

General Plan Public Comments, BCC's & Agency

	Element	Chapter	Date	Submitted By	Comment Summary	Response
1	Building Community	Child care	6/16/09	Sequoia Union, Belmont/Redwood shores school districts	There is a need for formal day care in the schools; limited space for day care; possibility of a day care fund to be paid by developers.	Comment already addressed. The General Plan identifies working with both school districts and developers to provide formal day care at schools and in new development projects.
2	Building Community	Child Care	7/27/09	Public Comment	Child care impact fee.	The Child Care Chapter suggests that the City consider establishing an impact fee.
3	Building Community	Child Care	7/27/09	Public Comment	Large family child care homes (12 -14 kid only) to be permitted by right instead of conditional permit. Stem the loss of family child care spaces for infants & toddlers.	Program in the Child Care Element requires that the City reconsider standards and process for permitting large family child care homes.
4	Building Community	Child Care	8/6/09	Commission Member	Q – child care and senior centers?	GP policy includes the call for programs that match or include both seniors and youth.
5	Building Community	Child Care	8/6/09	Commission Member	Policy 9.4 – developers – add congregations	Language in relevant Child Care Chapter Policy was modified to refer to congregations in addition to other sources.
6	Building Community	Child Care	8/12/09	Mike Nelson, RWC Resident	As long as this overt bias against residential family child care facilities is codified in the GP and current regulations (which require neighborhood notification and a hearing process for approval), Redwood City will suffer a deficit in child care facilities.	The Child Care Chapter requires that the City reconsider standards and process for permitting large family child care homes.
7	Building Community	Child Care	8/18/09	Planning Commissioner	Great imbalance between jobs and housing, creating a need for childcare	City recognizes need for child care and therefore prepared an optional Child Care Chapter that outlines goals, policies and implementation measures. See discussion in Child Care Element on needs, impacts, and proposed changes
8	Building Community	Child Care	8/18/09	Planning Commissioner	Maybe City can make available grant writing help;	Partnerships are encouraged in the General Plan for all types of relationships and are highlighted in the Governance as well as the Child Care Chapter of the Building Community Element.
9	Building Community	Child Care	8/18/09	Planning Commissioner	The City needs to study Child care impacts and fair share language	Comment already addressed. A program in the Child Care Chapter defines study of such a program.
10	Building Community	Child Care	8/18/09	Public Comment	San Mateo County has 650 families on waiting list for Redwood City. 500 spaces lost in Family Day Care Homes. Greatest percentage need for infant care.	City recognizes need for child care and therefore prepared an optional Child Care Chapter that outlines goals, policies and implementation measures. See discussion in Child Care Element on needs, impacts, and proposed changes
11	Building Community	Child Care	8/18/09	Planning Commissioner	Make large family child care “by right”; Improve strengthen language of child care by right in family day care; make it easier	Comment already addressed. Programs in the Child Care Chapter include direction to study the issue of the entitlement process for child care.
12	Building Community	Child Care	8/18/09	Planning Commissioner	Make large family child care “by right”; Improve strengthen language of child care by right in family day care; make it easier	Comment already addressed. Programs in the Child Care Chapter include direction to study the issue of the entitlement process for child care.
13	Building Community	Child Care	8/18/09	Planning Commissioner	PC needs to better understand implications of Large Family Child care by right. Study all options	Comment already addressed. Programs in the Child Care Chapter include direction to study the issue of the entitlement process for child care.

14	Building Community	Child Care	8/18/09	Planning Commissioner	Need impact metrics; increase development then what is result to traffic, childcare, revenue to the City?	City recognizes need for child care and therefore prepared an optional Child Care Chapter that outlines goals, policies and implementation measures. See discussion in Child Care Element on needs, impacts, and proposed changes
15	Building Community	Child Care	8/18/09	Planning Commissioner	Increase jobs what is result?	City recognizes need for child care and therefore prepared an optional Child Care Element that outlines goals, policies and implementation measures. See discussion in Child Care Element
16	Building Community	Child Care	8/18/09	Planning Commissioner	Need to educate community regarding value and benefits of child care	The General Plan supports community building and partnerships which include educating the community about community needs such as child care.
