this county: SAN FRANCISCO EXAMINER Date: APRIL 25, 2025 MICHELLE TONG Judge of the Superior Court 4/30/25 5/14 5/21/25 CNS-3921081# SAN FRANCISCO EXAMINER

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Shanti K Lachman 1446 Cary Ave., San Mateo, CA 94401 The individuals, partnership, or corporate names and the business addresses of the buyer are: Baltazar Lopez Raymundo and Blanca Nieves Gutierrez Perez 1446 Cary Ave., San Mateo, CA 94401 as listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPLETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Harry's Shoreview Deli AND ARE LOCATED AT: 1446 Cary Ave., San Mateo, CA 94401. The place, and date on or after which the Bulk Sale is to be consummated: Business

& Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before May 16, 2025. The last date to file claims is May 15, 2025, unless there is a liquor license transferring and in such case claim may be filed until the date the license transfers. BUYER'S SIGNATURE: Baltazar Lopez Raymundo Blanca Nieves Gutierrez Perez 4/30/25 SPEN-3919885# EXAMINER & SAN MATEO WEEKLY

GOVERNMENT

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

NOTICE OF HEARINGS

Notice is hereby given to the general public that applications involving the properties and/or issues described below have been filed with the Planning Department for review as set forth in the City Planning Code. The Historic Preservation Commission intends to hold a PUBLIC HEARING on these items and on other matters on **Thursday, May 22, 2025, beginning at 12:00 p.m. or later in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.** Additional information may be found on the Department's website. **2025-001334CUA: 750 GONZALEZ DRIVE** – northwest corner of Bucareli Drive; Lot 006 in Assessor's Block 7335 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 249.64 to permit the installation of a new T-Mobile Macro Wireless Telecommunication Services Facility at the rooftop of the existing 13 story residential building, consisting of consisting of six (6) new antennas and ancillary equipment as part of the T-Mobile Telecommunications Network. Antennas and ancillary equipment will be screened within a combination of a FRP enclosure boxes, FRP walls and FRP radomes. The project is located within the PM-OS (Parkmerced Open Space), PM-R (Parkmerced Residential) Zoning Districts, Parkmerced Special Use District, Priority Equity Geography Special Use District and 40-105 PM Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Wesley Wong at 628-652-7466 or email at [wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org) and ask about Record No. 2025-001334CUA.**

MARKET STREET REET

– North side of Market Street between Noe Street and 15<sup>th</sup> Street;

City Planning Code. The Planning Commission intends to hold a PUBLIC HEARING on these items and on other matters on **Thursday, May 22, 2025, beginning at 12:00 p.m. or later in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.** Additional information may be found on the Department's website. **2025-001334CUA: 750 GONZALEZ DRIVE** – northwest corner of Bucareli Drive; Lot 006 in Assessor's Block 7335 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 249.64 to permit the installation of a new T-Mobile Macro Wireless Telecommunication Services Facility at the rooftop of the existing 13 story residential building, consisting of consisting of six (6) new antennas and ancillary equipment as part of the T-Mobile Telecommunications Network. Antennas and ancillary equipment will be screened within a combination of a FRP enclosure boxes, FRP walls and FRP radomes. The project is located within the PM-OS (Parkmerced Open Space), PM-R (Parkmerced Residential) Zoning Districts, Parkmerced Special Use District, Priority Equity Geography Special Use District and 40-105 PM Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Wesley Wong at 628-652-7466 or email at [wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org) and ask about Record No. 2025-001334CUA.**

Lot 009 in Assessor's Block 3560 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 764 to establish a Formula Retail Personal Service Use (d.b.a. "Stretch Lab") within the Upper Market Neighborhood Commercial Transit Zoning District and a 40-X,50-X Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Maggie Dong at 628.652.7426 or email at [Maggie.Dong@sfgov.org](mailto:Maggie.Dong@sfgov.org) and ask about Record No. 2025-001585CUA**

**2024-004122CUA: 1533 SLOAT BLVD.** – South side of Sloat Boulevard between Clearfield and Everglade Drives; Lot 003 in Assessor's Block 7255 (District 4) Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, 303.1, 713, 780.1 to establish an approximately 11,842 square-foot Formula Retail Gym (d.b.a. "Planet Fitness") and to allow the use to operate from 5:00 a.m. to 12:00 a.m. daily, within the Neighborhood Commercial, Shopping Center Zoning District, Lakeshore Plaza Special Use District, and a 26-40-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Maggie Dong at 628.652.7426 or email at [Maggie.Dong@sfgov.org](mailto:Maggie.Dong@sfgov.org) and ask about Record No. 2024-004122CUA**

**2025-002346CUA: 534-536 PACIFIC AVENUE** – North side of Pacific Avenue between Kearny and Montgomery Streets; Lot 006 in Assessor's Block 0163 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.1, 249.25, and 303 to establish an Office use on the ground floor of the subject property within the C-2 (Community Business) Zoning District, Jackson Square Special Use District, Washington-Broadway Special Use District, Priority Equity Geographies Special Use District and 65-A Height and Bulk District. No interior or exterior alterations are proposed. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Michelle Langlie at 628-652-7410 or email at [Michelle.Langlie@sfgov.org](mailto:Michelle.Langlie@sfgov.org) and ask about Record No. 2025-002346CUA.**

**2025-001115CUA: 621 SANSOME STREET**– West side of Sansome Street at Jackson Street, Lot 001 in Assessor's Block 0196 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 156, 239, and 303, to permit a five-year extension of an existing, temporary Public Parking Lot within a C-2 (Community Business) Zoning District, Washington-Broadway Special Use District, Jackson Square Special Use District, a Priority Equity Geographies Special Use District, and a 65-A Height and Bulk District. The proposal is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct





## **ATTACHMENT B**

### **BOARD OF PORT COMMISSIONERS PORT OF REDWOOD CITY**

#### **STAFF REPORT**

DATE: April 9, 2025

ITEM NO: V.A

SUBMITTED BY: Rajesh Sewak, Director of Finance and Administration

TITLE: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith

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#### **RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) introduce the Ordinance establishing the Salary Plan for Fiscal Year 2026 (FY2026) and repealing the current Ordinance.

#### **BACKGROUND**

The Port of Redwood City (Port) by Ordinance establishes a Salary Plan for employees. The Salary Plan designates positions of employment and establishes salary ranges for each position. The Port Executive Director specifies the annual salary for each position. The Board establishes the annual salary ranges and any additional compensation and conditions of employment for the Executive Director.

The Salary Plan provides that initial employment is normally made at a salary at the lower or middle range based on certain considerations regarding the employee's experience, knowledge, and education as well as the difficulty of locating qualified employees. Following initial employment, the Salary Ordinance includes timing and terms for eligibility of salary increases based on the discretion of the Executive Director.

For the FY2026 Salary Plan, the Port benchmarked salary ranges of other local agencies to determine the new Salary Plan. While the Port's salary ranges are very comparable to other local agencies, some of the positions need to be adjusted to be in alignment. The new Salary Ordinance will allow management to adjust salaries to meet current economic trends and living expenses. The new Salary Plan will supersede the plan approved by the Board on April 24, 2024, for FY2025.

#### **ANALYSIS**

In order to maintain competitive salary ranges and in preparation for the FY2026 Port Budget, adjustments to specific salaries have been made since the approval of the current Salary Ordinance in FY2025. Attached is the Salary Ordinance of FY2025 with red-lined edits for FY2026 Salary Ordinance.

In addition to base salary, the Port pays the employer contribution to the California Public Employees Retirement System (CalPERS). The Port also pays into CalPERS, 3% of Tier-1 employees and 2% of Tier-2 employees of the total 8% contribution otherwise payable by the employee.

The new Salary Plan, if approved, will be implemented on July 1, 2025.

Cost Recovery	N/A
Port 2020 Vision	Comports with the Port's 2020 Vision retaining talent
Budget	FY2026 Budget will reflect the new salary ranges

## **ATTACHMENT B**

DATE: April 9, 2025

ITEM NO: V.A

TITLE: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH

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### **ALTERNATIVES**

If the Board chooses not to approve the Ordinance the Port may lose its competitive advantage for employee retention.

### **ENVIRONMENTAL REVIEW**

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.

  
\_\_\_\_\_  
Staff  
\_\_\_\_\_  
Executive Director

### **ATTACHMENTS**

- A. Salary Ordinance for FY2025 with red-lined edits for FY2026

**ATTACHMENT C**  
**ORDINANCE NO. P-**

**ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF  
REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND  
EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL  
ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HEREWITH.**

**BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF  
REDWOOD CITY AS FOLLOWS:**

**SECTION 1.** The annual salary ranges for each position of employment with the Port of Redwood City are hereby established in accordance with the schedule shown below. The specific salary for the Port Manager ("Executive Director") shall be established as per Section 2 and the specific salary for all other positions shall be established as per Section 3.

