

**COMMENT MATRIX FROM JULY 27<sup>th</sup> CITY COUNCIL – PLANNING COMMISSION JOINT SESSION**

<b>GP Element</b>	<b>Comment</b>	<b>Background Information</b>	<b>Council Direction</b>	<b>Technical Change Proposed</b> (Note: Additions to text in <b>bold</b> , deletions <del>striketrough</del> . Issues which require further direction are highlighted.)
<b>Introduction</b>	1. General Plan should be innovative and creative to get us to where we want to go. Many parts are, but could use more.		Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	A number of policies and programs were revised to address this comment.
	2. Guiding Principles are missing our goal to create housing opportunities.		Council confirmed technical change proposed 8/24.	Add “housing” to the following guiding principle: Strengthen economic vitality to provide jobs, <b>housing</b> , services, revenues, and opportunities.
	3. Introduction needs more “Wow” factor to get readers excited. Not sure how to go about it, maybe some people would like to volunteer to help. We need to celebrate in the Introduction.		Council confirmed changes on 9/21.	The Introduction with Vignettes were fully revised with refined language, made shorter, and more diversity incorporated.
	4. Likes the vignettes about the different neighborhoods.			
	5. Likes vignettes. Vignettes have been much improved from where we started a while ago. Still need work: make sure they reflect cultural diversity			
	6. Not a fan of the vignettes			
	7. Inaccuracy: "The closest park to my house and my parents is Red Morton." There are pocket parks, including the library and Jardin de Ninos. There is a need to correct inaccuracies in vignettes.		Council confirmed technical change proposed 8/24.	We're lucky to live within walking distance of Red Morton Park and Community Center. At Red Morton Park, there are activities for children of all ages, including sports, games, and arts and crafts. My parents often take the bus down to Red Morton Park, and have been exploring the new offerings for seniors at the City’s new wellness center. The boys love going to Red Morton Park too. Maybe we’ll go there tonight after dinner...  (Or delete the vignettes.)

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	8. The discussion of the amendment process needs to be clearer. Currently it seems to be alluding to Cargill, but it 9. Should be clear about what the process is and how to go about it for all future GPAs.	Existing text: The <i>New General Plan</i> is intended to be both a long-term and a dynamic document and must be periodically updated to respond to changing community needs. Requests for amendments may be submitted by individuals or initiated by the City itself. Amendments may involve a change in the land use designation for a particular property, policy or text changes. Any proposed amendment will be reviewed publicly to ensure consistency with all elements of the General Plan and the General Plan EIR.	Council confirmed technical change proposed 8/24.	Edited text: The <i>New General Plan</i> is intended to be both a long-term and a dynamic document and must be periodically updated to respond to changing community needs. Requests for amendments may be submitted by individuals or initiated by the City itself. Amendments may involve a change in the land use designation change for a particular property, <b>or policy/</b> <del>or</del> text changes <b>applicable to larger areas or the entire city.</b> <del>Any</del> <b>All</b> proposed amendments will be <b>publicly</b> reviewed <del>publicly</del> to ensure consistency with all elements of the General Plan and the General Plan EIR. <b>Per State law, General Plans may be amended up to four times per year. To facilitate a larger number of amendments, a jurisdiction may group together a number of amendment requests to process together as one General Plan Amendment. However, the City is under no obligation to process General Plan amendments, as this constitutes a legislative act.</b>
	9. There is too much about Cargill in the intro. Refer to where Cargill is discussed in the text, and that it is bifurcated, and cut out the rest.		Council provided specific direction July 27 <sup>th</sup> .	The following new language will replaced the existing:  Appendix A presents and explains the New General Plan's treatment of the Cargill property, an approximately 1,450-acre land area in the northeast portion of Redwood City. The New General Plan does not establish any new goals, policies, implementation programs or other types of regulations for these lands. In January 2009, the City Council determined that, in order to allow for more in-depth study, changes to the 1990 General Plan policies applicable these lands should be considered and implemented in a separate process to be completed after the completion of the New General Plan process. Consequently, the applicable policies, designations, programs and other regulations from the 1990 General Plan will remain in effect for the Cargill property. Selected chapters of the 1990 General Plan, intended to summarize the 1990 General Plan provisions applicable to the Cargill property, are attached as an appendix to this New General Plan. In addition, the complete 1990 General Plan continues to be available from the City's Community Development Department and on the City's website at <a href="http://www.redwoodcity.org/cds/planning/generalplan/generalplan1990.html">www.redwoodcity.org/cds/planning/generalplan/generalplan1990.html</a> .