17	Building Community	Child Care	8/18/09	Laura Walker, Child Care Coordinating Council	should make reference to 4 C's. Redwood City to take a leadership role.	Comment is addressed and the "4 C's" (Child Care Coordinating Council of San Mateo) are recognized in the a program of the Child Care Chapter.
18	Building Community	Child Care	8/18/09	Public Comment	Child care legislation support; take out the word "subsidies"	Language was not amended because the intention was to address many options and "subsidies" was considered to be general language.
19	Building Community	Child Care	8/18/09	Planning Commissioner	Talk more about working with private schools after school care; "partnering"	Comment is addressed and language is modified in a Program in the Child Care Chapter of the Building Community Element.
20	Building Community	Child Care	8/18/09	Planning Commissioner	"Develop" instead of "consider" changes to the zoning code.	The language as originally crafted provides the City with flexibility and a commitment to address the item of concern and was therefore not modified.
21	Building Community	Child Care	8/18/09	Laura Walker, Child Care Coordinating Council	Redwood City should allow Large Family Day Care should "by right" (like San Mateo and Menlo Park) and not require a Use Permit process. This will reduce Planning's cost.	The language as originally crafted provides the City with flexibility and a commitment to address the item of concern and was therefore not modified.
22	Building Community	Child Care	8/18/09	Public Comment	Use stronger wording than "Consider"	The language as originally crafted provides the City with flexibility and a commitment to address the item of concern and was therefore not modified.
23	Building Community	Child Care	8/18/09	Planning Commissioner	Stronger language than "consider"	The language as originally crafted provides the City with flexibility and a commitment to address the item of concern and was therefore not modified.
24	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	On Page BC-56, the side bar could also reference the Child Care Coordinating Council as somewhere people can call for referrals. We are the only entity in the County to receive updates on licensed facilities directly from Community Care Licensing. There is a typo in last paragraph on this page "Redwood City has taken a leadership role..."	Text is revised to include the Child Care Coordinating Council (4Cs.) Text revised to correct typographical errors.
25	Building Community	Child Care	9/8/09	Kristen Anderson	Your bullet regarding page BC-57 attempts to fix the awkward wording "(are not licensed child care)" but it is not accurate to refer to the afterschool programs as "child care exempt from licensure." That is not their purpose nor would they claim to provide that, even though many families use it for that. Maybe the term "license-exempt after-school enrichment programs" would be clearer. What do you think?	Text has been revised to reflect comment.

26	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>We recommend more action-oriented language for Program BC-38. Other cities such as San Mateo and Menlo Park have made zoning code changes to facilitate establishing child care near homes and places of employment. We recommend the following language for this program: "Ensure that Zoning Code standards and permitting processes for child care facilities facilitate their provision at appropriate locations throughout Redwood City. Amend the Zoning Code to:</p> <ul style="list-style-type: none"> • Allow Large Family Child Care Homes by right, as for Small Family Child Care Homes • Allow child care centers by right in Commercial Office and Mixed-Use zones, and in school, church and other public/quasi-public buildings in residential zones where no building additions or major changes to the site will occur. Projects not able to meet development standards for parking, etc. may be permitted with a CUP. • Allow small child care centers for up to 24 children to be located, with a CUP, in residential properties in all zones." 	The Child Care chapter requires that the City reconsider standards for cases suggested in these comments.
27	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>Program BC-39 – We strongly support this program and would encourage even stronger language than "consider." Local public schools and community colleges are supported in assessing development impact fees in Policy BC-8.2. Child care facilities also play a vital role in the education of new families and workers with children in the City and should be among the educational facilities that may be eligible to assess development fees. The existing child care supply does not meet the demand from working families and the gap will continue to widen as new residential and commercial properties are developed.</p>	The Child Care chapter states that the City will consider an impact fee. Staff considers the language to be adequate.
