

LAND USE ELEMENT

INTRODUCTION

The total area of Redwood City is 21,603 acres, or approximately 33.75 square miles. Of this total, 54 percent is land area, and 43 percent is water area or land subject to tidal action. Of the 11,731 acres of land area, 5,422 acres are developed with 45 percent in residential land uses, ten percent in commercial land uses, six percent in industrial land uses, 14 percent in public and quasi-public land uses, and 25 percent in streets and other right-of-ways. The remaining 6,309 acres of land area are vacant, the vast majority of which are diked-off baylands. The REPORT ON PHYSICAL CHARACTERISTICS provides further details and descriptions of Redwood City's existing land uses.

Redwood City's land use goal is to:

INTEGRATE A RANGE OF LAND USES TO ENSURE THAT REDWOOD CITY IS A DESIRABLE PLACE TO LIVE.

Redwood City's development pattern is both diverse and complex. The urban setting has been formed by natural features (Redwood Creek, the foothills, and San Francisco Bay), man-made features (the railroad, El Camino Real, and the Bayshore Freeway), and policy decisions (mapping, zoning, and environmental considerations). Much of the built-up land particularly commercial and industrial is built below the square footage and unit densities permitted by the zoning ordinance. Most of the land which is vacant cannot be developed because it is San Francisco Bay, its tributaries, salt ponds, and wetlands. While Redwood City would seem to be a large city because it covers over 33 square miles, actually 46 percent is water.

The land use goal recognizes the diversity and complexity of the present urban form but envisions a more desirable and harmonious physical relationship between the parts and pieces that make

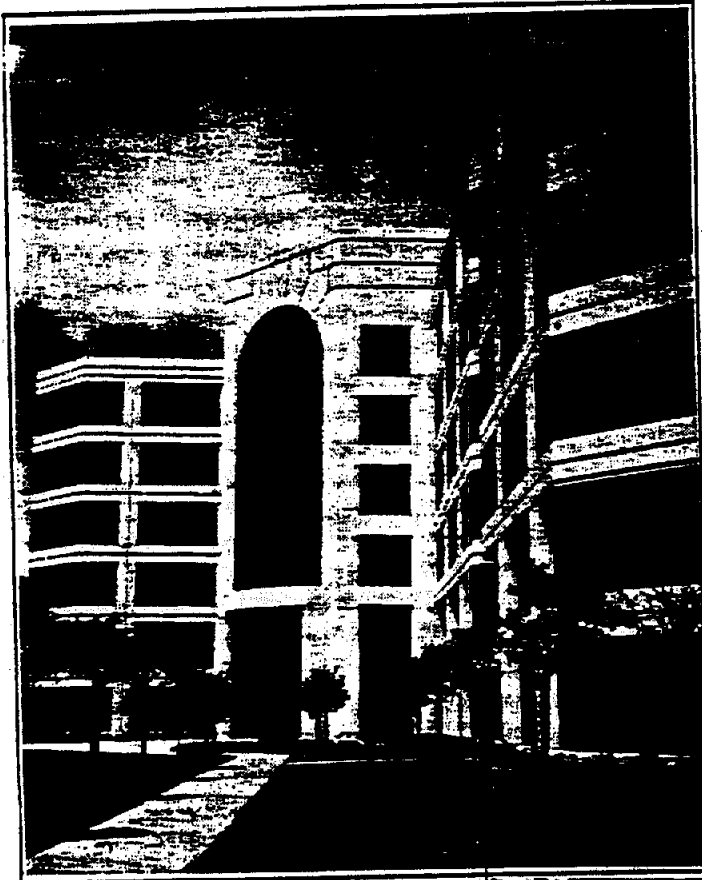
up Redwood City's changed uses, as new construction, and as redevelopment occur in the course of time.