<b><u>POSITION</u></b>	<b><u>SALARY RANGES</u></b>
Port Manager (Executive Director)	\$ 250,000 - \$ 380,000
Director of Operations	\$ 200,000 - \$ 285,000
Harbor Master-Assistant Operations Manager	\$ 100,000 - \$ 155,000
Director of Finance & Administration	\$ 210,000 - \$ 295,000
Business Development Manager	\$ 90,000 - \$ 140,000
Office Manager/Clerk of the Board	\$ 90,000 - \$ 135,000
Accounting Clerk/Senior Accountant	\$ 80,000 - \$ 130,000
Port Maintenance I & II	\$ 73,000 - \$ 105,000
Manager of Field Operations	\$ 100,000 - \$ 155,000
Lead – Field Operations	\$ 75,000 - \$ 115,000

At the discretion of the Executive Director, Executive Management employees spending extra work hours outside of the normal Port business operations including travel time may be eligible to receive one hundred sixty (160) hours per fiscal year of paid leave or equivalent monetary value. Terms and conditions of this benefit shall be based upon the financial resources of the Port and in accordance with the approved budget for the respective fiscal year.



## **ATTACHMENT C**

**SECTION 2.** The Board of Port Commissioners may specify additional terms and conditions of employment for the Executive Director pursuant to a written agreement. Said agreement shall state the compensation to be received by the Executive Director and shall specify his/her annual salary in an amount not to exceed the salary stated in Section 1.

### **SECTION 3.**

(a) The annual salary for each position other than the position of Executive Director shall be established from time to time by the Executive Director within the salary range for each position as specified in Section 1.

(b) Initial appointments shall normally be made at a salary equal to the lowest amount of applicable range. Such appointments may be made at a rate between the minimum and maximum of a salary range when justified upon consideration of: (1) difficulty of locating qualified personnel; and/or (2) an appointee's experience, education, knowledge of the particular duties required, and other criteria as may be related to such consideration on the basis of merit.

(c) An employee may be eligible for a salary increase upon satisfactory completion of six (6) consecutive months of employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

(d) An employee may be eligible for a salary increase upon satisfactory completion of a minimum period of one (1) year's employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

**SECTION 4.** The Port of Redwood City shall pay the employer contribution to the California Public Employees Retirement System (CalPERS). In addition, for and on behalf of its employees enrolled in CalPERS on or prior to October 13, 2011, the Port of Redwood City shall also pay to CalPERS, 3% of Tier-1 employees and 2% of Tier-2 employees of the 8% contribution otherwise payable by the employee.

**SECTION 5.** The Executive Director is hereby authorized to employ such part-time or temporary personnel as are necessary to carry out the normal operations of the Port, provided however, that (1) compensation is limited to no more than \$10,000 during any fourteen (14) day period; and (2) funds shall have been appropriated for such purposes during the Fiscal Year for

## **ATTACHMENT C**

which such employment is retained. All such part-time or temporary personnel shall be subject to dismissal by the Executive Director without notice at any time and without cause.

**SECTION 6.** This Ordinance shall be effective thirty (30) days after its adoption.

**SECTION 7.** All ordinances and portions of ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

\* \* \*

Introduced on the 9<sup>th</sup> day of April 2025.

Passed and adopted as an ordinance of the Board of Port Commissioners of the City of Redwood City this \_ day of May 2025 by the following vote.

**AYES, COMMISSIONERS:**

**NOES, COMMISSIONERS:**

**ABSENT, COMMISSIONERS:**

**ABSTAIN, COMMISSIONERS:**

\_\_\_\_\_  
Chair Maupin, Board of Port Commissioners

Attest:

\_\_\_\_\_  
Secretary Claire, Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS  
PORT OF REDWOOD CITY**

**STAFF REPORT**

DATE: MAY 14, 2025

ITEM NO: V.B

SUBMITTED BY: Rajesh Sewak, Director of Finance & Administration

TITLE: ADOPTION OF AN ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026 – PUBLIC HEARING

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**RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) adopt the Port of Redwood City's (Port) FY2026 Budget Ordinance.

**BACKGROUND**

On April 23, 2025, the Ordinance was introduced by the Board. On April 30, 2025, the Notice of Public Hearing and Ordinance was published in the San Francisco Examiner. (Attachment A).

As of today, there have been no changes to the Ordinance since its introduction on April 23, 2025.

**ANALYSIS**

See analysis in the April 23, 2025, Staff Report when the Ordinance was introduced (Attachment B).

Cost Recovery	N/A
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	FY2026 Budget

**ALTERNATIVES**

N/A

**ENVIRONMENTAL REVIEW**

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.

  
\_\_\_\_\_  
Staff

  
\_\_\_\_\_  
Executive Director

**ATTACHMENTS**

- A. Notice of Public Hearing Proof of Publication printed in San Francisco Examiner on April 30, 2025
- B. Staff Report dated April 23, 2025 (with out attachments)
- C. Ordinance



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ORDINANCE OF THE BOARD OF PORT COMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026 will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 14th day of May 2025 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference and in person in order to preserve public health and safety. Members of the public may attend virtually via Zoom. Log in credentials are as follows: <https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMfZMSDM4WVN5Zz09> Meeting ID: 985 1201 8699 Passcode: 85917060 Or dial (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699 and will then be recognized by the Chair of the Board of Port Commissioners of the City of Redwood City. The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

ORDINANCE OF THE BOARD OF PORT COMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026.

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

WHEREAS, an annual budget containing an estimate of the revenues and expenses of the Port of Redwood City for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, has been presented to and approved by the Board of Port Commissioners of the Port of Redwood City; and

WHEREAS, said Board desires and intends to appropriate and authorize the expenditure of said anticipated revenues in accordance with the above-mentioned budget.

NOW THEREFORE;

BE IT ORDAINED BY THE PORT OF REDWOOD CITY BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

**SECTION 1. GENERAL.** The estimated revenues of the Port of Redwood City for Fiscal Year July 1, 2025 – June 30, 2026, and all unexpended and unencumbered monies remaining in the Port funds at the close of Fiscal Year July 1, 2024 – June 30, 2025 are hereby allocated and appropriated as hereinafter provided.

**SECTION 2. OPERATING EXPENSES - OPERATIONS.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the operation of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1.	Marine Terminal	\$ 2,356,186
Line Item 2.	Recreational Boating	\$ 606,157
Line Item 3.	Commercial	\$ 595,813
Line Item 4.	Infrastructure	\$ 1,052,015
Line Item 5.	General Maintenance	\$ 647,504
	Total-Operations	\$ 5,257,675

**SECTION 3. OPERATING EXPENSES - ADMINISTRATION.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the administration of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1.	Admin Salaries, Taxes & Benefits	\$1,555,467
Line Item 2.	Office & Administrative Expenses	\$ 248,802
Line Item 3.	Professional Services	\$ 423,080
Line Item 4.	Promotion & Marketing	\$ 393,000
Line Item 5.	Depreciation (Admin only)	\$ 18,666
	Total-Administration	\$2,639,015

**SECTION 4. SUBVENTION.** The sum of Five Hundred Ninety Six Thousand and Eight Hundred Forty Two dollars (\$596,842) for voluntary Subvention to the City of Redwood City is hereby appropriated from general Port funds (derived from sources other than State granted lands) should the Board of Port Commissioners deem such funds as surplus and provided such payment does not violate Revenue Bond covenants and applicable state and federal laws.

**SECTION 5. REVENUE BONDS SERIES 2015 INTEREST.** For purposes of this Ordinance, "Revenue Bonds Series 2015" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2267 entitled "Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of Revenue Bonds, Approving an Official Statement, Authorizing the Execution and Delivery of a Third Supplemental Indenture, and Escrow Deposit and Trust Agreement and a Bond Purchase Agreement and Authorizing Certain Related Matters."

The sum of One Hundred One Thousand and Seven Hundred Sixty Seven dollars (\$101,767) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 6. REVENUE BONDS SERIES 2015-PRINCIPAL.** The sum of Five Hundred Six Thousand and Two Hundred Fifty dollars (\$506,250) is hereby appropriated from general Port funds for the payment of principal of the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 7. REVENUE BONDS SERIES 2012 INTEREST.** For purposes of this Ordinance, "Revenue Bonds Series 2012" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2178 entitled "Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of Revenue Bonds and the Execution and Delivery of a Second Supplemental Indenture and a Bond Purchase Agreement and Authorizing Certain Related Matters."

The sum of Ninety One Thousand and Nine Hundred Sixty Four dollars (\$91,964) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 8. REVENUE BONDS SERIES 2012-PRINCIPAL.** The sum of Four Million Four Hundred Ninety Five Thousand and One Hundred Thirty Four dollars (\$4,495,134) is hereby appropriated from general Port funds for the payment of, total outstanding principal balance, the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 9. REVENUE BONDS SERIES 2012-RESERVES.** The sum of Seven Hundred Forty Two Thousand and Two Hundred Ninety Four dollars (\$742,294) theretofore appropriated, transferred and carried over in the Parity Bond Reserve Fund account held by the Trustee, is hereby re-appropriated and maintained pursuant to Resolution No. P-2178 during the Fiscal Year July 1, 2025 - June 30, 2026.