28	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>For Program BC-42, change all references to day care to child care. We also recommend making this program more specific with regard to implementation. We suggest the following wording, "Support the educational needs of Redwood City's children in preschool and child care by supporting initiatives to improve the quality of these learning environments."</p>	References to "day care" is replaced with "child care." Additional language was considered but will not be incorporated because it tends to narrow the scope of this program.
29	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>Amend zoning code to: Allow Large Family Child Care Homes by right, as for Small Family Child Care Homes</p>	The Child Care Chapter requires that the City reconsider standards and process for permitting large family child care homes.
30	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>Amend zoning code to: Allow child care centers by right in Commercial Office and Mixed-Use zones, and in school, church and other public/quasi-public buildings in residential zones where no building additions or major changes to the site will occur. Projects not able to meet development standards for parking, etc. may be permitted with a CUP.</p>	The Child Care Chapter suggests that the City reconsider standards as suggested .
31	Building Community	Child Care	9/8/09	Sarah Kinahan, 4Cs	<p>Amend zoning code to: Allow small child care centers for up to 24 children to be located, with a CUP, in residential properties in all zones."</p>	The Child Care Element requires that the City reconsider standards for small child care centers per the comment.
32	Building Community	Culture and Arts	8/6/09	Commission Member	<p>KEEP – community / cultural events</p>	The General Plan Goals, Policies and Programs concur with this statement of support for City programming and opportunities.

33	Building Community	Culture and Arts	8/18/09	Planning Commissioner	City should review and consider development fees for public art and other impact fees. Should not discourage development. Use Coro fellows to conduct study (similar to previous fee study)	A 1% Art program is already addressed and discussed in General Plan and included as a program.
34	Building Community	Culture and Arts	8/6/09	Commission Member	Page 64 – what is goal related to “synergy” of clustering events and restaurants	BC -10 and Urban Form/Land Use goals address the need for synergy in event location and clustering.
35	Building Community	Culture and Arts	8/6/09	Commission Member	Page 65 – children – public schools – arts programs. Industry demands creative workforce	The comment acknowledges the importance of supporting art in education programs because the workforce of the future will demand creativity. The comment is acknowledged and supported by the Goals, Policies and Programs of the Culture and Arts Chapter.
36	Building Community	Culture and Arts	8/6/09	Commission Member	We are very Downtown oriented – We should look at partnerships elsewhere in the city to meet goals in cultural arts.	Throughout the General Plan, policies and programs call for additional work with other agencies and organizations including those involved with art.
37	Building Community	Culture and Arts	8/6/09	Commission Member	Civic Cultural Commission – leverage...shapes their participation	The Civic Cultural Commission is acknowledged in the General Plan.
38	Building Community	Culture and Arts	8/6/09	Commission Member	Likes 1% art program concept	Comment acknowledged. (Note: A 1% Art program is already addressed and discussed in General Plan and included as a program.)
39	Building Community	Culture and Arts	8/6/09	Commission Member	Relationships of public art and beautification – where is it?	Text has been revised to acknowledge the comment.
40	Building Community	Culture and Arts	8/6/09	Commission Member	Page 63 – don’t limit types of arts add other – promote community discussion and improve QOL	Text has been revised to incorporate the comment.
41	Building Community	Culture and Arts	8/6/09	Commission Member	Relationship – exposure – experience of culture and arts – as education/learning event/enrichment	The comment is acknowledged and addressed throughout the Building Community Element (Culture and Arts, Lifelong Learning, etc.).
42	Building Community	Culture and Arts	8/6/09	Commission Member	Economic/enterprise of events	Comment appears to encourage private sponsorship of public events which is encouraged through language about partnerships in the Building Community Element.
43	Building Community	Culture and Arts	8/6/09	Commission Member	Cultural events for seniors – Sunday afternoons	The text has been revised to include the comment.
