



Planning Commission Staff Report

DATE: August 29, 2006

TO: Planning Commission

FROM: Gary Bonte, Associate Planner
Tom Passanisi, Principal Planner

SUBJECT: Infrastructure and Economic Development Elements

RECOMMENDATION:

- 1) Review revisions to the Infrastructure Element and refer the item to the City Council for conceptual review.
- 2) Review and comment on the Economic Development Element and, if necessary, continue the item until September 19.

BACKGROUND

Infrastructure Element

On August 15, the Planning Commission reviewed and took public testimony on the Infrastructure Element. The Infrastructure Element addresses the physical plant used for the movement and conveyance of vital services and functions such as water, sewage, energy, communications, and solid waste reductions and recycling.

Staff has made revisions to this document based on the comments made at your last Planning Commission meeting. The revised Infrastructure Element is attached with the revisions highlighted. Staff recommends that the Planning Commission accept the changes and refer the document to the City Council for its conceptual review.

Economic Development Element

One of the other optional General Plan Elements is the Economic Development Element. This element establishes goals and policies to help create a healthy economy. It focuses resources to retain local business, attract new industries, support the tax base and provide important services for existing and future residents. The document also provides a brief economic profile of Redwood City. A copy of the Element is attached for your review and comment.

Staff worked closely with the Redwood City San Mateo County Chamber of Commerce to prepare this document and also received input from the City's Finance Director.

Staff is recommending that the Planning Commission take public testimony and comment on the Economic Development Element. Depending on the extent of comments, the Planning Commission can either refer the document to the City Council for conceptual review or, if necessary, continue the item until the Planning Commission meeting on September 19

PUBLIC NOTICE

Staff did send out public hearing notices to interested parties and published the notice in a local newspaper on August 18.

NEXT STEPS

Upon your final review and comment on the Infrastructure and Economic Development Elements, staff will then work with the Council liaison on the General Plan, Council member Foust, who will then present the elements to the City Council. Council will then have the opportunity to comment on the documents and confirm that they are generally acceptable¹. Unless the City Council specifically requests that the Elements go back to the Planning Commission for significant changes, the Elements will then be set aside for final preparation. This will essentially be the process for all fourteen elements. As of this date, staff has written a total of five of the fourteen elements.

Following Planning Commission review of the Infrastructure and Economic Development Elements, staff will begin to prepare and discuss the Land Use Element of the General Plan, *first starting with the Draft Downtown Precise Plan*. The Downtown Precise Plan is a very important land use document which describes the vision, urban design guidelines, and use criteria to create an exciting Downtown. It is a very important document that will guide future development in the Downtown for many years to come. The Strategic Planning staff will be working on the Precise Plan over the next four months and intends to complete Planning Commission review of the document and accompanying Environmental Impact Report (EIR) by December 12. The City Council will then review the document in January, 2007.

ATTACHMENTS

- 1) Revised Infrastructure Element
- 2) Economic Development Element

¹ The City Council will not actually adopt the elements, but rather just affirm that staff is going in the right direction. Actual adoption will occur when the entire document is complete (including the EIR) and the entire package is presented to the Planning Commission and City Council. That will occur in summer, 2007.