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	10. There could be more about safety, and especially traffic in the guiding principles.	Existing guiding principle: Partner with and embrace our neighborhoods to improve the health, safety, and well being for all in our community.	Direction provided 8/24.	The Guiding Principle about bicycle and pedestrian modes was revised to reference safety as follows: Design for active <b>and safe</b> pedestrian and bicycle-friendly streets And public spaces.
	11. The “Wow part” needs to be in an Introduction that also can be separable from GP, as executive summary.	In general, a General Plan introduction should be used to introduce the reader to the purpose of the Plan, State law requirements, and how the Plan is structured. Redwood City’s Introduction also houses the Guiding Principles and discussion of the extensive outreach process.	Direction provided 8/24 and confirmed 9/21.	New Legacy and Vision chapters replaced the previous Introduction.
	12. In Introduction or in Governance Chapter we should reference the Strategic Plan, which is tied to Council initiatives and budget.		Direction provided 7/27.	Added information on Strategic Plan to Governance Chapter.
	13. Remove reference to "sleepy suburb".		Direction provided 7/27.	Revised language per comment.
	14. There are a lot of things not being changed by the General Plan, in addition to the Cargill property. Perhaps those other areas should also be referenced in the bifurcation discussion, including Bair Island, the Shores or the Hills.	Legally, the City is making changes, with new policies throughout the document, to all areas within the jurisdiction with the exception of the Cargill site. The Cargill property is different in that the policies relevant to it from the 1990 General Plan applies.	Direction provided 7/27.	None
	15. "We heard you, Redwood City". That needs to be captured in the Introduction.		Direction provided 8/24 and confirmed 9/21.	New Legacy and Vision chapters replaced the previous Introduction. In the future, a separate marketing brochure could be provided. Also, the final version of the General Plan Map could include policy and/or other significant and pertinent City branding and General Plan guidance.
	16. Intro should be 2-3 pages long to be used as a marketing tool.	The Introduction serves as a location for legally required and contextual information that does not fit well in other chapters. While it can be reduced, it will likely remain well above 3 pages.  In addition, the City may be better served by a true	Direction provided 8/24 and confirmed 9/21.	New Legacy and Vision chapters replaced the previous Introduction. In the future, a separate marketing brochure could be provided. Also, the final version of the General Plan Map could include policy and/or other significant and pertinent City branding and General Plan guidance.

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		marketing brochure based on the General Plan rather than creating a hybrid introduction/ marketing piece.		
Built Environment	17. The General Plan needs to be less status quo, and more about creative solutions.		Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	A number of policies and programs were revised to address this comment.
	18. On page 7 there is a chart that has land use categories, and Urban Reserve is not listed there; it should be.	Table BE-1 is a summary of Existing Land Uses, i.e. what is on the ground today. The area designated Urban Reserve is listed in this table under “Salt Harvesting”	Direction provided 7/27.	Revised table title to clarify what the table presents by adding the work “existing”.
	19. Page 41 refers to height limit of 6 stories for mixed use - waterfront neighborhood. Sometimes taller is better for certain reasons, and we shouldn't be too limiting. In practical application, there should be some limits, but in the GP there should be opportunities. Six stories is shorter than what we currently allow, correct?	The intent is to require development to step down towards the waterfront to preserve access and views. Public outreach for the General Plan process indicates the community has a tolerance for this height (6 stories).  Existing zoning allows buildings of 75 feet in height (approximately 5-6 stories) in most areas designated as Mixed Use-Waterfront.	Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	The height limit in the Mixed Use Waterfront Land Use Designation was replaced with context and design guidance to allow for more flexibility while also acknowledging the special attributes of waterfront oriented sites.
	20. OK with height limits on page 41, but can live with less or not being too specific	State law requires the Land Use Chapter to designate the proposed general distribution, location, and extent of the uses of the land.	Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	The height limit in the Mixed Use Waterfront Land Use Designation was replaced with context and design guidance to allow for more flexibility while also acknowledging the special attributes of waterfront oriented sites.
	21. Policy BE1.6: Large scale projects should have a block pattern that is of a		Direction provided 7/27.	Reference to historic neighborhoods remains to provide context, however, additional language was provided to clarify that walkability is

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	scale similar to historic RWC neighborhoods. This may be appropriate Downtown, but not elsewhere—the policy is too limiting.			the purpose of this policy and that the policy can be addressed in alternate manners.
	22. Pages 68-75 related to habitat and sensitive areas include soft language. Also, we don't want that language to be too limiting, so we wouldn't have a new school in Area H, for example.		Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	Specific draft Policy and Program changes from the Urban Form and Land Use Chapter of the Built Environment Element were provided to Council for confirmation and these sections are updated to reflect that direction.
	23. Support tighter language regarding habitat and sensitive areas		Direction provided on 8/24 meeting and confirmed the revisions on 9/21.	Specific draft Policy and Program changes from the Urban Form and Land Use Chapter of the Built Environment Element were provided to Council for confirmation and these sections are updated to reflect that direction.
	24. Regarding Woodside Road and El Camino , there is reference to study taking down the overpass. Is someone really going to spend the money to do that? Not very practical.	During the public outreach process for the General Plan, the request to remove the grade separation was repeatedly made by community members. Funding considerations and limitations are noted in the text.	Direction provided 7/27.	None. The General Plan will include Programs that result in the study of some infrastructure changes that may be deemed viable, not viable, or viable but without the ability to be funded. Nonetheless, these visions are still included to ensure the longest possible life and strength for the plan. Over time, if such programs are deemed inappropriate, they can be removed.
	25. Supports removal of Woodside Road and El Camino Real overcrossing. However, should include options.	<b>Existing Policy:</b> Policy BE-11.10: Study the feasibility of rebuilding the intersection of Woodside Road and El Camino Real as a surface intersection that establishes a stronger linkage between adjacent commercial districts and residential neighborhoods. Land currently devoted to entrance ramps could be acquired for new commercial or mixed-use infill development.	Direction provided 7/27.	None. The General Plan will include Programs that result in the study of some infrastructure changes that may be deemed viable, not viable, or viable but without the ability to be funded. Nonetheless, these visions are still included to ensure the longest possible life and strength for the plan. Over time, if such programs are deemed inappropriate, they can be removed.