DISTRIBUTION OF HOUSING, BUSINESS, AND INDUSTRY

There is a wide variety of residential neighborhoods in Redwood City, each with its own character defined by setting, housing types, densities, and, in some cases, cultural heritage. The environment and livability of existing residential neighborhoods are important community resources. The residential land use objectives and policies reflect concerns for the protection of neighborhoods from incompatible land uses, adequacy of public facilities and services, and integration with commercial employment centers. Referring to the Land Use Plan Diagram, Low Density Residential signifies RH and R-1 zoning and an average of 2.5 to 3.0 persons unit. It is the density found in detached single-family dwelling areas. Medium Density Residential signifies R-2 and R-3 zoning and an average of 2.0 to 2.5 persons per unit. It is the density found in duplex, condominium, and low-rise apartment house areas. High Density Residential signifies R-4 and R-5 zoning and an average of 1.5 to 2.0 persons per unit. It is the density found in high-density apartment house and commercial mixed-use areas.

The commercial land use objectives and policies reflect the need to locate new commercial uses in the community which facilitate convenient shopping and easy access to professional services. Redevelopment of existing commercial strips and areas and the conversion of existing structures to more appropriate uses should result in the upgrading of these areas. Referring to the Land Use Plan Diagram, Light Commercial signifies neighborhood shopping centers with off-street parking, or a cluster of street-front stores that serve the immediate neighborhood. Generally, these will be in one- or two-story buildings with a lot coverage of about 25 percent. Heavy commercial signifies central business district and thoroughfare commercial areas. Generally, these will be in medium-rise buildings with a lot coverage of about 50 to 75 percent.

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The industrial land use objectives and policies call for modernizing older industrial areas and minimizing negative impacts of industrial activities on neighboring land uses. Referring to the Land Use Plan Diagram, Light Industrial signifies industrial parks or industrial estates predominantly in warehousing, research and development, and office uses with generous landscaping of the setback and parking areas. Heavy industrial is associated with the Port and adjacent properties and signifies types of industries that would be objectionable if located near residential areas.

DISTRIBUTION OF OPEN SPACE

Seventy-five percent (16,207 acres) of the area

within Redwood City's corporate limits is open space of one kind or another. Over 60 percent (12,962 acres) of that open space is the water of San Francisco Bay. The balance is divided among several categories: publicly-owned wildlife refuge, managed wetlands (salt evaporation ponds), other diked-off baylands, County park (Edgewood Park), City park (Stulsaft Park), and other parks and vacant, unused lands.

Floriculture was the only significant agricultural activity in Redwood City in recent decades. One by one, the greenhouse nurseries have been eliminated and replaced with housing. The Land Use Plan Diagram no longer recognizes floriculture as an open space use to be preserved.



DISTRIBUTION OF MINERAL RESOURCES

Notwithstanding the presence of traces of mercury in Stulsaft Park and oyster shells on the bottom of San Francisco Bay, Redwood City does not have any exploitable mineral resources that would justify preservation.



DISTRIBUTION OF RECREATION FACILITIES AND OPPORTUNITIES

Public parks, playgrounds, and recreation facilities and programs combined with private marinas and theaters comprise Redwood City's recreational opportunities. In addition to the purchase of land for recreation, parkland acquisitions can be achieved through gifts, leasing or dedication of development rights, subdivision regulation open space requirements, cluster development, and open space zoning.

LOCATION OF EDUCATIONAL FACILITIES

The Redwood City Elementary School District, the San Carlos School District, Belmont Elementary Schools, the Sequoia Union High School District, and the San Mateo County Community College District all serve Redwood City as well as areas beyond Redwood City, in adjoining cities and unincorporated areas and, in the case of the Community College District, throughout the County.

LOCATION OF PUBLIC BUILDINGS AND GROUNDS

Principal public buildings in Redwood City include the City Hall complex, the Red Morton Community Park complex, the Municipal Services Center, the

Fair Oaks Community Center, the Fair Oaks Senior Center, Port of Redwood City, two libraries, four fire stations, County Government Center, Grant Corporation Yard, Motor Vehicle Department, Highway Patrol, Army National Guard Armory, and three Post Offices.