44	Building Community	general	6/8/09	Public Comment	Can the Redwood City Education Foundation (RCEF) be mentioned in a similar vein to these two foundation supporting the libraries (Redwood City Public Library Foundation and Friends of the Redwood City Library)? The RCEF raises funds to supplement programs that the Redwood City School District can not provide to the K to 8 students. BC-54 Program BC‐32: Redwood City Public Library Foundation and ----- Page BC-71 Community Collaborations: I believe that the RCEF is now also a partner with the RWC 2020 program so it would get added to the list of partners. Friends of the Redwood City Library Partnership. Continue the partnership with the Redwood City Public Library Foundation and Friends of the Redwood City Library to improve the quality of library services.	Program and text regarding Community Collaborations is revised to reflect comment.
45	Building Community	general	8/6/09	Commission Member	D.T. growth – need more places in this part of town – a park	Already discussed in Public Places chapter of the General Plan.

46	Building Community	general	8/6/09	Commission Member	No vision for public places – designing public places connected with bicycle and pedestrian friendly paths (reverse text statement)	The Public Places and Trails and Connections Chapters of the building community Element along with the new Walking Shed Map in the Urban Form and Land Use Chapter of the Built Environment Element along with a range of associated Goals, Programs, and Policies throughout the plan (E.g. Circulation Chapter) address this comment.
47	Building Community	general	8/6/09	Commission Member	Netting with other groups – who? e.g. health care providers	In preparation of the General Plan, staff has held numerous meetings with other groups including health care professionals.
48	Building Community	general	8/6/09	Commission Member	Technology – as plan for future – social networking e.g. RWC Mothers Club, Twitter, shut-ins/pandemics	The text has been revised to include this suggestion in a program in the Governance Chapter of the Building Community Element.
49	Building Community	general	8/6/09	Commission Member	Guiding principles, Quality of Life = connecting people (higher level)	The Guiding Principles are already adopted and were not revised to incorporate the comment, however, the concept of Quality of Life is strongly emphasized throughout the General Plan and is particularly featured in the Building Community Element.
50	Building Community	general	8/6/09	Commission Member	What have we done to “estimate” or envision 30 year change?	Staff has reviewed trends and data, consulted with professionals, modeled various scenarios, and has had numerous conversations with various groups to better envision the future.
51	Building Community	general	8/6/09	Commission Member	Can plan be amended if not achieving the vision? Check in? when? How?	The GP may be amended up to four times per year. Annually, the City Council is charged with addressing General Plan compliance. If a policy or program is not working, the City Council can direct staff to evaluate the effectiveness and propose new policies/programs for the next General Plan amendment.
52	Building Community	general	8/6/09	Commission Member	Where have we identified community profile – need to provide this up front as summary for B.C. Element – cross reference	Community profile characteristics are located throughout the General Plan, however, the most detailed analysis and summary is included in the Housing Element and Appendix B.
53	Building Community	general	8/6/09	Commission Member	The General plan needs “shelf appeal” for seniors	Modifications have been made to the General Plan to highlight additional "senior" issues including an entirely new Seniors Chapter in the Building Community Element. Many goals, policies, and programs applicable to seniors are discussed throughout the General Plan and not only in the Building Community Element. Further, many policies and programs are applicable to all segments of Redwood City's population including seniors. When this is the case, seniors are not specifically called out as they are an integral part of the larger population.
54	Building Community	general	8/6/09	Commission Member	Right kind of space – places defined – but how will 3 ac/1k pop ensure that we have the right kind onto future and how to adapt overtime to solve future evolution	Discussed in Public Places Chapter of the General Plan. Parks Department will monitor growth and future need.
55	Building Community	general	8/6/09	Commission Member	Non-profit / for-profit partnership – develop this concept – make \$ go farther	Text, Policies and Programs throughout the Building Community Element has been revised to acknowledge this type of relationship.
56	Building Community	general	8/6/09	Commission Member	Volunteerism	Throughout the General Plan, there are programs that look for volunteers. These activities are in the fields of transportation, land use, environmental issues, housing, historic resources, economic development, and others.

57	Building Community	general	8/6/09	Commission Member	Do we update population – other data when it comes out? E.g. 2010 census	Per State law, the Housing Element will be updated as new demographic data is available. Other elements will be updated as staff and/or City Council deem appropriate.