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	26. Page 99 refers to Dumbarton rail and projected dates – that information is incorrect.		Direction provided 7/27.	The information was revised as appropriate.
	27. Page 114 refers to grade crossings being eliminated with high speed rail. Is that accurate?		Direction provided 7/27.	The High Speed Rail authority is currently working with local jurisdictions regarding the need for appropriate grade separations, thus the language appears correct to extent that High Speed Rail can be tracked at this time.
	28. On page BE-10 (map), I thought there should be more Neighborhood Centers. Neighborhood Center Map: Include smaller shopping centers (Roosevelt, 30. Canyon Road)	The Urban Form Chapter divides the City into Centers (generally large-scale employment centers), corridors, and neighborhoods. Figures BE-1 and BE-2 reflect that. Neighborhood shopping centers are generally located <i>within</i> the Corridors, Neighborhoods, and Centers.	Direction provided on 8/24 meeting and confirmed the revisions on 9/21. Again confirmed 11/9.	A new walking shed map has been provided to show the location of neighborhood shopping centers, in addition to parks and community facilities. No change to the Neighborhoods/Centers/Corridors map was made.
	29. Walking shed maps would be a useful tool.		Direction provided on 8/24 meeting and confirmed the revisions on 9/21. Again confirmed 11/9.	A new walking shed map has been provided to show the location of neighborhood shopping centers, in addition to parks and community facilities. No change to the Neighborhoods/Centers/Corridors map was made.
	30. Strategies (pg 14) to develop high density and ensure that new changes harmonize with the existing character. These are important, and I didn't see them specifically in the document.	GOAL BE-4, Policy BE-4.1, Policy BE-4.2, Policy BE-4.3, Policy BE-5.3, and Policy BE-24.1 are intended to ensure change harmonizes, especially in high density historic influence neighborhoods. Implementation Programs BE-1, BE-5, BE-10, and BE-11 provide specific strategies to accomplish this goal.	Direction provided 7/27.	None.
	31. Add bigger street names to maps to be more user friendly.		Direction provided 7/27.	Staff/consultants reviewed maps to determine map legibility and other methods to increase user friendliness. A number of maps have been revised and such revisions and minor formatting can be further

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				improved in the final publication of the document.
	32. Need to consider “home occupations” and impacts on neighborhood		Direction provided 7/27.	Program BE-1 was revised to make reference to home occupations and to consider such impacts when zoning amendments are considered.
	33. Neighborhood Character: Mention Mount Carmel, but should include Stambaugh/Heller and Mezesville	Mount Carmel is mentioned under Historic Influence Low Density Neighborhoods, Mezesville and Stambaugh/Heller under Historic High Density Neighborhoods.	Direction provided 7/27.	Stambaugh-Heller as a High Density Historic Influence Neighborhood area is addressed throughout the Urban Form and Land Use Chapter and also as a historic district in the Historic Resources Chapter of the Built Environment Element.
	34. How encourage historic preservation and foster community appreciation (maybe public tour once a year?)	Existing goal, policy, program: <b>Goal BE-38:</b> Establish robust programs and activities that educate the public about the history and historic resources of Redwood City. <b>Policy BE-38.6:</b> Develop historical walking programs using historical markers, plaques, and maps for public benefit. <b>Program BE-136:</b> Continuing Education on Historic Resources. Continue to provide City workshops, walking tours, and other initiatives that help educate the community about historic resources in Redwood City.	Direction provided 7/27.	A number of programs in the Historic Resources Chapter encourage stewardship and public education pertaining to the community’s’ cultural resources and historic structures.
	35. Section on Waterfront neighborhoods should reference BCDC and the potential development and review constraints.	BCDC is referenced in the introduction to the Built Environment Element. The issue of regional approvals is discussed in more depth in the Housing Element, including an implementation measure to work with regional agencies to try to limit delays resulting from regional party reviews of projects. (Program HE-21)	Direction provided 7/27.	None
	36. Some designations have two different heights for the same designation; six and four stories (page 41). Please clarify.	In most Mixed Use designations, the maximum allowable heights vary depending on what type of use is provided – housing or commercial. Higher heights are allowed for residential, and an additional bonus is provided if both uses are	Direction provided 7/27.	None

