

PLANNING COMMISSION MEETING

November 18, 2008

Planning Commission Members

Nancy C. Radcliffe, Chairperson

Jeffrey Gee, Vice-Chair

Tom Cronin

John Seybert

Janet Borgens

Rachel Holt

David Smith

AGENDA

PLANNING COMMISSION

STUDY SESSION ON THE NEW GENERAL PLAN

November 18, 2008
7:00PM



650-780-7233
City Council Chambers*
City Hall

1017 Middlefield Road
Redwood City
*Accessible to Disabled

1. ROLL CALL

2. APPROVAL OF MINUTES – None

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.

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.

5. NEW GENERAL PLAN

Project Description: Discussion of land use alternatives for corridors and focus areas in the proposed New General Plan.

Recommendation: Hear report and provide comments. No other decision or action is required at this time.

Project Contacts: Tom Passanisi, Principal Planner; 650-780-7237;
tpassanisi@redwoodcity.org;

6. MATTERS OF COMMISSION INTEREST

7. ADJOURNMENT

Adjourn to the Planning Commission Meeting on November 25, 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 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 Redwood City Planning Commission
From Planning Staff

November 18, 2008

Subject

New General Plan Discussion on Corridors

Recommendation

Hear presentation and provide comments on this issue. No other decision or action is required at this time.

BACKGROUND

As part of the New General Plan work staff has been working on preparing land use alternatives for four focus areas in Redwood City. Of the four focus areas, three are significant corridors. As mentioned by Gerald Gast, the New General Plan Urban Design Consultant, corridors serve as the most visible pathways into and through the City. People compose their impressions of a community's visual structure and character on the basis of what they see and remember as they move through the community along its major pathways.

The three most significant corridors or focus areas that require consideration in the New General Plan are: El Camino Real, Woodside Road, and Veterans and Broadway. These corridors are important as they are a major spine for circulation purposes, but also serve as a street used by pedestrians and adjoining neighborhoods for goods and services. Broadway/Veterans also includes Highway 101 frontage.

Land use alternatives for these corridors were reviewed and discussed at the September 27 community workshop. Presented below is a summary of the land use preferences by the specific corridor or focus area.

- *El Camino Real*: Most people liked the live/work concept of *Alternative 1: Transit-Ready Grand Boulevard: Live Work Transition*, but they also wanted to include a mix use component. They cited that live/work:
 - Supports a locally focused economy
 - Will draw visitors to the City to patronize the live/work residents' shops, show rooms, etc.
 - Will provide a good transition from single-family residential neighborhoods to Downtown
 - Has less environmental impacts
 - Is an easier transition from the existing land use pattern

For those participants who preferred *Alternative 2: Transit-Ready Grand Boulevard: Residential Emphasis*, they cited the increase in housing and their wariness of live/work success as factors for their preference. As a result of these comments, staff will be proposing an Alternative 3 that combines elements of the original two alternatives. Alternative 3 provides for live/work (an Alternative 1 component) and provides for Mixed Use-Corridor (an Alternative 2 component). The Mixed Use – Corridor allows for a higher residential potential through slightly higher density and heights.

- *Woodside Road:*
Participants favored *Alternative 2: Residential Avenue with Walkable Neighborhood Centers* over the existing General Plan and *Alternative 1: Commercial/Industrial Balance*. Typically they stated that this alternative would be more likely to create walkable areas with pedestrian destinations. They also supported the concept that housing should be placed along public transit corridors. Some stated that Alternative 2 would create a street front with fewer parking lots and strip malls along Woodside Road.

- *Veterans/Broadway:* Most people selected *Alternative 2: Office Technology with Mixed – Use Emphasis*. Those who supported Alternative 2 indicated that it:
 - Encourages transit or shuttle buses
 - Creates destinations around Redwood Creek
 - Encourages the possibility of senior and affordable housing more than Alternative 1
 - Is a better place for housing rather than the Bayfront
 - Proposes uses that use higher-valued land more efficiently than industrial uses

This alternative includes significant industrial land conversions which will require additional discussion and reference to the Economic Background Report which is attached under separate cover.

The New General Plan Consultant will be present at the meeting to give an overview of the corridor discussion and initiate a dialogue with the Planning Commission and members of the public.

PUBLIC NOTICE

Although this meeting is not a public hearing requiring formal public notice, staff did send out an electronic calendar of upcoming General Plan meetings (including this meeting date and topic) to the City's e-mail newsletter list and those individuals who have recently attended the General Plan meetings. Staff will hold future discussions with Boards, Committee, and Commissions on these and other General Plan topics along with public hearings on the draft elements. Staff will distribute public notices to interested parties for those future meetings.

RECOMMENDATION

Hear consultant's report and comment as necessary.



Tom Passanisi
Principal Planner



Jill Ekas
Planning Manager