58	Building Community	general	8/6/09	Commission Member	Services from other organizations partnerships	The General Plan language includes several such references and is in concurrence that community leaders need to partner with other organizations to provide city services and address issues outlined in the General Plan.
59	Building Community	general	8/6/09	Commission Member	Special needs residents – what does this population need and how are we going address and support this population?	Special needs residents are specifically discussed in the Built Environment Element's Urban Form/Land Use and Circulation chapters, Housing Element, and Building Community Element. Examples include a program addressing reasonable accommodations in the Housing Element and a program citing visitability in the Land Use and Urban Form Chapter of the Built Environment Element.
60	Building Community	general	8/6/09	Commission Member	Being green – where is it? Only touched on in building community element "A promise to our community..."	The overarching principle of sustainability (included in the Guiding Principles) is realized throughout the New General Plan. An icon (the sempervirons cone) is used to highlight policies that are specifically related to sustainability and text through out the plan was updated to acknowledge the approval the Green Building Ordinance.
61	Building Community	general	8/6/09	Commission Member	"Oatmeal" shelf life; have an entire section childcare – what can we do to better address seniors – seniors safety/security – economics – relevance – housing – mobility	New Chapter on Seniors was added to the Building Community Element and Policies and Programs in other Elements are in place to address the range of needs cited in this comment.
62	Building Community	general	8/6/09	Commission Member	Senior Center - real place for building community. Seniors neglected in document	New Chapter on Seniors was added to the Building Community Element and Policies and Programs in other Elements are in place to address a wide range of seniors needs based on early public outreach to a number of groups including seniors, health experts, and walkability specialists.
63	Building Community	general	8/6/09	Commission Member	How much focus on seniors? Not enough – need to show basis (qualitative vs. "the conversations" #'s)	New Chapter on Seniors was added to the Building Community Element and Policies and Programs in other Elements are in place that address both qualitative and quantitative measure associated with these needs.
64	Building Community	general	8/6/09	Commission Member	Is there an employment services agency/emphasis for seniors? Skill matching – training (e.g. County program)	In addition to the new Chapter on Seniors added to the Building Community Element, the Economic Development Chapter of the Built Environment Element specifically acknowledges this concern and a Program is included.
65	Building Community	general	8/6/09	Commission Member	Sidewalks – funding – how – 50-50 seniors - \$?	Funding details regarding the sidewalk repair program are to some extent too detailed for the General Plan, however, issues related to funding sources and infrastructure come up in several chapters of the plan. This specific comment should be further considered in that context.
66	Building Community	general	8/18/09	Planning Commissioner	Page BC 18, 2 nd paragraph: Believes that Greco Island wildlife preserve has no access	Text has been revised to reflect comment
67	Building Community	general	8/18/09	Planning Commissioner	Page BC 27: Check map. Trail along creek not shown as originally on North Main Street Precise Plan	This comment will be addressed in the final version of the trails map.
68	Building Community	general	8/18/09	Planning Commissioner	Page BC 30: Creek <u>is</u> used by Docketown residents	The text has been revised to include the comment.

69	Building Community	general	8/18/09	Planning Commissioner	Page BC 64 (top): Include Fiestas Parties to list of activities	Other general activities are mentioned in the General Plan
70	Building Community	general	8/18/09	Planning Commissioner	Page BC 64 Performing Arts paragraph: Mention Carrington Hall	General Plan reviewed and text revised as appropriate
71	Building Community	general	8/18/09	Planning Commissioner	Page BC 66: Add Downtown Business Group to Program BC-43. It does event planning also.	The text has been revised to include the comment.
72	Building Community	general	8/18/09	Planning Commissioner	Page BC 71: Check status of Tree Board (Confirmed: disbanded)	Comment was reviewed and General Plan is revised appropriately.