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		provided.		
	37. Industrial Port should reference recycling and energy potential there. (pg 43)	References are also made to recycling opportunities near the port in the Economic Development Chapter and Infrastructure Chapter. For example: <b>Policy BE-47.4:</b> Support retention and expansion of businesses and industries in Redwood City involved in recycling materials, especially in areas proximate to the Port of Redwood City.	Direction provided 7/27 and confirmed 8/24.	Industrial-Port Related description revised to include: Allowed uses include industrial operations involved in the loading/unloading, storing, <b>recycling</b> , and transferring of large quantities of dry, liquid, and neo-bulk cargoes, <b>green energy production</b> , as well as other maritime-oriented activities....
	38. Support Port growth. But the Port should have a master plan show how much land it needs and necessary buffer for incompatible uses	Existing policies include: <b>Policy BE-21.1:</b> Allow for growth and intensification of industrial uses in the Port Industrial Center. <b>Policy BE-21.2:</b> Ensure efficient and productive use of Port lands. <b>Policy BE-21.3:</b> Prepare a plan that accommodates a passenger ferry terminal at the Port, and that: <ul style="list-style-type: none"> <li>• Applies to all of the area immediately adjacent to the ferry terminal,</li> <li>• Facilitates a variety of travel mode connections to various parts of Redwood City, and</li> <li>• Establishes architectural and site planning standards for new buildings.</li> </ul>	Direction provided 7/27.	Revised Policy to require a Port Master Plan related to land use, capacity, and buffers for incompatible uses.
	39. Include more on alternative transportation, including scooter storage, car shares in buildings, stackers for parking (page 54).		Direction provided 7/27.	Staff/consultant will added referenced to these types of alternatives in the Circulation Chapter.
	40. Connect Port with Downtown and the rest of the town (page 67).		Direction provided 8/24,	A new Redwood Creek/Harbor planning area has been identified as a new center which will emphasize the connections and the concept that

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			further explored 9/21, and confirmed 11/9.	Redwood City is a community “on the Bay.”
	41. Density bonuses-be clear about what state requires and what we are permitting. Make sure that we don't get double bonuses.	Density bonuses are discussed in detail in the Housing Element. A program is in place to allow density bonuses, consistent with State law.	Direction provided 7/27.	None
	42. Program BE-25: Annexation outreach. Strengthen the program to include working with the County to ensure compatibility and to ensure a similar vision about resources and infrastructure. Work with County to ensure that new buildings in the County area are built to standards that are compatible with RWC's, so that future annexation areas are compatible (page 87).		Direction provided 7/27.	Added to Program to Consult with County regarding compatibility and vision for areas within the City's sphere of influence, including needed infrastructure improvements, design, and land use policy.
	43. In Circulation, we mention vehicle miles traveled (VMT) and auto dependency, but we should also credit the regional agencies for reducing VMT, and encouraging focused growth. Need to mention that RWC is participating and responding to regional efforts.	State legislation on climate change (and greenhouse gas emissions and the link to transportation) is included in the Climate and Atmosphere Chapter of the Public Safety Element.	Direction provided 7/27.	Included reference to Atmosphere and Climate Chapter of Public Safety Element in the Circulation Element when discussing VMT and auto dependency.
	44. Revise cyclist descriptions in the plan to be more inclusive of different types of cyclists.		Direction provided 7/27.	Revised and include information on different types of cyclists, including recreational cyclists, commuters, transportationists, and serious cyclists.

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	45. Refine descriptions of corridors; Middlefield has at least 3 distinct parts where the document references 2. Woodside’s description could also be refined. Corridor descriptions could also be separated between current situation and vision, right now it’s unclear.		Direction provided 7/27.	Descriptions of Corridors: Woodside Road and Middlefield Road in the Urban Form Chapter were refined. Current conditions versus vision will be clearly indicated.
	46. The current status of high-speed rail discussions gives us the opportunity to define it in our City; that it will unite, rather than divides our community.	Implementation Program BE-74 calls the City to “Consult with the California High-Speed Rail Authority to ensure that any modifications to rail corridors within the City are planned and constructed in a manner that prevents or minimizes physical or visual barriers in the City.”	Direction provided 7/27.	Efforts to avoid community division as a result of high-speed rail was added to the discussion text regarding high-speed rail.
	47. In general support grade separations; however, the separation on 5th Avenue is actually in the County.		Direction provided 7/27 and confirmed 8/24.	As of 2009, only three of the roadways that cross Caltrain tracks <b>within Redwood City and the Sphere of Influence</b> were grade separated. Woodside Road crosses over the tracks, and Jefferson and Fifth Avenue <b>(in the Sphere of Influence)</b> cross under the tracks.
	48. Page BE-74 we should revisit nonconforming uses and consider how to make Woodside Rd better, safer, and more economically viable thoroughfare.		Direction provided 7/27 and confirmed 8/24.	Additional language about safety is included in the plan. Nonconforming uses are now addressed in Program BE-1 for consideration in the zoning amendments needed to implement the General Plan.
	49. Page BE-79 (Program BE-13): we should emphasize opening up our waterways and connect neighborhoods more.	Policy BE-10.6 (Waterfront Neighborhoods): Improve pedestrian, bicycle, transit, and automobile linkages between the Bayfront and the areas west of U.S. 101. Natural Resources Element Goals and Policies are included to protect and enhance waterways (Goal NR-5 and NR-6 and related policies) North Main Precise Plan plans for a pedestrian bike plan along the creek.	Direction provided 8/24, further explored 9/21, and confirmed 11/9.	A new Redwood Creek/Harbor planning area has been identified as a new center which will emphasize the connections and the concept that Redwood City is a community “on the Bay.”