**SECTION 10. CAPITAL IMPROVEMENTS.** The sum of Three Million and Two Hundred Fifty Thousand dollars (\$3,250,000) is hereby appropriated from Port Reserve Fund and Grant Fund in connection with Capital Improvements Program for the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and this expenditure of said sum for the purpose stated is authorized.

**SECTION 11. RESERVE FUNDING.** The sum remaining in the general Port funds as of June 30, 2025, less a prudent amount to be retained in the general Port funds, is hereby appropriated from General Fund to Reserve Fund in connection with contingent expenditure for the operation, administration, and/or capital improvement program of the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum and for the purpose stated is authorized.

**SECTION 12. TRANSFER, ADDITIONAL APPROPRIATIONS, CANCELLATIONS.** The Board of Port Commissioners may consent to the transfer of sums from an appropriated operating expense line item to any other appropriated operating expense line item within each Section. Transfers in excess of \$50,000 per operating expense line item shall be by Resolution. The Board of Port Commissioners may, by Resolution, transfer appropriated sums from one Section to another, authorize additional appropriations, and cancel previously authorized appropriations.

**SECTION 13. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after its adoption and shall be operative as of July 1, 2025.

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Introduced on the 23<sup>rd</sup> day of April 2025.

CNSB # 3920597

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith. will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 14<sup>th</sup> day of May 2025 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference and in person in order to preserve public health and safety. Members of the public may attend virtually via Zoom. Log in credentials are as follows:<https://us06web.zoom.us/j/98512018699?pwd=dTc3a09SMWN5bDFQMfZMSDM4WVN5Zz09> Meeting ID: 985 1201 8699 Passcode: 85917060 Or dial (669) 900-6833 or (346) 248-7799 Meeting ID: 985 1201 8699 and will then be recognized by the Chair of the Board of Port Commissioners of the City of Redwood City. The Port of Redwood City is not responsible for a member of the public's technical ability to participate in the meeting.

ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY AS FOLLOWS:

**SECTION 1.** The annual salary ranges for each position of employment with the Port of Redwood City are hereby established in accordance with the schedule shown below. The specific salary for the Port Manager ("Executive Director") shall be established as per Section 2 and the specific salary for all other positions shall be established as per Section 3.

POSITION	SALARY RANGES
Port Manager (Executive Director)	\$ 250,000 - \$ 380,000
Director of Operations	\$ 200,000 - \$ 285,000
Harbor Master-Assistant Operations Manager	\$ 100,000 - \$ 155,000
Director of Finance & Administration	\$ 210,000 - \$ 295,000
Business Development Manager	\$ 90,000 - \$ 140,000
Office Manager/Clerk of the Board	\$ 90,000 - \$ 135,000
Accounting Clerk/Senior Accountant	\$ 80,000 - \$ 130,000
Port Maintenance I & II	\$ 73,000 - \$ 105,000
Manager of Field Operations	\$ 100,000 - \$ 155,000
Lead – Field Operations	\$ 75,000 - \$ 115,000

At the discretion of the Executive Director, Executive Management employees spending extra work hours outside of the normal Port business operations including travel time may be eligible to receive one hundred sixty (160) hours per fiscal year of paid leave or equivalent monetary value. Terms and conditions of this benefit shall be based upon the financial resources of the Port and in accordance with the approved budget for the respective fiscal year.

**SECTION 2.** The Board of Port Commissioners may specify additional terms and conditions of employment for the Executive Director pursuant to a written agreement. Said agreement shall state the compensation to be received by the Executive Director and shall specify his/her annual salary in an amount not to exceed the salary stated in Section 1.

SECTION 3:

(a) The annual salary for each position other than the position of Executive Director shall be established from time to time by the Executive Director within the salary range for each position as specified in Section 1.

(b) Initial appointments shall normally be made at a salary equal to the lowest amount of applicable range. Such appointments may be made at a rate between the minimum and maximum of a salary range when justified upon consideration of: (1) difficulty of locating qualified personnel; and/or (2) an appointee's experience, education, knowledge of the particular duties required, and other criteria as may be related to such consideration on the basis of merit.

(c) An employee may be eligible for a salary increase upon satisfactory completion of six (6) consecutive months of employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

(d) An employee may be eligible for a salary increase upon satisfactory completion of a minimum period of one (1) year's employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

**SECTION 4.** The Port of Redwood City shall pay the employer contribution to the California Public Employees Retirement System (CalPERS). In addition, for and on behalf of its employees enrolled in CalPERS on or prior to October 13, 2011, the Port of Redwood City shall also pay to CalPERS, 3% of Tier-1 employees and 2% of Tier-2 employees of the 8% contribution otherwise payable by the employee.

**SECTION 5.** The Executive Director is hereby authorized to employ such part-time or temporary personnel as are necessary to carry out the normal operations of the Port, provided however, that (1) compensation is limited to no more than \$10,000 during any fourteen (14) day period; and (2) funds shall have been appropriated for such purposes during the Fiscal Year for which such employment is retained. All such part-time or temporary personnel shall be subject to dismissal by the Executive Director without notice at any time and without cause.

**SECTION 6.** This Ordinance shall be effective thirty (30) days after its adoption.

**SECTION 7.** All ordinances and portions of ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

\* \* \*

Introduced on the 9<sup>th</sup> day of April 2025.

CNSB # 3920594

or indirect physical change in the environment. For further information, call Honora Montano at (628) 652-7380 or email at [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org) and ask about Record No. 2025-00115CUA. 2015-012491ENV/CWP/DVA/ CUA: 749 TOLAND STREET AND 2000 MCKINNON AVENUE. Bounded by Toland Street to the West, Kirkwood Avenue to the North, and Rankin Street to the East, Lot 008 in Assessor's Block 5284A and Lot 002 in Block 5287 (District 10) – Request the Planning Commission consideration of: 1.) certification of Final Environmental Impact Report (EIR); 2.) adoption of California Environmental Quality Act (CEQA) Findings and Mitigation and Monitoring Program under CEQA; 3.) adoption of San Francisco Gateway Design Standards and Guidelines; 4.) recommending adoption of Development Agreement (Board File No. 250427 ); and 5.) a Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 for a Planned Use (Community Business) Zoning District, and a 65-A Height and Bulk District. The proposal consists of demolishing four existing Production, Distribution, and Repair ("PDR") buildings and constructing two mixed-use buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR), Non-Retail Sales and Services, and Automotive Uses as permitted within the PDR-2 Zoning District and San Francisco Gateway Special Use District (SUD) and 97-X Height and Bulk District. For further information, call Michelle Langlie at 628-652-7410 or email at [Michelle.Langlie@sfgov.org](mailto:Michelle.Langlie@sfgov.org) and ask about Record No. 2025-002346CUA. 2025-00115CUA: 621 SANSOME STREET – West side of Sansome Street at Jackson Street, Lot 001 in Assessor's Block 0196 (District 3) - Request for Conditional Use Authorization pursuant to Planning Code Sections 156, 239, and 303, to permit a five-year extension of an existing, temporary Public Parking Lot within a C-2 (Community Business) Zoning District. The proposal is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct

Section 302. For further information, call Gabriela Pantoja at (628) 652-7380 or email at [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org) and ask about Case No. 2015-012491MAP/PCA. It is strongly recommended that persons submit their comments in writing in advance of the hearing. Written comments may be submitted via email directly to the case planner. Persons who are unable to attend the scheduled Commission hearing may submit written comments regarding these cases to the individuals listed for each above via email or at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103. Comments received by 9:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Commission. Pursuant to Government Code § 65009, if you challenge, in court, the approval of a conditional use, 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 Commission at, or prior to, the public hearing. Corey A. Teague, Zoning Administrator, Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 4/30/2025 EXM-3921516#