LOCATION OF FUTURE SOLID AND LIQUID WASTE FACILITIES

The South Bayside System Authority operates a liquid waste facility for Redwood City, Belmont, Menlo Park, San Carlos, and portions of San Mateo County near the tip of Redwood Peninsula in Redwood Shores. San Mateo County, with the cooperation of the cities in the County, has prepared a hazardous waste plan for the County. The plan includes goals, policies, and siting criteria for transfer and processing plants. Areas deemed suitable for processing plants are located in heavy industrial areas located near the Port of Redwood City.

IDENTIFICATION OF AREAS SUBJECT TO FLOODING

Refer to the Safety Element for a discussion of flooding problems in Redwood City.

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IDENTIFICATION OF EXISTING TIMBERLAND PRESERVE ZONE LANDS.

There are no timberland preserve zoned lands in Redwood City, and none is planned.

LAND USE DEFINITIONS

Open Space: Any parcel or area of land or water which is essentially unimproved and is devoted to the preservation of natural resources, the managed production of resources, outdoor recreation, or public health and safety.

Public: Areas devoted to public or quasi-public use such as government office buildings, schools, hospitals, and corporation yards.

Urban Reserve: Land to be preserved for future use to expand the limits of the urbanized area of the City. Exact land use designations are to be withheld pending review of development plans and their environmental consequences.

Heavy Commercial: Land to be developed intensively for retail and office use where multi-story buildings would be expected. This area is

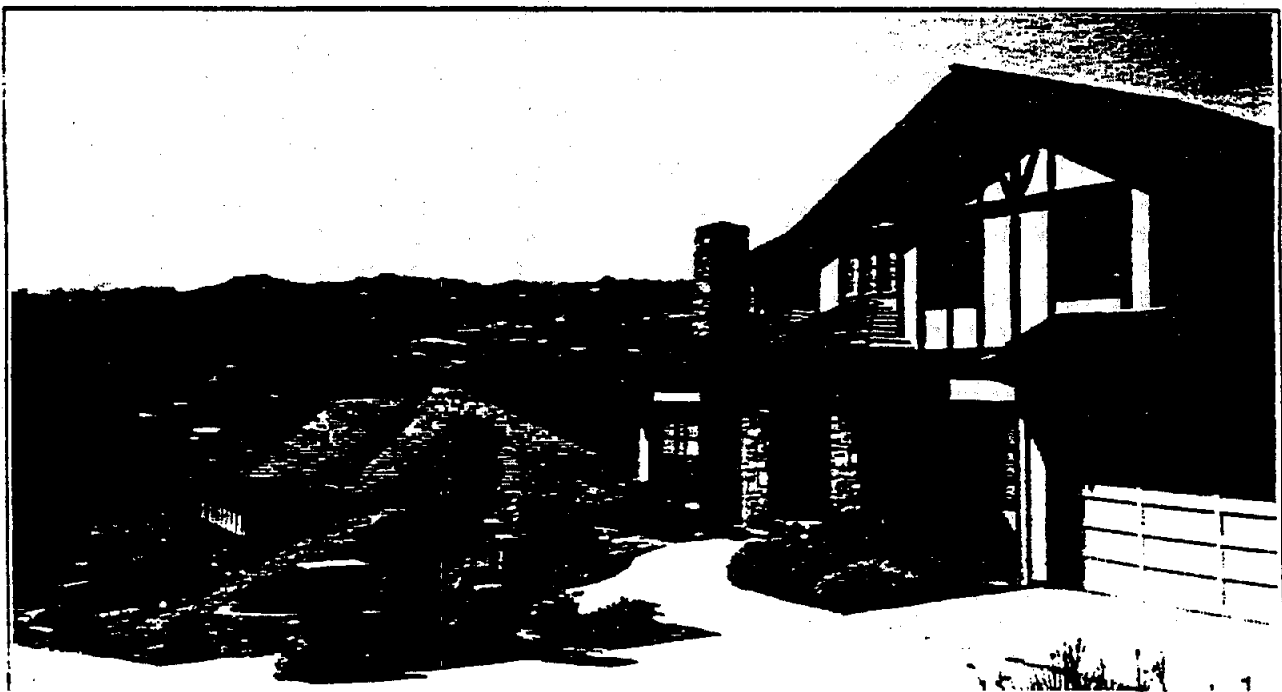
primarily downtown and along the El Camino Real corridor. The zoning classifications which could be expected are CB and CG.