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	50. We need to be careful not to have too much detail to limit GPAs. Create opportunity and don't make too restrictive.		Direction provided 7/27.	A number of policies and programs were revised to ensure some degree of appropriate flexibility.
	51. Page 169: Reorder to discuss opportunities before the challenges.		Direction provided 7/27.	The sections were reordered to discuss opportunities before challenges.
	52. In relation to building heights, in order to ensure the Grand Boulevard result, we may want to set <i>minimum</i> heights and <i>minimum</i> requirements. The higher densities are necessary to support the amenities (such as the streetcar).		Direction provided 8/24	New Policy Added: Consider establishing minimum intensities along primary corridors that are intended to be served with fixed-rail transit.
	53. With regards to the ferry, we should also mention infrastructure issues including need for a deeper basin and related coordination needed with the Corps of Engineers.		Direction provided 7/27.	Added information on infrastructure issues related to potential ferry.
	54. Best management practices for shuttles should be explored, marketing (signs) and certainty on schedule are both important.		Direction provided 7/27.	Added information on shuttle best practices.
	55. Curious in port areas if there is timeline for life of the portside complex. The General Plan includes discussion of reserving land for Port related business, including industrial and recycling. Perhaps the port should work on timeline with staff to phase out office uses for industrial uses.	Existing program: <b>Program BE-99: Port or Redwood City Consultation.</b> Consult with the Port, marine-related businesses, and other stakeholders to promote the geographic location and optimize maritime infrastructure of the Port in order to attract and/or expand marine-related industries	Direction provided 7/27.	Added program to consult with Port about the most efficient use of port land for port, recycling, and/or industrial related uses – e.g. Port Master Plan.

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	56. With regards to Downtown, we should mention partnering with the County as they are a large land owner. Benefits include consistency with design and making sure our businesses work well; as the County is one of our biggest employers. Include them in a positive collaborative way.		Direction provided 7/27.	Added a program to consult with County representatives regarding building design, land use, and economic development.
	57. Page 227: City's creek setback ordinance is unclear in terms of Finger Ave setback. We should look at the creek setback ordinance, and why we have it. We talk about daylighting, etc. But the way the ordinance is organized, it deals with runoff and flooding rather than riparian corridors. Working with neighbors to restore creeks is a program. We should explore the idea of easements and see what other communities that have done a good job with restoration have done (San Jose along Guadalupe). Federal funding is available. Take areas that flood, buy them, turn them into parks and let them flood, thereby accomplishing a few things at once.		Direction provided 7/27.	Programs revised to include a Creek Enhancement Ordinance to ensure that the creek setback ordinance is the appropriate tool for creek maintenance, daylighting, and restoration. If additional programs are needed to fully address policy, they will be added.
	58. Need to create strategy for Redwood City creeks. Have a community study on the Creek setback (eg. Cordilleras Creek)		Direction provided 7/27.	Included program to have a community study on the Creek setback as part of a Creek Enhancement Ordinance.
	59. The Economic Development element is using data from 2006.	The most recent data available at time of writing was 2006 data. Economic data is generally 2 years behind current conditions. 2007 data is now	Direction confirmed 11/9.	New data will be available in December and will be inserted into the Economic Development Chapter.

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		available. The 2006 conditions general reflect a good baseline for projections for the next 20 years. Staff is hesitant to use 2008 data due to unusual economic (depressed) conditions in the region and country.		
	60. How do we attract more companies such as bio-pharmacy to the Port area? Maybe some port lands in the future wouldn't be used for industrial anymore, but maybe manufacturing?	See proposed new program to consult with the Port regarding future land uses.	Direction provided 7/27.	None. (Port Master Plan Program)
	61. We may want to talk to the community about the impacts of the basic economic choices they make on where they shop; by supporting local businesses we support the community.	Economic Development Chapter describes the City's revenue, noting that a significant portion of the General Fund is derived from property tax (40%) and sales tax (23%).	Direction provided 7/27.	Added implementation program to reach out to the community about the benefits of shopping and dining in Redwood City.
<b>Housing</b>	62. What about housing need resulting from population growth?	See page H-97: "The determination of housing need (for the RHNA as determined by the State) was based on existing needs and estimated population growth."	Direction provided 7/27.	Information is provided in the Housing Element, which as revised has slightly revised pagination.
	63. Lack of land as a constraint should be expressly mentioned.	See page H-65: "The City's overriding constraint with regard to residential development is the lack of vacant land."	Direction provided 7/27.	This issue was further emphasized in the revised Housing Element.
	64. Inclusionary housing ordinance may be premature.	On September 9, 2008 the Housing and Human Concerns Committee (HHCC) and Planning Commission (PC) held a joint study session to consider the possibility of an inclusionary housing policy within the broader context of the Housing Element and regional needs. The PC recommended that the City draft an ordinance for City Council review. On October 27, the City Council approved the Planning Commission's recommended approach and directed Planning staff to provide updates to the HHCC and PC, and that a recommendation be	Direction provided 7/27.	Language revised to indicate the City will consider an inclusionary housing ordinance, and seek direction from City Council.