PLANNING DEPARTMENT ENVIRONMENTAL REVIEW NOTICE

Notice is hereby given to the general public of the following actions under the Environmental Review Process. This document is available for review online at <http://sfplanning.org/sfseqadocs>. Please call (628) 652-7508 to make alternative arrangements to review the documents. NOTICE OF PREPARATION OF EIR AND PUBLIC SCOPING MEETING The initial evaluation conducted by the Planning Department determined that the following project(s) may have significant effects on the environment and that an Environmental Impact Report (EIR) must be prepared. 2020-00688ENV Freedom West 2.0 Project – The approximately 10.37-acre project site (Assessor's Block 0783, Lots 023, 024, and 025) and Assessor's Block 0770, Lot 027) is currently developed with 20 two- to three-story residential buildings that contain 358 cooperative (co-op) housing units, two multi-purpose buildings, and seven surface parking lots, containing 296 parking spaces. The project site is bounded by Golden Gate Avenue to the north, Gough Street to the east, Fulton Street to the south, and Laguna Street to the west and is bisected by McAllister Street. The proposed project would demolish all existing buildings and construct 15 new buildings ranging in height from 85 to 335 feet. The proposal includes approximately 3,680,100 gross square feet of mixed-use development, comprising of approximately 2,291 total residential dwelling

units; a 150-room hotel; approximately 68,600 gross square feet of commercial uses; approximately 14,800 gross square feet of cultural, institutional, and educational uses; and approximately 867,000 gross square feet of parking. The project site is located in a Residential Transit Oriented District (RTO) and 40-X and 50-X Height and Bulk Districts. The project sponsor proposes a special use district, which would establish specific land use controls for the project site. [CALPIN] Notice is hereby given to the general public as follows: 1. A Notice of Preparation of an EIR was published on April 30, 2025 by the Planning Department in connection with this project. The NOP can be viewed online at <http://sfplanning.org/sfseqadocs> as part of Case File No. 2020-00688ENV. A USB or paper copy will be mailed upon request. 2. A public scoping meeting will be held on Wednesday, May 21, 2025, at 5:30 pm at the African American Art and Culture Complex, 762 Fulton Street, San Francisco, CA 94102. A recording of the staff presentation will be made available at <http://sfplanning.org/sfseqadocs> after the scoping meeting. 3. Public comments concerning the scope of the EIR will be accepted from April 30, 2025 to 5:00 p.m. on May 30, 2025. Email written comments to Megan Conley, EIR Coordinator, at [CPC.FreedomWestEIR@sfgov.org](mailto:CPC.FreedomWestEIR@sfgov.org), or mail comments to San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103. EXM-3920915#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Shanti K Lachman 1446 Cary Ave., San Mateo, CA 94401 The individuals, partnership, or corporate names and the business addresses of the buyer are: Baltazar Lopez Raymundo and Blanca Nieves Gutierrez Perez 1446 Cary Ave., San Mateo, CA 94401 as listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD I M P R O V E M E N T S , COVENANT NOT TO COMPLETE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Harry's Shoreview Deli AND ARE LOCATED AT: 1446 Cary Ave., San Mateo, CA 94401. The place, and date on or after which the Bulk Sale is to be consummated: Business

& Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before May 16, 2025. The last date to file claims is May 15, 2025, unless there is a liquor license transferring and the case claim may be filed until the date the license transfers. BUYER'S SIGNATURE: Baltazar Lopez Raymundo Blanca Nieves Gutierrez Perez 4/30/25 SPEN-3919885# EXAMINER & SAN MATEO WEEKLY

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNS-25-55773 Superior Court of California, County of SAN FRANCISCO Petition of: EMMETT JOSEPH NEAL for Change of Name TO ALL INTERESTED PERSONS: Petitioner EMMETT JOSEPH NEAL filed a petition with this court for a decree changing names as follows: EMMETT JOSEPH NEAL SR. The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: JUNE 10, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-mycourt.htm](http://www.courts.ca.gov/find-mycourt.htm).) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation printed in this county: SAN FRANCISCO EXAMINER Date: APRIL 25, 2025 MICHELLE TONG Judge of the Superior Court 4/30 5/7 5/14 5/21/25 CNS-3921081# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 25-CIV-02485 Superior Court of California, County of SAN MATEO Petition of: Bonnie L Gjoivg for Change of Name TO ALL INTERESTED PERSONS: Petitioner Bonnie L Gjoivg filed a petition with this court for a decree changing names as follows: Bonnie L Gjoivg to Bonnie L Gjoivg Emmanuel The Court orders that all

GOVERNMENT

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

NOTICE OF HEARINGS

Notice is hereby given to the general public that applications involving the properties and/or issues described below have been filed with the Planning Department for review as set forth in the City Planning Code. The Historic Preservation Commission intends to hold a PUBLIC HEARING on these items and on other matters on **Thursday, May 22, 2025, beginning at 12:00 p.m. or later in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.** Additional information may be found on the Department's website. **2025-001334CUA: 750 GONZALEZ DRIVE** – northwest corner of Bucareli Drive; Lot 006 in Assessor's Block 7335 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 249.64 to permit the installation of a new T-Mobile Macro Wireless Telecommunication Services Facility at the rooftop of the existing 13 story residential building, consisting of consisting of six (6) new antennas and ancillary equipment as part of the T-Mobile Telecommunications Network. Antennas and ancillary equipment will be screened within a combination of a FRP enclosure boxes, FRP walls and FRP radomes. The project is located within the PM-OS (Parkmerced Open Space), PM-R (Parkmerced Residential) Zoning Districts, Parkmerced Special Use District, Priority Equity Geography Special Use District and 40-105 PM Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Wesley Wong at 628-652-7466 or email at [wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org) and ask about Record No. 2025-001334CUA.**

MARKET STREET REET

North side of Market Street between Noe Street and 15<sup>th</sup> Street;

City Planning Code. The Planning Commission intends to hold a PUBLIC HEARING on these items and on other matters on **Thursday, May 22, 2025, beginning at 12:00 p.m. or later in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.** Additional information may be found on the Department's website. **2025-001334CUA: 750 GONZALEZ DRIVE** – northwest corner of Bucareli Drive; Lot 006 in Assessor's Block 7335 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 249.64 to permit the installation of a new T-Mobile Macro Wireless Telecommunication Services Facility at the rooftop of the existing 13 story residential building, consisting of consisting of six (6) new antennas and ancillary equipment as part of the T-Mobile Telecommunications Network. Antennas and ancillary equipment will be screened within a combination of a FRP enclosure boxes, FRP walls and FRP radomes. The project is located within the PM-OS (Parkmerced Open Space), PM-R (Parkmerced Residential) Zoning Districts, Parkmerced Special Use District, Priority Equity Geography Special Use District and 40-105 PM Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Wesley Wong at 628-652-7466 or email at [wesley.a.wong@sfgov.org](mailto:wesley.a.wong@sfgov.org) and ask about Record No. 2025-001334CUA.**

Lot 009 in Assessor's Block 3560 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 764 to establish a Formula Retail Personal Service Use (d.b.a. "Stretch Lab") within the Upper Market Neighborhood Commercial Transit Zoning District and a 40-X,50-X Height and Bulk Districts. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Maggie Dong at 628.652.7426 or email at [Maggie.Dong@sfgov.org](mailto:Maggie.Dong@sfgov.org) and ask about Record No. 2025-001585CUA**

**2024-004122CUA: 1533 SLOAT BLVD.** – South side of Sloat Boulevard between Clearfield and Everglade Drives; Lot 003 in Assessor's Block 7255 (District 4) Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, 303.1, 713, 780.1 to establish an approximately 11,842 square-foot Formula Retail Gym (d.b.a. "Planet Fitness") and to allow the use to operate from 5:00 a.m. to 12:00 a.m. daily, within the Neighborhood Commercial, Shopping Center Zoning District, Lakeshore Plaza Special Use District, and a 26-40-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Maggie Dong at 628.652.7426 or email at [Maggie.Dong@sfgov.org](mailto:Maggie.Dong@sfgov.org) and ask about Record No. 2024-004122CUA**

**2025-002346CUA: 534-536 PACIFIC AVENUE** – North side of Pacific Avenue between Kearny and Montgomery Streets; Lot 006 in Assessor's Block 0163 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.1, 249.25, and 303 to establish an Office use on the ground floor of the subject property within the C-2 (Community Business) Zoning District, Jackson Square Special Use District, Washington-Broadway Special Use District, Priority Equity Geographies Special Use District and 65-A Height and Bulk District. No interior or exterior alterations are proposed. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). **For further information, call Michelle Langlie at 628-652-7410 or email at [Michelle.Langlie@sfgov.org](mailto:Michelle.Langlie@sfgov.org) and ask about Record No. 2025-002346CUA.**

**2025-00115CUA: 621 SANSOME STREET** – West side of Sansome Street at Jackson Street, Lot 001 in Assessor's Block 0196 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 156, 239, and 303, to permit a five-year extension of an existing, temporary Public Parking Lot within a C-2 (Community Business) Zoning District. The proposal is not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct



## **ATTACHMENT B**



### **BOARD OF PORT COMMISSIONERS PORT OF REDWOOD CITY**

#### **STAFF REPORT**

**DATE:** APRIL 23, 2025

**ITEM NO:** V.B

**SUBMITTED BY:** Rajesh Sewak, Director of Finance & Administration

**TITLE:** ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY  
APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF  
REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026

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#### **RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) introduce the Port of Redwood City's (Port) Fy2026 Budget Ordinance.

#### **BACKGROUND**

On April 14, 2025, the ad-hoc Finance Committee convened with staff on the Preliminary Port Budget for fiscal year 2025/2026 (Fy2026). Should the Board adopt the proposed budget, a summary of the Preliminary Port Fy2026 Budget will be transmitted to the Mayor and City Manager of Redwood City, copies of which will also be provided to the Port Commissioners. The City of Redwood City's (City) annual budget will include the Port's adopted budget.

The Ordinance appropriating anticipated revenues and funds of the Port for Fy2026 is based on the Preliminary Fy2026 Budget and requires introduction, a future Public Hearing and final action at a subsequent Board meeting.

#### **ANALYSIS**

The Preliminary Budget is based on an estimated 1.8 metric tons (mt) of cargo. Cargo tonnage is primarily composed of construction sand and aggregates imported from Canada and recycled scrap metal exported mainly to Asia.