73	Building Community	general	8/18/09	Planning Commissioner	Should be some language to encourage neighborhood block parties; neighborhood should work together	Text has been revised to reflect comment
74	Building Community	Governance	7/27/09	Public Comment	When a person can't make a meeting like this it would be nice to have an online opportunity. Maybe live, but mainly even a place like this paper, but from your home.	Programs in the Governance Chapter address this comment for future development of on-line communication opportunities. This General Plan process has been mostly televised, is supported by a comprehensive web page, and includes an on-line forum for making comments as well as a preference survey.
75	Building Community	Governance	8/6/09	Commission Member	Governance – other venues beyond BCC's	This comment was addressed in the Governance Chapter of the Building Community Element which now references ad-hoc groups, support for a range of neighborhood groups, and even blogs and other groups specifically assembled through technology.
76	Building Community	Governance	8/6/09	Commission Member	Process governance (PCRC) – “ad-hoc” – allow support alternate process	General Plan reviewed and text revised as appropriate.
77	Building Community	Governance	8/6/09	Commission Member	Do we need community events committee?	Members of Parks, Recreation, and Community Services together with Planning, Housing and Economic Development staff essentially serve as a community events committee. Formalization of an alternate approach, such as through a team or ad-hoc group is not precluded by any of the General Plan language.
78	Building Community	Governance	8/6/09	Commission Member	Add ad-hoc groups	General Plan reviewed and text revised as appropriate.
79	Building Community	Governance	8/6/09	Commission Member	New media + public participation and social networking	General Plan reviewed and text revised as appropriate and technology is generally acknowledged in the Governance Chapter Program as well as elsewhere in the plan.
80	Building Community	Governance	8/6/09	Commission Member	Blogs/networks/new media	General Plan reviewed and text revised as appropriate and technology is generally acknowledged in the Governance Chapter Program as well as elsewhere in the plan.
81	Building Community	Governance	8/6/09	Commission Member	Central connection – “welcome wagon” on-line	This concept could be considered a part of the more general technology opportunities acknowledged in the plan.
82	Building Community	Governance	8/6/09	Commission Member	2-3 year cycle – discussion issues – report back on progress – Cupertino connected to boards & commissions	The City's Strategic Initiatives and the General Plan annual implementation status reporting could provide a vehicle for progress made by Boards, Committees, and Commissions.
83	Building Community	Governance	8/6/09	Commission Member	Keep CERT – in public safety	Comment acknowledged and CERT is part of Public Safety.
84	Building Community	Governance	8/6/09	Commission Member	Neighborhood grants – e.g. block parties	Block parties, including grants for supporting them, are acknowledged in the Building Community Element.

85	Building Community	Introduction	8/6/09	Commission Member	Parks needs assessment – page BC 13 52 AC parks needed	The number of acres needed depends upon population projections. The new General Plan has a higher build out potential than the 1990 plan and thus projections have been increased which means the that the future acreage needs also increased.
86	Building Community	Introduction	8/6/09	Commission Member	First few pages jump around – hard to read	Revised General Plan text to read better.
87	Building Community	Introduction	8/18/09	Planning Commissioner	Page BC 10: revisit park map for Friendly Acres (Park shown on 2 nd /Bay) on Broadway. Not accurate	The map will be corrected for the final production of the General Plan.
88	Building Community	Introduction	8/18/09	Planning Commissioner	Page BC 2, Paragraph 2 demographic has changed: Wording: “woman has become a significant presence” Doesn’t sound right	Text has been corrected.
89	Building Community	Introduction	8/18/09	Planning Commissioner	Page BC 21 Policy BC 2.3: Hetch Hetchy is used for park space <u>and</u> community gardens	The text was revised per the comment.
90	Building Community	Introduction	8/18/09	Planning Commissioner	Page BC 6: Youth should be added to governance	Governance applies to all members of the community and our youth are specifically acknowledged in the Governance Chapter.
91	Building Community	Introduction	8/18/09	Planning Commissioner	Page BC 6: Add schools, colleges, and universities to Section on Schools	General Plan reviewed and text revised as appropriate.