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		forwarded by the HHCC and PC to the City Council after reviewing a draft inclusionary policy or ordinance with the development and housing communities.		
	65. Review Chart on page H-14 for accuracy; is the percent change actually percent change or a summation of change?	Staff recalculated; no error found.	Direction provided 7/27.	None
	66. Supports considering an inclusionary housing policy	None	Direction provided 7/27.	None
	67. Re-evaluate precise plans and potential development for accuracy	None	Direction provided 7/27.	The Peninsula Park Precise Plan housing unit assumptions were reduced from 792 units to 300 units, to reflect difficulties the developer has had receiving required regional approvals. In the event that the developer obtains the necessary permits, the Precise Plan retains capacity for almost 800 units.
	68. The introduction to the Housing Element should reference that we support market rate housing in Redwood City.	Forty-two percent of Redwood City’s RHNA, as allocated by the State, is dedicated to market-rate housing.	Direction provided 7/27.	Added to Housing Element Introduction: <b>Redwood City seeks to create housing opportunities for a variety of housing types, including both affordable and market-rate housing. The City’s innovative Downtown Precise Plan and new mixed-use General Plan land use designations will facilitate the redevelopment of underutilized properties to create vibrant, walkable centers and corridors. New housing in these areas is an integral part of the vision for Redwood City; and a balance of housing opportunities for both affordable and market-rate housing is essential to meet this goal.</b>
	69. Consider calling affordable housing "workforce housing"	See page H-164 (Program H-14) on workforce housing.	Direction provided 7/27.	None
	70. Reference HEART in First Time Homebuyer Implementation program.		Direction provided 7/27.	Added HEART as a funding source to Program H-5 and H-6.
	71. Add information on the Strategic Plan and annual report in the Governance Chapter.		Direction provided 7/27.	Revised to include a discussion of the City Council’s Strategic Plan in the Governance Chapter.
	72. We have HSFA funding mechanism, could be discussed as it’s important.		Direction provided 7/27.	Reference now made in the Recreation and Human Services Chapter to the City’s Human Service Financial Assistance Program.

Building  
Community

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	73. Revise Parks section to set higher threshold goal to aim for; even realizing that funding may not be readily available to meet that goal.	As a rule of thumb, many cities throughout California use 3.0 acres of parkland per 1,000 residents as a benchmark for sufficient park space. To be able to collect future parkland fees (or require developers to dedicate actual park lands), the City needs to set a standard that is comparable to existing service levels. However, the City can negotiate for a higher ratio as part of any master planning process.  Redwood City currently provides 2.99 acres per 1,000 residents, including school parks. (Most jurisdictions do not count school parks in their public park acreage.)	Council did not discuss further and staff assumes that they accept the text as drafted on 7/27.	The standard of 3.0 acres/1,000 residents was retained, however, Council could consider increasing it.
	74. Look at creative ways to meet parks goals. For example, see policies on page BC-21. There are opportunities in areas that have flooded to purchase homes and then create parks that can flood.		Direction provided 7/27.	Added program to explore creative ways to increase parkland, including acquisition of properties within flood zones, parking lots, roof tops and undergrounding of parking.
	75. Youth section: (BC-37) we've worked really hard with RWC 2020, parks and rec, etc. to talk about youth as an asset; revise language to be asset-based.		Direction provided 7/27.	Revised language to focus on asset-based approach.
	76. Goal on BC-43: could be referenced to section that talks about complete streets; walking and biking to things.		Direction provided 7/27.	Included sidebar about healthy effects of complete streets and pedestrian/bicycle access to daily needs.
	77. Would like to see incorporation of congregational partners where we talk about partners.	Existing references: Partnerships are also a cornerstone of operations, with the school districts, nonprofit and faith-based groups, and others working with the City to run programs and share facilities.	Direction provided 7/27 and confirmed 8/24.	Redwood City partners with local nonprofits, <b>congregations and faith-based groups</b> , and San Mateo County agencies to provide a wide array of services, including: <ul style="list-style-type: none"> <li>• Food and Nutrition Programs</li> <li>• Homeless Services</li> <li>• Crisis Intervention/Emergency Services</li> </ul>