The Preliminary Budget also reflects \$9.9 million in operating revenue of which \$7.5 million, or 75%, will be generated by maritime operations. Based upon consultation with various Port tenants and other organizations within the supply chain, staff has determined that the Fy2026 Budget reflect a fairly conservative tonnage forecast, due to slowing in the private construction sector especially in office and retail markets. However, public infrastructure and construction remains strong for the region.

Total operating revenue in the Preliminary Budget of \$9.9 million is approximately 4% less than the Fy2024-25 Budget. The Preliminary Budget also includes \$7.9 million in operating expenses, 67% of which is attributed to operations and 33% to administration, leaving an operating income of \$2.0 million. The operating income is further tabulated to \$2.2 million net income which includes almost \$1.0 million of non-operating income, such as, grants and interest income and almost \$0.8 million of non-operating expenses, such as, interest expense on the Port's 2012 and 2015 Revenue Bonds and subvention payment to the City.

If approved, the Fy2026 Budget will become effective July 1, 2025.

Cost Recovery	N/A
Port 2020 Vision	Comports with the Port's 2020 Vision
Budget	FY2026 Budget

## **ATTACHMENT B**

**DATE:** APRIL 23, 2025

**ITEM NO:** V.B

**TITLE:** ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY  
APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF  
REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026

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### **ALTERNATIVES**

N/A

### **ENVIRONMENTAL REVIEW**

The action before the Board for consideration today is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.

  
\_\_\_\_\_  
Staff  
\_\_\_\_\_  
Executive Director

### **ATTACHMENTS**

- A. Fy2025-26 Preliminary Port Budget
- B. Ordinance

## **ATTACHMENT C**

### **ORDINANCE NO. P-**

#### **ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2025 – JUNE 30, 2026.**

**BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:**

**WHEREAS**, an annual budget containing an estimate of the revenues and expenses of the Port of Redwood City for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, has been presented to and approved by the Board of Port Commissioners of the Port of Redwood City; and

**WHEREAS**, said Board desires and intends to appropriate and authorize the expenditure of said anticipated revenues in accordance with the above-mentioned budget.

**NOW THEREFORE;**

**BE IT ORDAINED BY THE PORT OF REDWOOD CITY BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:**

**SECTION 1. GENERAL.** The estimated revenues of the Port of Redwood City for Fiscal Year July 1, 2025 – June 30, 2026, and all unexpended and unencumbered monies remaining in the Port funds at the close of Fiscal Year July 1, 2024 – June 30, 2025 are hereby allocated and appropriated as hereinafter provided.

**SECTION 2. OPERATING EXPENSES - OPERATIONS.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the operation of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

## **ATTACHMENT C**

Line Item 1.	Marine Terminal	\$ 2,356,186
Line Item 2.	Recreational Boating	\$ 606,157
Line Item 3.	Commercial	\$ 595,813
Line Item 4.	Infrastructure	\$ 1,052,015
Line Item 5.	General Maintenance	<u>\$ 647,504</u>
	Total-Operations	<u>\$ 5,257,675</u>

**SECTION 3. OPERATING EXPENSES - ADMINISTRATION.** The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the administration of the Port of Redwood City during Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1.	Admin Salaries, Taxes & Benefits	\$1,555,467
Line Item 2.	Office & Administrative Expenses	\$ 248,802
Line Item 3.	Professional Services	\$ 423,080
Line Item 4.	Promotion & Marketing	\$ 393,000
Line Item 5.	Depreciation (Admin only)	<u>\$ 18,666</u>
	Total-Administration	<u>\$2,639,015</u>

**SECTION 4. SUBVENTION.** The sum of Five Hundred Ninety Six Thousand and Eight Hundred Forty Two dollars (\$596,842) for voluntary Subvention to the City of Redwood City is hereby appropriated from general Port funds (derived from sources other than State granted lands) should the Board of Port Commissioners deem such funds as surplus and provided such payment does not violate Revenue Bond covenants and applicable state and federal laws.

**SECTION 5. REVENUE BONDS SERIES 2015 INTEREST.** For purposes of this Ordinance, "Revenue Bonds Series 2015" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2267 entitled "Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of



## **ATTACHMENT C**

Revenue Bonds, Approving an Official Statement, Authorizing the Execution and Delivery of a Third Supplemental Indenture, and Escrow Deposit and Trust Agreement and a Bond Purchase Agreement and Authorizing Certain Related Matters.”

The sum of One Hundred One Thousand and Seven Hundred Sixty Seven dollars (\$101,767) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 6. REVENUE BONDS SERIES 2015-PRINCIPAL.** The sum of Five Hundred Six Thousand and Two Hundred Fifty dollars (\$506,250) is hereby appropriated from general Port funds for the payment of principal of the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 7. REVENUE BONDS SERIES 2012 INTEREST.** For purposes of this Ordinance, “Revenue Bonds Series 2012” refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2178 entitled “Resolution of the Board of Port Commissioners of the Port Department of the City of Redwood City Authorizing the Issuance of Revenue Bonds and the Execution and Delivery of a Second Supplemental Indenture and a Bond Purchase Agreement and Authorizing Certain Related Matters.”

The sum of Ninety One Thousand and Nine Hundred Sixty Four dollars (\$91,964) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 – June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

**SECTION 8. REVENUE BONDS SERIES 2012-PRINCIPAL.** The sum of Four Million Four Hundred Ninety Five Thousand and One Hundred Thirty Four dollars (\$4,495,134) is hereby appropriated from general Port funds for the payment of, total outstanding principal balance, the Revenue Bonds Series 2012 during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum for such purpose is hereby authorized.

## **ATTACHMENT C**

**SECTION 9. REVENUE BONDS SERIES 2012-RESERVES.** The sum of Seven Hundred Forty Two Thousand and Two Hundred Ninety Four dollars (\$742,294) theretofore appropriated, transferred and carried over in the Parity Bond Reserve Fund account held by the Trustee, is hereby re-appropriated and maintained pursuant to Resolution No. P-2178 during the Fiscal Year July 1, 2025 - June 30, 2026.

**SECTION 10. CAPITAL IMPROVEMENTS.** The sum of Three Million and Two Hundred Fifty Thousand dollars (\$3,250,000) is hereby appropriated from Port Reserve Fund and Grant Fund in connection with Capital Improvements Program for the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and this expenditure of said sum for the purpose stated is authorized.

**SECTION 11. RESERVE FUNDING.** The sum remaining in the general Port funds as of June 30, 2025, less a prudent amount to be retained in the general Port funds, is hereby appropriated from General Fund to Reserve Fund in connection with contingent expenditure for the operation, administration, and/or capital improvement program of the Port of Redwood City during the Fiscal Year July 1, 2025 - June 30, 2026, and the expenditure of said sum and for the purpose stated is authorized.

**SECTION 12. TRANSFER, ADDITIONAL APPROPRIATIONS, CANCELLATIONS.** The Board of Port Commissioners may consent to the transfer of sums from an appropriated operating expense line item to any other appropriated operating expense line item within each Section. Transfers in excess of \$50,000 per operating expense line item shall be by Resolution. The Board of Port Commissioners may, by Resolution, transfer appropriated sums from one Section to another, authorize additional appropriations, and cancel previously authorized appropriations.

**SECTION 13. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after its adoption and shall be operative as of July 1, 2025.

**ATTACHMENT C**

\*\*\*\*\*

Introduced on the 23th day of April, 2025.

Passed and adopted as an Ordinance by the Board of Port Commissioners of the City of  
Redwood City this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

**AYES**, Commissioners:

**NOES**, Commissioners:

**ABSTAIN**, Commissioners:

**ABSENT**, Commissioners:

\_\_\_\_\_  
CHAIR MAUPIN, BOARD OF PORT COMMISSIONERS

Attest:

\_\_\_\_\_  
SECRETARY CLAIRE, BOARD OF PORT COMMISSIONERS



**BOARD OF PORT COMMISSIONERS  
PORT OF REDWOOD CITY**

**STAFF REPORT**

DATE: May 14, 2025  
ITEM NO: V.C  
SUBMITTED BY: Trish Wagner, Business Development Manager  
TITLE: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING AND AUTHORIZING EXECUTION OF SECOND AMENDMENT TO LEASE AGREEMENT (SEQUOIA YACHT CLUB, A NON-PROFIT CORPORATION)

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**RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) introduce an Ordinance to authorize and approve the execution of the Second Amendment to Lease Agreement (Amendment) with Sequoia Yacht Club (SYC) to extend the term of the existing lease and provide other material benefits to the Port of Redwood City (Port).

**BACKGROUND**

In June 1986, the Port and SYC entered into a lease agreement for the use of clubhouse space located at 441 Seaport Court. The original lease had a termination date of May 31, 2021. A First Amendment was subsequently executed, extending the lease through May 31, 2025. SYC requested a further extension to solidify its long-term presence at the Port.

Staff recommends extending the lease for an additional five years, through May 31, 2030. The proposed Amendment also includes one optional five-year extension, which, if exercised, would extend the lease through May 31, 2035.