92	Building Community	Introduction	9/6/09	Billy James	I wonder if goal BC-10 is realistic: "Establish RWC as the pre-eminent location for arts and culture on the Peninsula." Maybe "a pre-eminent location"?	The purpose of establishing strong goals and ideals is to guide the formation of policies and programs that will most enable achieving the goal.
93	Building Community	Lifelong Learning, Libraries, and Schools	6/16/09	Sequoia Union, Belmont/Redwood shores school districts	Possible projected growth of approximately 500 or more students for each district.	The General Plan EIR will address student population changes that may result from the GP's implementation.
94	Building Community	Lifelong Learning, Libraries, and Schools	8/6/09	Commission Member	KEEP – farmers market and community gardens	Farmer's market is on-going and community gardens are already addressed in the General Plan
95	Building Community	Lifelong Learning, Libraries, and Schools	8/6/09	Commission Member	Expand Fair Oaks Library – e.g. needs assessment	Library Department will have to consider need and funding availability, the General Plan does not preclude, but rather encourages on-going evaluation of these types of needs.
96	Building Community	Lifelong Learning, Libraries, and Schools	8/6/09	Commission Member	Utilize libraries – bring more people together – cultural events – access – internet – conduit for building community	The text has been revised to address the comment.
97	Building Community	lifelong Learning, Libraries, and Schools	8/18/09	Planning Commissioner	Mention private schools colleges and universities in education section	General Plan reviewed and revised to acknowledge the comment.
98	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Support more outdoor classrooms for children.	Program addressing new uses in parks and public spaces includes a reference to outdoor classrooms.

99	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Partnership with Cañada to bring classes into community.	Policies already acknowledges the need for partnerships. Additional program language shall be added to more specifically describe the opportunities. The City is in a position to foster partnerships with educational providers resulting in new opportunities for programs and classes suited to diverse community needs, which could be provided in non-traditional settings and could be tailored to specific populations and/or areas of interest.
100	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	SamTrans fare to Cañada College	Multiple programs in the Public Transit section of the Circulation Chapter of the Built Environment Element address bus and shuttle service, including service to educational facilities.
101	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Shuttle to DTH & Cañada College reduces bus passes for Cañada students. (DTH means down the hill, or direct to home)	Unfortunately, the specific intention of this comment is not understood. However, there are numerous references to Cañada College in terms of education, transportation, and potential partnerships throughout the document.
102	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Community College needs to be included! (unsure what the comment is specifically asking)	General Plan policy states that the city will work with educational organizations; however community colleges are their own entities that City doesn't have jurisdiction over.
103	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Zoning to prohibit alcohol & Tobacco outlets, & fast food outlets, in areas surrounding schools & Community centers! Increase access to fresh & healthy foods, and decrease access to alcohol & tobacco.	General Plan discusses the need to examine the overconcentration of tobacco retailers.
104	Building Community	Lifelong Learning, Libraries, schools	7/27/09	Public Comment	Help schools not be so isolated. Especially RWC schools were hurting bad 15 years ago.	Policies in the General Plan address school and City relationship and mutual support.
105	Building Community	Lifelong Learning, Libraries, schools	9/8/09	Sarah Kinahan, 4Cs	For Policy BC-8.3, if the goal is for residents of all ages to have access to high quality educational experiences, this policy should link to an implementation program aimed at increasing access to high quality preschool for children birth to age 5, in addition to linking to after school implementation programs (BC-26). One possibility is to link this policy to Program BC-42.	The document has been updated to reflect these suggested linkages.
106	Building Community	Lifelong Learning, Libraries, schools	9/10/09	Public Comment	There is virtually no mention of schools, especially of having and supporting high quality public schools for the families that live in Redwood City. I personally know of many families that are moving out of RWC because we do not have good enough schools and families that do live here but send their kids to private schools or the public schools in San Carlos or other communities because they do not think our public schools are good enough. I like the sentence from the City of Belmont's vision statement: "Our schools and library are the pride of the community"	Changes throughout the General Plan have been made to indicate Redwood City's support of all schools.