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		<p><b>Policy BC-6.3:</b> Partner with secular and faith-based organizations to provide human service programs.</p> <p><b>Program BC-14: Secular and Faith-Based Organizations Partnerships.</b> Develop strategic partnerships with secular and faith-based organizations. Work together with these groups to create a strategic plan that identifies how joint City/private programs can best be established and managed to meet human service needs.</p>		<ul style="list-style-type: none"> <li>• Information and Referrals</li> <li>• Forms and Translation Assistance/Advocacy</li> <li>• Legal Services</li> <li>• Child care and Preschool</li> </ul>
	78. Our vision of a great community should also include a great school system.	Goal BC-8 and related policies and programs seek to achieve a great school system and life-time learning opportunities.	Direction provided 7/27.	Added reference to great schools to the vision in Introduction.
	79. Is there a way to cross reference these things, such as trails, creeks, waterways, the port, specific neighborhoods in RWC, etc.	Staff and consultant team are assessing ways to cross reference items throughout the document.	Direction provided 7/27.	New reference tools were developed and more side bar references are provided.
	80. Include a policy to look for innovative ways to involve developers in Child Care.	<p>Policies and Programs in the Built Environment and the Building Community Elements are intended to address this goal. Existing policies in the Draft include:</p> <p><b>Policy BC-9.4:</b> Look for innovative ways to involve employers and developers in the provision of child care services and facilities, including possible impact fees.</p> <p>Program BC-35 to develop a Comprehensive Child Care Plan will also involve consulting developers to achieve the City’s child care goals.</p>	Direction provided 7/27.	None
	81. Language in Economic Development element should be stronger.		Direction confirmed 8/24.	Redevelopment and investment are emphasized.

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	82. Refer to our website and our use of the website to provide materials to the public.		Direction confirmed 8/24	Program BC-54: Increased Public Participation. Continue to improve the user-friendliness of materials used to communicate information about the City, including the City’s website ( <b>www.redwoodcity.org</b> ), newsletters, billing statements, and mailings.
	83. Refer to the PACT program in the Building Community Element.		Direction provided 7/27.	Added information on the PACT program to the Governance Chapter of the Building Community Element.
	84. An issue that is softly alluded to, but missing is the need for public involvement to create a great community.		Direction provided 7/27.	Added more information in the introduction to the Building Community Element on public participation, as this is the cornerstone to community building. Referenced involvement with schools, services, volunteerism, and the PACT program.
	85. Appreciate the Health Section, but it does not appear in the Table of Contents; it should.		Direction provided 7/27.	Corrected—the Health Chapter was inadvertently left out of the Table of Contents.
Public Safety	86. We should emphasize creative solutions rather than limits regarding location of sensitive receptors.	CEQA requires an assessment of the level of significance if the project would expose sensitive receptors to substantial pollutant concentrations. While understanding the impact of pollution on sensitive receptors, there may also be innovative approaches to mitigate on a project specific basis. In response, the General Plan includes Policy PS-2.1: Avoid placing sensitive uses within 500 feet – or other distance deemed to be appropriate based on project-specific health risk assessment data – of the Port of Redwood City, related heavy industrial areas, and any roadways serving Port uses.	Direction provided 7/27.	General Plan policy and programs revised to leave open a range of alternatives that may not be known at this time.
	87. With regard to sea level rise on pages PS-5 and 6, we should have something more concrete as to what we are going to do as a strategy for our entire waterfront and how it relates to regional strategies.		Direction provided 7/27.	General Plan policy and programs were required to be revised to address AB 162 with respect to flooding.
	88. Careful about sensitive receptors, and how land use can improve quality		Direction provided 7/27.	The Atmosphere and Climate Chapter of the Public Safety Element further addresses local air quality impacts.

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	of life, e.g. Redwood Village			
	89. MTC's 2035 plan builds in links to SB375. Discuss how green jobs fit in with economic development and also translate into public safety.		Direction provided 7/27.	Staff will review MTC's plan to determine linkage between it, green jobs, economic development, and public safety. As appropriate, additional text will be prepared for the General Plan.
	90. We should show connection to housing in the Public Safety Element. We diminish public safety response by not providing housing for our first responders.	The Housing Element includes the following policy: <b>Policy H-2.4</b> Develop housing purchase incentives to encourage Redwood City emergency personnel to live in Redwood City.	Direction provided 7/27.	Included sidebar reference in Public Safety Element regarding necessity of housing for first responders.
	91. When changing or rerouting truck routes, we need to be respectful of our neighborhoods.	The Built Environment Element includes the following policies: <b>Policy BE-30.1:</b> Minimize potential conflicts between trucks and pedestrian, bicycle, and transit access and circulation on streets designated as truck routes. The Public Safety Element includes the following policy: <b>Policy PS-2.3:</b> Consider re-routing truck routes and high volumes of non-residential traffic away from residential neighborhoods, particularly high-density residential neighborhoods.	Direction provided 7/27.	None
	92. Greenhouse gas section: We've already done a number of things, strong measures, and will continue to, including setting benchmarks and working actively to meet them. This information should be included.		Direction provided 7/27.	Added more information on existing measures the City will continue.
Natural Resources	93. New contract with San Francisco PUC for a 25 year agreement, we should update the Plan to reflect, and have BASWA review.		Direction provided 7/27.	Revised language appropriately.