Intermediate Commercial: Land to be developed at densities somewhat lower than heavy commercial and characterized as being more office park oriented. The zoning classifications which could be expected are CP and CA.

Neighborhood Commercial: Land to be developed for neighborhood shopping centers providing services for the immediate neighborhood. Most structures would be single story, blending in with adjacent residential uses. The zoning classifications which could be expected are CN and PO.

Heavy Industrial: Land to be developed for manufacturing, processing, and shipping, where truck and rail traffic is necessary and outdoor storage can be expected. The zoning classifications which could be expected are GI and IR.

Light Industrial: Land to be developed with low density, "clean" industrial operations such as



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research and development. The zoning classifications to be expected are IR and IP.

High Density Residential: Land to be developed with high density residential projects consisting of moderate and high rise structures normally located adjacent to employment centers. Densities are approximately 20 to 40 units per net acre. The zoning classifications to be expected are R-4 and R-5.

Medium Density Residential: Land to be developed with two to three story residential structures normally found in condominium and apartment projects as well as duplexes. Densities are approximately 8 to 20 units per net acre. The zoning classifications to be expected are R-2 and R-3.

Low Density Residential: Land to be developed with single-family dwellings either in hillside or flat areas of the city. Densities are approximately 1 to 7 units per net acre. The zoning classifications to be expected are RH and R-1.

LAND USE OBJECTIVES

1. Protect the integrity of existing single-family areas, and encourage home ownership in new developments.
2. Encourage development and growth downtown as one of the City's major commercial areas, and allow improvement of conveniently-sited satellite shopping areas.
3. Provide sufficient land for a variety of employment opportunities with optimum commute access.

LAND USE POLICIES

- L- 1. Residential development should be located only where services and facilities can be provided.
- L- 2. Residential neighborhoods should be protected from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- L- 3. Higher residential densities should be

promoted at locations near or within commercial and financial centers, employment centers, and transportation terminals.

L- 4. Commercial land should be distributed in a manner that maximizes community accessibility to a variety of retail commercial outlets and services and minimizes the need for automobile travel.

L- 5. New commercial uses should be located in or adjacent to existing or new shopping centers or other established commercial areas, and isolated spot commercial developments and new strip commercial areas should be avoided.

L- 6. The City should promote the revitalization, upgrading, and beautification of the Downtown, other shopping centers, and existing strip commercial areas.

L- 7. Industrial and employment areas should encourage accessory uses and services such as restaurants, health clubs, child care, office supply sales, and delicatessens.

L- 8. Industrial development should incorporate measures to minimize negative impacts on nearby land uses.

L- 9. Existing polluting industries, including noise and visual pollution, within or near residential, commercial, or employment areas should be phased out or moved to buffered locations with adequate environmental protection and control. Redwood City should adopt the hazardous waste plan being proposed by San Mateo County.

L-10. Older, marginal industrial areas should be redeveloped with contemporary standards and modern infrastructure to provide for healthy employment and economic growth.

L-11. Park land should be provided in quantity and locations so as to be available for the use of all Redwood City residents equally.

L-12. Development of child care facilities should

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be encouraged in both residential and non-residential areas in ways that are compatible with existing uses, in order to promote availability and accessibility of services.

L-13. The City should take into consideration the cumulative air quality impacts from proposed developments and should establish and enforce appropriate land use as well as other regulations to reduce air pollution.