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# REDWOOD CITY

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## JOINT STUDY SESSION

October 7, 2008

Planning Commission

Housing & Human Concerns Committee

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**Planning  
Commission**

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**Nancy Radcliffe,  
Chairperson  
Jeff Gee,  
Vice-Chair  
Tom Cronin  
John Seybert  
Janet Borgens  
Rachel Holt  
David Smith**

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**Housing & Human  
Concerns  
Committee**

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**Denise Brosseau,  
Chairperson  
Robert Dickinson,  
Vice-Chair  
Kevin Bondonno  
John Dempsey  
Marc Manuel  
Bonnie Miller  
Jeri Richardson  
Cherlene Wright**

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# AGENDA

## PLANNING COMMISSION

STUDY SESSION with  
Housing & Human Concerns Committee  
October 7, 2008  
7:00PM



650-780-7233  
City Council Chambers\*  
City Hall

1017 Middlefield Road  
Redwood City  
\*Accessible to Disabled

### 1. ROLL CALL

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### 2. APPROVAL OF MINUTES – July 29, 2008 & September 9, 2008

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### 3. ORAL COMMUNICATIONS

*This agenda category is limited to 15 minutes to be allocated for items not on the agenda as determined by the Chair. If you wish to address the Planning Commission under Oral Communications, please complete a Speaker's Card and give it to the Secretary.*

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### 4. CONSENT CALENDAR (NO ITEMS)

*Items on the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion and one vote. The Consent Calendar category is limited to 15 minutes of comment to be allocated as determined by the Planning Commission Chair. If you wish to speak on items on the Consent Calendar, please complete a Speaker's Card.*

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### 5. JOINT STUDY SESSION ON GENERAL PLAN LAND USE ALTERNATIVES AND TOPICS

Project Description: Review and discussion of General Plan land use alternatives and topics that were presented at the September 27 General Plan Community Forum.

Recommendation: Hear staff presentation and comment as appropriate. No decision or action is required at this time.

Project Contact: Tom Passanisi, Principal Planner; 650-780-7237; [tpassanisi@redwoodcity.org](mailto:tpassanisi@redwoodcity.org); Pat Webb, Housing & Economic Development Manager; 650-780-7293; [pwebb@redwoodcity.org](mailto:pwebb@redwoodcity.org).

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### 6. MATTERS OF COMMISSION INTEREST

- October 14: "Stanford in Redwood City" Campus Project EIR scoping meeting
  - October 21: Historic Resources Inventory Update
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## **7. ADJOURNMENT**

*Adjourn to the Special Planning Commission Meeting on October 14, 2008, at City Hall Council Chambers, 1017 Middlefield Road, Redwood City, CA 94063*

*City staff will provide agenda materials in appropriate alternative formats, or disability-related accommodation. Please send a written request to Tom Passanisi at Planning Services, City of Redwood City, P. O. Box 391, Redwood City, CA 94064 or email at [tpassanisi@redwoodcity.org](mailto:tpassanisi@redwoodcity.org) including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 72 hours before the meeting.*

### **ATTENTION**

*Speaker cards are on the rostrum. If you wish to speak, complete the card and give it to the Secretary.*

*Planning Commission agenda materials, released less than 72 hours prior to the meeting, are available to the public at the Planning Division, 1017 Middlefield Road, Redwood City, CA 94063*

# REPORT

To the Planning Commission and  
Housing and Human Concerns Committee  
From Planning and Housing/Economic/RDA staff

October 7, 2008

## **SUBJECT**

Joint Study Session on New General Plan Land Use Alternatives and Topics including Housing Issues and Impacts.

## **RECOMMENDATION**

Review and discuss new General Plan land use alternatives and topics including housing impacts that were presented at the New General Plan Community Forum on September 27. No decision is required on the New General Plan at this time.

## **BACKGROUND**

On September 27, the City held a Community Forum on the New General Plan at Courthouse Square and the Historic County Museum. This workshop was the largest single outreach community event planned for the New General Plan. The purpose of the workshop was to initiate public dialogue on various General Plan concepts and ideas, such as transit corridors, neighborhoods, Bayfront land use alternatives and other topics such as sustainability and mobility. Housing is a major component of all the discussion areas. Staff and consultants were present to explain and discuss these ideas with the purpose of soliciting public comments. The workshop was very successful as almost 300 individuals from all parts of Redwood City participated and provided comments.

Staff now wishes to bring the discussion forward (along with the boards and exhibits) to the Planning Commission (PC) and Housing and Human Concerns Committee (HHCC). As two important planning bodies involved in the New General Plan, the PC and HHCC both need to consider the various land use alternatives for the Bayfront, El Camino Real, Woodside Road, Broadway/Veterans together with other topics such as mobility and sustainability. The land use alternatives will have housing, jobs, and other impacts which are noted on the exhibits. Your comments (and those from the workshop) will help the consultant-staff team determine preferred land use alternatives, and it will provide a better understanding of the housing impacts and needed housing policies that should be considered in the New General Plan. Also City staff is recommending you take public testimony so as to provide another opportunity for those citizens who couldn't attend the Community Forum to comment on the boards and exhibits. All the boards and exhibits will be on display in the City Hall foyer prior to the joint study session on October 7.

This land use discussion is a logical extension of the housing policy discussions which were held at the City Council meeting on August 25<sup>th</sup> and the joint study session held on September 9 with the HHCC and PC. At both of these meetings, the public bodies

began to consider the possibility of an inclusionary housing policy within the broader context of the Housing Element and regional needs. Now with the your feedback together with the comments that were made at the Community Forum, neighborhood meetings, and with other affinity groups, we can begin to focus on appropriate land use alternatives and housing policies for the General Plan. The consultant – staff team will be developing the specific policies and will be presenting them back to you and to other Boards, Committees, and Commissions later this year.

**NEXT STEPS**

Staff is currently aggregating all the comments from the September 27 Forum and they will be presented by thematic area. Follow-up work will include the development of land use alternatives and housing policies based on these comments, including consideration of an inclusionary housing policy. Staff will then make presentations of these policies with comments to interested Boards, Committees and Commission. A summary of the comments and draft housing policies will also be put on the General Plan web site together with an on-line survey of various alternatives.



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Tom Passanisi  
Principal Planner



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Pat Webb  
Housing & Economic Development  
Manager



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Jill Ekas  
Planning Manager