Under the proposed terms, the current monthly rent of \$2,119.84 will remain unchanged initially. However, rent will be subject to an increase of 3.5% every 30 months throughout the lease term. Additionally, SYC will provide a \$2,500 security deposit to the Port. Other lease provisions will be updated to align with the Port's current leasing standards.

**ANALYSIS**

SYC is a tenant in good standing and serves as an asset to the municipal marina. SYC activates the Port's waterfront with events and supports slip rentals, as well as provides a youth serving sailing school to the community. The partnership between SYC and the Port is mutually beneficial and the Port would like to retain SYC as a tenant.

Cost Recovery	SYC paid cost recovery per Ordinance No. P-281 for the Amendment
Port 2020 Vision	Comports with the Port 2020 Vision
Budget	Amendment generates revenue to the Port

**ALTERNATIVES**

The alternative would be to extend the SYC lease on holdover or a month-to-month agreement when the lease terminates, however this does not provide a strong foundation for SYC as it plans for its future and growth potential at the Port.



DATE: May 14, 2025

ITEM NO: V.C

TITLE: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY  
APPROVING AND AUTHORIZING EXECUTION OF SECOND AMENDMENT TO LEASE  
AGREEMENT (SEQUOIA YACHT CLUB, A NON-PROFIT CORPORATION)

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**ENVIRONMENTAL REVIEW**

The action before the Board for consideration is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15301. No physical modifications will occur at the site nor will there be a change in use.



**Staff**

  
**Executive Director**

**ATTACHMENTS**

- A. Second Amendment to Lease Agreement
- B. Ordinance

**AMENDMENT TO LEASE AGREEMENT**

**(Sequoia Yacht Club – Redwood City Marina Club House Facilities)**

This second amendment (the “Second Amendment”) is entered into by and between the City of Redwood City, a municipal corporation of the State of California, acting by and through its Board of Port Commissioners (“Lessor”), and Sequoia Yacht Club (“Lessee”) on \_\_\_\_\_, 2025, and amends the lease agreement (the “Initial Lease”) made and entered into on June 1, 1986, and the First Amendment, made and entered on September 23, 2020, by and between Lessor and Lessee regarding the occupancy by Lessee of the premises known as 441 Seaport Court, Redwood City, CA 94063 (the “Leased Premises”). The Initial Lease and the First Amendment shall, unless otherwise stated, be hereinafter referred to as the “Existing Lease.”

WITNESSETH:

Lessor and Lessee, for good and valuable consideration hereinafter described, covenant and agree as follows:

**SECTION 1**

**Paragraph 2 (b) “Option to Renew” of the Existing Lease is hereby amended by adding the following:**

“Section 1, Paragraph 2, of the First Amendment recites in part that: “Lessee is hereby granted the right and option to extend the Extended Term for Two (2) additional terms of One (1) year each (the First Extension Term and the Second Extension Term, respectively). Lessee shall give Lessor written notice of its intent to exercise the options herein granted by April 30, 2024 and April 30,

## **ATTACHMENT A**

2025, respectively, for the First Extension Term and the Second Extension Term, respectively.”

Lessee duly exercised its first option granted prior April 30, 2024 and therefore extended the Term to May 31, 2025. In lieu of exercising the second option to extend the Term to May 31, 2026, the parties agree to the following: The Term is extended to May 31, 2030 (the “Second Extended Term”; June 1, 2025 – May 31, 2030). Lessee is hereby granted an option to extend the Term (the “Third Extended Term”; June 1, 2030 – May 31, 2035). Provided that Lessee is not in default at any time during the time that Lessee may exercise its option for the Third Extended Term, Lessee shall, in order to exercise its option, give written notice to Lessor of its intent to exercise the option granted in this document. The option must be exercised in writing and received by the Port between 120 and 90 days prior to June 1, 2030. In the event that Lessee validly exercises the option herein granted, all agreements, terms, covenants and conditions hereof shall continue and be in full force and effect during the extended term or terms. Unless otherwise expressly provided, as used in this document and the Lease, the word “Term” shall mean and include, the Second Extended Term and the Third Extended Term, respectively, whichever is applicable.”

**Paragraph 3 “Rental”, subparagraph (b) of the Existing Lease is hereby amended to add the following:**

“The rent to be paid by Lessee to Lessor for the occupancy of the Leased Premises shall be the sum of \$129,416.10 for the Second Extended Term and, subject to the valid exercise of its option, the sum of \$138,633.90 for the Third

## ATTACHMENT A

Extended Term. Said amounts shall, for the convenience of the Parties, be paid in monthly installments. The monthly rent shall increase, without prior notice or demand to Lessee, by 3.5% every 30 consecutive calendar month. The first increase shall therefore be effective on December 1, 2027. The monthly rent to be paid by Lessee to Lessor for Lessee's occupancy of the Leased Premises shall be as set forth below:

The rent shall be:

Starting Date	Amount
June 1, 2025	\$2,119.84
Dec 1, 2027	\$2,194.03
June 1, 2030	\$2,270.83
Dec. 1, 2032	\$2,350.30"

**Paragraph 17 "Insurance – Liability" of the Existing Lease is deleted and replaced by the following:**

"(a) Amounts. Lessee shall secure, carry and maintain, at all times during the Term of the Lease and at Lessee's sole cost and expense, (1) comprehensive general liability, (2) property damage insurance, and as to Lessee's activities only, (3) full pollution liability coverage, each with an insurance company admitted in the State of California with a Best rating of B+ or above ("Admitted Insurance Company") (or, if full pollution liability coverage is not available with an Admitted Insurance Company, then with a full pollution liability coverage with a non-admitted insurance carrier or pollution liability coverage with an Admitted Insurance Company, at Lessor's option) for the joint and several protection and indemnity of Lessee's operations under this



## ATTACHMENT A

Lease and its use of the Leased Premises, which insurance shall be in the minimum amounts of a single combined liability limit of Three Million and No/100 Dollars (\$3,000,000) for injury or death to any one person or third party property damage, and Three Million and No/100 Dollars (\$3,000,000) for any one occurrence under each policy ((1), (2) and (3), above) and approved, as to form and content, by the Port Executive Director. All policies shall be occurrence policies. In the event that any of the policies required herein cannot be obtained on an occurrence basis, and is therefore on a claim-made basis, Lessee shall maintain insurance coverage under that policy for at least five (5) years after Lessee vacates the Leased Premises.

Notwithstanding the foregoing, Lessor and Lessee shall review the amounts of minimum coverage set forth above periodically (but not more frequently than annually) to determine the adequacy thereof, and Lessee shall increase the insurance coverage to such amount or amounts as reasonably required by Lessor, provided, however, that in no event shall the coverage be less than the minimum coverage set forth above.

Lessee's pollution liability policy shall include coverage specifying that the policy shall pay on Lessee's behalf all sums Lessee is obligated to pay as a result of slow and/or sudden emission, discharge, release, or escape of any contaminants, irritants, or pollutants into or on land, the atmosphere, or any water course or body of water. Sums to be paid include but are not limited to expenses for analyses, removal, remediation, hauling and disposal and shall pay for or defend any claim or suit that is the subject of this insurance.

Insurance coverage, as required in this Lease, is a material

## ATTACHMENT A

consideration for the approval of this Lease by Lessor. Any failure by Lessee to obtain and/or maintain the required insurance coverage shall be deemed a material breach of this Lease. Failure to maintain coverage shall be caused for an injunction preventing Lessee from conducting business at the Leased Premises and shall give Lessor the right, among other things, to force place insurance coverage at Lessee's expense. Money expenses incurred by Lessor to force place and maintain insurance coverage shall be payable by Lessee upon demand by Lessor.

Lessee hereby waives and all insurance policies of property insurance carried by Lessee, in covering the Leased Premises, its contents and the property of Lessee in the Leased Premises will waive any right of the insurer to subrogation against Lessor to the extent permitted by law. Lessee agrees that the policies will include such a waiver or an endorsement to them. The failure of any insurance policy to include such a waiver or endorsement will not affect this Lease, but will be a material Default under the Lease.

(b) Certificates; Endorsements. A copy of the face page of the policy or policies listing coverage amounts, certificates of insurance, and, upon demand by Lessor, copy of the insurance policy or policies mentioned herein, shall be deposited with Lessor's Port Executive Director at the commencement of the Term of this Second Amendment and each such policy of insurance shall bear the following endorsements:

- (i) Endorsement precluding cancellation or reduction in coverage before the expiration of thirty (30) days after the insurance carrier shall have mailed notification thereof to Lessor;

## **ATTACHMENT A**

- (ii) Endorsement providing that Lessor's insurance coverage shall be primary;
- (iii) Standard cross liability provisions;
- (iv) Endorsement naming the City of Redwood City, the Port of Redwood City, the Council and the Board of Port Commissioners of said City, and all officers, agents and employees of said City and Port as additional insureds, solely as respects to the Leased Premises and Lessee's operations under this Lease. *Note: this language must be included, verbatim, on the Endorsement.*
- (v) Waiver of subrogation;
- (vi) The Certificate and the Endorsement shall state that cancellation or reduction in coverage shall not be effective vis-à-vis Lessor before the expiration of thirty (30) days after the insurance carrier shall have mailed notification thereof to Lessor."