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	94. There was a new plan on groundwater for emergency use, which involves introducing more water into the aquifers. If that report was accurate, then we maybe should include some info here.	Page NR-6 discusses groundwater and the importance of replenishing aquifers. Upcoming updates to the 2005 Urban Water Management Plan (UWMP) would consider this and any other sources of potential water for the City.	Direction provided 7/27.	Provided reference to groundwater study for staff/consultant review and potential incorporation.
	95. Need to talk about recycled water as “gold” and think about how we can sell it to other jurisdictions in exchange for drinking water or money.	The Infrastructure Chapter of the Built Environmental Element discusses capacity of the City’s recycled water system, indicating the potential to supply recycled water to adjacent communities. Policy BE-40.6 and Program BE-146 also speak to this goal.	Direction provided 7/27.	None
	96. Page 36-37 reference to bay lands and restoring open space is too stark, either/or and doesn't reflect our values. Using this language, we wouldn't have had the Preserve happen.		Direction confirmed 9/21.	Revised NR-6.1.
	97. Would like more on ground water and recycled water.	Refer to Built Environment for detailed discussion on recycled water.	Direction provided 7/27.	Included reference to Infrastructure Chapter, Built Environment Element; specific to recycled water.
	98. The term “urban forest” doesn’t seem appropriate.	“Urban Forest” is a commonly understood industry term in planning and design fields. Urban forestry advocates the role of trees as a critical part of the urban infrastructure and streetscape.	Direction provided 7/27.	None
	99. Opportunities for new parkland: reuse of existing surface parking lots, and as we redevelop public facilities we should consider underground parking and parks above. Open space restoration.	<b>Policy BC-1.5.:</b> Consider all opportunities to create and acquire land for parks, community gardens, and community gathering places. <b>Policy BC-2.1:</b> Develop some form of park or usable public green space within the following neighborhoods and centers: Downtown, Centennial, Stambaugh-Heller, Oak Knoll-Edgewood Park, Redwood Oaks, Friendly Acres, Redwood Village, Fair Oaks, and the Bayfront. <b>Program BC-1: Redwood City Parks and Facilities</b>	Direction provided 7/27.	As noted above, a new program was added to explore creative ways to increase parkland, including acquisition of properties within flood zones, parking lots, roof tops and undergrounding of parking.

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		<p><b>Needs Assessment.</b> Pursue all programs set forth in the 2008 <i>Redwood City Parks and Facilities Needs Assessment</i>.</p> <p>The 2008 Redwood City Parks and Facilities Needs Assessment includes an extensive list of recommendations for increasing and maximizing parkland in Redwood City.</p>		
	100. There is no reference in water area to "grey water" use.		Direction provided 7/27.	Grey water will be noted as a potential source.
	101. Portfolios of water supply options (several sources) and how to restore water supply.	Goals NR-1 through NR-3 and related policies and implementation programs speak to this need (pages NR-13 through NR-18).	Direction confirmed 8/24.	Water section has been updated to include more options.
	102. Not pushing hard enough on using sun. Opportunities for solar and state, and revenue generation, should be proactive.	<p>Existing policy and programs:</p> <p><b>Policy NR-4.2:</b> Promote the use of renewable energy and support efforts to develop small-scale, distributed energy (e.g. solar power, wind, cogeneration, biomass) to reduce the amount of electricity drawn from the regional power grid, while providing Redwood City with a greater degree of energy self-sufficiency.</p> <p><b>Program NR-21: Alternative Energy Incentives.</b> Utilize incentives and financing mechanisms to encourage alternative energy use for existing residential and commercial buildings. For example, evaluate whether the City can purchase large quantities of solar panels at a lower cost and resell them to existing residents and businesses. Solar energy is also discussed in the Infrastructure Chapter of the Built Environment Element.</p> <p><b>Program BE-178: Solar Power Agreements.</b> Consider requiring large development projects and large redevelopment projects to be required to enter into Solar Power Agreements.</p>	Direction confirmed 8/24.	An incentive program is included in Energy Conservation Chapter of Natural Resources Element.

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	103. NR-26 Program: Confirm creek setback 30 feet from edge—or 25?	Setback requirements are 30 feet from the center, 25 from bank.	Direction provided 7/27.	References to a Creek Enhancement Ordinance have been provided include programs.
	104. Page 6 discusses water transfers. What can we explore regarding transfers and exchanges of our recycled water in exchange for potable water?		Direction provided 7/27.	Added new Program: Consult with BAWSCA to explore potential for water transfers of recycled water for potable water.
	105. Reference that we received \$736K in funds to implement additional energy conservation, in concert with the county and PG&E.		Direction provided 7/27.	Added more information on recent energy conservation efforts, especially with respect to recently adopted Green Building Ordinance and Climate Action Plan.
	106. Recycling (page NR-22), there is just a small part regarding SBWMA commercial recycling interest. Could expand this section, including explanation of how people could benefit from recycling, especially businesses.	Recycling and its benefits are discussed in more depth in the Built Environment Element-Infrastructure Chapter.	Direction provided 7/27.	Added more information recycling for businesses in the Infrastructure Chapter.
	107. Our healthy community includes ongoing work that has already been started of keeping waterways clean through diligence and partnerships		Direction provided 7/27.	Included more information on ongoing efforts to clean waterways.
	108. Our successful city of the future is also an immaculate city: no litter, no graffiti.		Direction provided 7/27.	Included “immaculate city” in the Vision for the Natural Resources Element.
	109. Include information on the many pride and beautification efforts, as well as levee and waterway cleanups Redwood City has completed.		Direction provided 7/27.	Added information on pride and beautification efforts, levee and water cleanups.