**Paragraph 19 "Indemnification" of the Existing Lease is deleted and replaced by the following:**

"(a) General Indemnification. Lessee shall and will defend (by counsel selected by Lessor in its sole discretion), indemnify and save harmless Lessor, its Board members, the City, its Council and their respective commissioners, officers, agents and employees from and against all claims, demands, losses, judgments, or liabilities, including attorneys' fees and costs of suit, of any kind or nature (excluding those arising from the negligence or willful misconduct of Lessor, its Board members, commissioners, officers, agents and employees) which Lessor, its Board members, commissioners, officers, agents, and employees may sustain or incur or which may be imposed upon them or any of them for injury (physical and/or mental) to or

## ATTACHMENT A

death of persons, or damage to or loss of use of property, as a result of, or arising out of Lessee's acts and omissions, performance or failure to perform its obligations under this Lease, or from its occupancy and/or use of the Leased Premises or the occupancy and/or use of any part or portion of Lessor's Port facilities, and area under the Port's jurisdiction, whether described in this Lease or not, whether by Lessee, its officers, agents, employees, licensees, invitees, or visitors except for the active negligence, sole negligence or willful misconduct of Lessor. The obligations of Lessee under this Paragraph shall survive the expiration or earlier termination of this Lease.

(b) Specific Indemnification. To the fullest extent permitted by law, Lessee shall indemnify, defend, and hold Lessor and its Board members, City, its Council and their respective officers, employees, contractors, and agents harmless from and against any and all claims, judgments, damages, (including loss of Rent and other revenues), penalties, fines, costs, expense, liabilities, (including sums paid in settlement of claims), or loss including reasonable attorneys' fees, reasonable consultant fees and reasonable expert fees which arise during or after the term of this Lease from or in connection with a violation of an Environmental Law or the presence of toxic or hazardous substances in the soil, surface waters, ground water, or soil vapor in, on, under and around the Leased Premises, to the extent caused by Lessee and or its agents. Without limiting the generality of the foregoing, the indemnification provided by this Paragraph shall specifically cover reasonable costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal, or

restoration work required by any Federal, State, or local governmental agency or political subdivision arising from the presence of toxic or hazardous substances in the soil, surface waters, groundwater, or soil vapor in, on, under and around the Leased Premises caused by Lessee and/or Agent as stated above. The obligations of Lessee under this Paragraph shall survive the expiration or earlier termination of this Lease.”

**Paragraph 23 “Surrender of Premises” of the Existing Lease is hereby amended by deleting the following:**

“Upon termination of this lease agreement for any reason, all right, title and interest of Lessee in the Leased Premises is quitclaimed to Lessor.”

**The following is inserted in its stead:**

“All improvements and alterations at the Leased Premises shall remain at the Leased Premises and shall become Lessor’s property unless Lessor upon written notice to Lessee at least thirty days prior to expiration of the Term or extension thereof or upon termination of the Lease for any reason or upon the abandonment of the Premises by Lessee, as the case may be, requests that all or any or some of the improvements and/or alterations be removed.

(b) Upon expiration of the Lease or earlier termination thereof, Lessee shall, subject to the election made by Lessor as described in the preceding paragraph, surrender or deliver the Leased Premises to Lessor with all of the improvements, parts and surfaces thereof broom clean and free of debris, and in the required maintenance condition, subject to Lessor’s repair and maintenance obligations hereunder, ordinary wear and tear excepted. “Ordinary wear and tear” shall not include any damage or deterioration that would have been prevented by



good maintenance practice.”

**Paragraph 27 “Termination for Government Use” of the Existing Lease is amended by adding the following:**

“Any dispute between the parties with respect to the proper division of the proceeds between them shall be submitted to Arbitration before the American Arbitration Association, San Francisco Office, pursuant to its Commercial Arbitration and Mediation Procedures in existence at the time of the service of a Demand for Mediation or Arbitration, whichever comes first.”

**Paragraph 32 “Arbitration” of the Existing Lease is deleted in its entirety.**

**Paragraph 34 “Notice” of the Existing Lease is deleted and replaced by the following:**

Notices to Lessor. Except as otherwise expressly provided by law, any and all notices, service of process, or other communications required or permitted by this Lease or by law to be served on or given to Lessor by Lessee shall be in writing and shall be deemed duly served and given when personally delivered to Lessor’s Executive Director, to any managing employee of Lessor, or, in lieu of personal service, when deposited in the United States mail, first-class postage prepaid, and sent by express mail that allows for tracking, addressed to Lessor at:

Port of Redwood City  
675 Seaport Blvd.  
Redwood City, CA 94063  
Attn: Port Executive Director

Lessor may change Lessor’s address for the purpose of this Paragraph

## **ATTACHMENT A**

by giving written notice of that change to Lessee in the manner provided in this Paragraph.

Notices to Lessee. Except as otherwise expressly provided by law, any and all notices, service of process, or other communications required or permitted by this Lease or by law to be served on or given to Lessee by Lessor shall be in writing and shall be deemed duly served and given when personally delivered to Lessee, any managing employee of Lessee, or, in lieu of personal service, when deposited in the United States mail, first-class postage prepaid, and sent by express mail that allows for tracking, addressed to Lessee at:

Sequoia Yacht Club  
P.O. Box 5548  
Redwood City, CA 94063

Or

Sequoia Yacht Club  
441 Seaport Court  
Redwood City, CA 94063  
Attn: Commodore

Lessee may change its address for the purpose of this Paragraph by giving written notice of that change to Lessor in the manner provided in this Paragraph.”

**Paragraph 39 “Governing Law” of the Existing Lease is deleted in its entirety and replaced by the following:**

“39. Governing Law. The Lease shall be construed and interpreted in accordance with the laws of the State of California, except to the extent that

## **ATTACHMENT A**

United States Federal law otherwise applies. All disputes arising from or relating to the Lease shall be determined by a State Court of competent jurisdiction in San Mateo County, California, or by the U.S. District Court for the Northern District of California, which courts, and the courts with jurisdiction to review the decisions of said courts, shall be the only courts with any authority to determine any such dispute.”

### **Paragraph 41 “Security Deposit” is added.**

“41. Security Deposit. The amount of the Security Deposit is the sum of Two Thousand Five Hundred and no/100 Dollars (\$2,500). Lessee shall deposit with Lessor upon execution of this Second Amendment the Security Deposit as security for Lessee’s faithful performance of its obligations under this Lease. Lessor may use, apply, or retain all or any portion of said Security Deposit for the payment of any amount due Lessor under the Lease, rent owed, or which will be due in the future, and/ or to reimburse or compensate Lessor for any liability, expense, loss, or damage which Lessor may suffer or incur by reason thereof. Lessee shall, within 10 business days after written request is made by Lessor, restore said Security Deposit to the full amount required by this Lease. Lessor shall not be required to keep the Security Deposit separate from its general accounts. Within 60 days after the surrender of the Premises to Lessor, Lessor shall return that portion of the Security Deposit not used or applied by Lessor. Lessor shall, upon written request, provide Lessee with an accounting showing how that portion of the Security Deposit that was not returned was applied. No part of the Security Deposit shall be considered to be held in trust, to bear interest or to be used by Lessee as prepayment for any monies to be paid by

Lessee under this Lease. In no event shall the Security Deposit or any part thereof be used by Lessee in lieu of payment of the last month's rent. Upon the transfer or assignment of the Security Deposit to a new Lessor, the prior Lessor shall be relieved of all liability hereunder with respect to the obligations and/or covenants under this Lease thereafter to be performed by the Lessor."

**Paragraph 42 "American with Disability" is added.**

"42. American with Disability. (a) The Premises have not undergone an inspection by a Certified Access Specialist (CAsp). Note: A Certified Access Specialist (CAsp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CAsp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CAsp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CAsp inspection, and hereby agree, as set forth below, regarding the payment of the fee for the CAsp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

(b) Since compliance with the Americans with Disabilities Act (ADA) and other state and local accessibility statutes are dependent upon Lessee's specific use of the Premises, Lessor makes no warranty or representation as to whether or not the Premises comply with ADA or any similar legislation.

Lessee shall be responsible for the installation and cost of any and all

improvements, alterations or other work required on or to the Leased Premises or to any other portion of the property and/or building of which the Leased Premises are a part, required or reasonably necessary because of Lessee's occupancy of the Premises or any portion thereof."

**SECTION 2**

2.1. The recitals are true and correct.

2.2. The date that this Second Amendment is entered into is, for reference purposes only, the date of approval of this Second Amendment by the Board of Port Commissioners.

2.3. This Second Amendment shall be effective on \_\_\_\_\_, 2025 (the "Second Amendment Effective Date")

2.4. On the Second Amendment Effective Date, the Initial Lease, the First Amendment and the Second Amendment shall thereafter be referred to as the "Lease."

2.5. All capitalized terms not otherwise defined herein shall have the same meanings utilized in the Initial Lease; provided, however, that to the extent any capitalized term is defined in this Second Amendment differently from the definition given in the Initial Existing Lease, the definition utilized in this Second Amendment shall be controlling.

2.6. Except as specifically modified by this Second Amendment, all of the terms and conditions of the Initial Lease, and First Amendment shall remain unmodified and in full force and effect.



**ATTACHMENT A**

IN WITNESS WHEREOF, the parties hereto have caused this instrument  
to be executed on the day and year set forth below.

Lessor

Dated: \_\_\_\_\_, 2025

City of Redwood City, by and  
through its Board of Port  
Commissioners

By: \_\_\_\_\_  
Chair Maupin  
Board of Port Commissioners

Attest:

\_\_\_\_\_  
Secretary Claire  
Board of Port Commissioners

Lessee

Dated: \_\_\_\_\_, 2025

Sequoia Yacht Club

By: \_\_\_\_\_

Its \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTACHMENT B**

**ORDINANCE NO. P-**

**ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF  
THE CITY OF REDWOOD CITY APPROVING SECOND  
AMENDMENT TO LEASE AGREEMENT**

**(Sequoia Yacht Club – Redwood City Marina Club House  
Facilities)**

**BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF  
THE CITY OF REDWOOD CITY, AS FOLLOWS:**

**Section 1.** Public hearing having been duly noticed for, and held on \_\_\_\_\_, 2025, on the question of approval of the second amendment to the lease agreement hereinafter described and, pursuant to the provisions of Section 48a of the Charter of the City of Redwood City, The Board of Port Commissioners of the City of Redwood City does hereby approve that certain second amendment (the “Second Amendment”) to the lease agreement (the “Lease”) entitled “Lease Agreement – Redwood City Marina Club House Facilities” by and between the City of Redwood City, a municipal corporation of the State of California, acting by and through its Board of Port Commissioners (“Lessor”) and the Sequoia Yacht Club, a non-profit corporation of the State of California (“Lessee”), and made and entered into on June 1, 1986, and the First Amendment thereto, made and entered on September 23, 2020, under which certain Port owned lands are leased to the Lessee (the “Leased Premises”) to be used for the purpose of using, maintaining and operating the Leased Premises as a club house.

## **ATTACHMENT B**

The term of the Initial Lease (ending on May 2021), was extended to May 31, 2024. Lessee, pursuant to the terms of the Lease, as amended, extended the term to and including May 31, 2025 (collectively, the “Existing Lease”).

The Second Amendment grants Lessee the option to extend the term of the Existing Lease to May 31, 2030, and by way of a second option, through May 31, 2035.

The monthly rent payable by Lessee starting June 1, 2025 and through May 31, 2030 is \$2,119.84 and the monthly rent payable by Lessee starting June 1, 2030 and through May 31, 2035, is \$2,270.83 but is subject to rent increases of 3.5% every thirty consecutive calendar month with the first increase being on December 1, 2027.

The Second Amendment provides that Lessee is required to carry liability insurance in the sum of \$3,000,000 and pollution liability and that Lessee must indemnify Lessor, its Commissioners, the City of Redwood City, its Council Members, and their respective officers, agents and employees against any and all claims excluding those arising out of the negligence or misconduct of Lessor and that Lessor has the option to require Lessee to surrender all improvements made on the Leased Premises to Lessor upon expiration of the Lease, as amended.

The Second Amendment further requires that Lessee provide Lessor with a Security Deposit in the amount of \$2,500.

A copy of the Second Amendment entitled, “Second Amendment to Lease Agreement (Sequoia Yacht Club – Redwood City Marina Club House Facilities)”

**ATTACHMENT B**

is on file in the office of the Port Executive Director, to which copy reference is hereby made for the full particulars thereof.

**Section 2.** The President and Secretary of the Board of Port Commissioners of the City of Redwood City are hereby authorized and directed to execute the aforesaid amendment to lease agreement for and on behalf of the City of Redwood City, acting by and through its Board of Port Commissioners.

**Section 3.** This ordinance shall be effective thirty (30) days after its adoption.

\* \* \* \* \*

Introduced on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed and adopted as an ordinance of the Board of Port Commissioners of the City of Redwood City this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

\_\_\_\_\_  
Chair Maupin, Board of Port Commissioners

Attest:

\_\_\_\_\_  
Secretary Claire, Board of Port Commissioners



**BOARD OF PORT COMMISSIONERS  
PORT OF REDWOOD CITY**

**STAFF REPORT**

DATE: May 14, 2025

ITEM NO: VIII

SUBMITTED BY: Trish Wagner, Business Development Manager

TITLE: MOTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY  
APPROVING FISCAL YEAR 2025/2026 CALL FOR SPONSORSHIP PROGRAM AWARDEES

**RECOMMENDATION**

Staff recommends that the Board of Port Commissioners (Board) approve awarding sponsorship to various local non-profit entities as outlined below.

**BACKGROUND**

The Port held its seventh annual sponsorship program in an effort to support the local community. The application period was January 15, 2025 through April 2, 2025, for applications of local programs and events taking place between July 1, 2025 and June 30, 2026. For FY 25/26, the Port anticipates awarding \$22,200 in sponsorship funds.

Sponsorships are awarded to organizations with an overarching focus on maritime activities to enhance the community. The Port's four focus areas include: 1) Economic Growth, 2) Environmental Stewardship, 3) Youth and Education, and 4) Community Benefit. Applicants may use funding for event sponsorship, program/operational support or other related uses.

Additionally, applicants are required to outline how their respective request is going to be expended, to validate tax exempt status, and to demonstrate other financial contributors, to maximize the Port's sponsorship allocation with other funding sources. Port staff recommends awarding sponsorships as outlined in the table below.

Organization	Sponsored Event	Amount Requested	Funding Recommendation
Peninsula Family Service	Support North Fair Oaks Community Center Programming	\$5,000	\$2,500
Sequoia YMCA	Program Support	\$2,500	\$2,500
Sequoia Yacht Club	Junior Sailing Program	\$5,000	\$2,500
Pink Paws For The Cause	Program Support	\$2,000	\$2,000
Marine Science Institute	Event Support – Earth Day	\$5,000	\$3,000
Future Construction Leaders	Event Support	\$10,000	\$1,000
San Mateo County Historical Association	Event Support – Old Woodside Store Day	\$1,200	\$1,200
Bair Island Aquatic Center	Program Support	\$5,000	\$1,000
City Trees	Program Support – Trees, Stakes and Watering	\$5,000	\$2,500
Redwood City Parks and Arts Foundation	Event Support – Picnic en Blanc and Chalk Full of Fun	\$2,500	\$2,000
Redwood City Library Foundation	Event Support	\$2,500	\$2,000
<b>Total</b>		<b>\$45,700</b>	<b>\$22,200</b>



DATE: May 14, 2025  
ITEM NO: VIII  
TITLE: MOTION OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY  
APPROVING FISCAL YEAR 2025/2026 CALL FOR SPONSORSHIP PROGRAM AWARDEES

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In addition to the annual call for sponsorship program, the Port supports a wide range of partner organizations and community engagement events through direct contributions, as well as subvention payment of nearly \$600,000 annually towards the City of Redwood City's General Fund. Over the past year, the Port has contributed more than \$160,000 to various valued partners and events:

Drone Show	\$40,000
Port Fest	\$20,000
Rock the Dock Concert Series	\$50,000
Lunch & Learn Advocacy Series	\$10,000
Other*	\$40,000
<b>Total</b>	<b>\$160,000</b>

\*American Association of Port Authorities, Association of Pacific Ports, Bay Planning Coalition, California Association of Port Authorities, California Marine Affairs & Navigation Conference, Chamber San Mateo County, Save the Bay, SF Marine Exchange, San Mateo County Economic Development Association, Sustainable San Mateo County, The Propeller Club of Northern California, and the Society of American Military Engineers

Should the Board choose to approve staff's recommendation, recipients may be asked to provide an overview of how the Port sponsorship has advanced their organization's efforts.

#### ANALYSIS

The recommended recipients of sponsorship met the Port's criteria of either environmental stewardship, economic growth, youth and education, and community benefits. The FY25/26 budget may also include a small contingency amount for funding opportunities that were unanticipated during the call for sponsorships.

Cost Recovery	N/A
Port 2020 Vision	The sponsorship program aligns with the 2020 Vision in elevating the Port's profile through education, outreach, and/or community benefit
Budget	The monies will be included in the FY25/26 budget

#### ALTERNATIVES

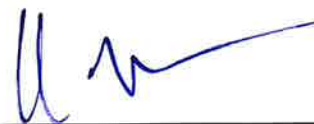
The Board may choose to modify or decline the sponsorship amounts as recommended by staff.

#### ENVIRONMENTAL REVIEW

The action before the Board for consideration is not subject to the CEQA review process pursuant to Resource Code, Section 21065 and Guidelines, Section 15378.



Staff



Executive Director