107	Building Community	Lifelong Learning, Libraries, schools	9/10/09	Public Comment	<p>similar vein to these two foundation supporting the libraries? The RCEF raises funds to supplement programs that the Redwood City School District can not provide to the K to 8 students.</p> <p>BC-54 Program BC&#8208;32: Redwood City Public Library Foundation and</p> <p>Page BC-71 Community Collaborations:</p> <p>I believe that the RCEF is now also a partner with the RWC 2020 program so it would get added to the list of partners.</p> <p>Friends of the Redwood City Library Partnership.</p> <p>Continue the partnership with the Redwood City Public Library Foundation and Friends of the Redwood City Library to improve the quality of library services.</p>	These references are added to the General Plan.
108	Building Community	Recreation and Human Services	7/27/09	Public Comment	Engage Youth in the community by focusing on youth workforce development (that's Green) and employ youth residents of Redwood City. Youth who help rebuild their community will be more invested in their community, and will benefit greatly from skill development & employment.	Job training is addressed under Economic Development Chapter.
109	Building Community	Recreation and Human Services	7/27/09	Public Comment	Engage youth by working with San Mateo County's new Green Job Corps. To employ recently trained youth to build GREEN buildings in RWC.	Teen employment is discussed in the Economic Development Chapter.
110	Building Community	Recreation and Human Services	7/27/09	Public Comment	Redwood City should sponsor Singles Parties	The City does not sponsor singles parties. However classes and some social activities are sponsored by Park, Recreation and Community Services.
111	Building Community	Recreation and Human Services	7/27/09	Public Comment	Redwood City should sponsor Neighborhood picnics	Too specific for General Plan but will forward to Parks, Recreation and Community Services
112	Building Community	Recreation and Human Services	7/27/09	Public Comment	Urban agricultural & farmers markets have multiple benefits for health, education & keeping SMCO farming viable support standardized regulations. RWC should support more farmers markets	The City supports Farmers Markets as mentioned in the Building Community Element.
113	Building Community	Recreation and Human Services	7/27/09	Public Comment	Encourage more community building - especially low income areas not just wealthy areas.	This toics is dicussed in the Building Community Element.
114	Building Community	Recreation and Human Services	7/27/09	Public Comment	Provide recreation for teens.	Parks department already has a variety of teen programs, but comment will be forwarded to Parks, Recreation and Community Services. Also refer to Parks and Facilities Needs Assessment Recommendation #5
115	Building Community	Recreation and Human Services	7/27/09	Public Comment	Regarding "public use of private quasi-public property" guidelines should develop in collaboration with the owners of said properties who have paid significant premiums for their properties. Also, strongly suggest that the majority of owners approve of such usage guidelines prior to vote by City Council i.e. a poll of all owners.	General Plan has been revised to address comment.
116	Building Community	Recreation and Human Services	8/6/09	Commission Member	Page BC-35 – pre-schools/children/teens (adults/senior 20-50 yr. olds – employment volunteerism	Policy revised to reflect comment.

117	Building Community	Recreation and Human Services	8/6/09	Commission Member	Community gardens – D.T. need to address D.T. parks	Community gardens are already addressed in the General Plan and downtown is specifically mentioned.
118	Building Community	Recreation and Human Services	8/6/09	Commission Member	Parks / Noise – relook at contours / what is appropriate	A program to update the City's Noise Ordinance will consider Park / School use in residential districts.
119	Building Community	Recreation and Human Services	8/6/09	Commission Member	New senior/wellness center? – where is it?	The general plan allows for the consideration of new senior and wellness centers, however the general plan does not specify how or when such a facility would be built.
120	Building Community	Recreation and Human Services	8/6/09	Commission Member	What are liabilities of city using other facilities? Can it be overcome discussion is disjointed – what is intention? E.g. fields on corporate campuses – liabilities risk	Forward to Parks, Recreation and Community Services to discuss with commissioners and legal counsel.
121	Building Community	Recreation and Human Services	8/6/09	Commission Member	Public Places	Disregard comment, unable to clarify
122	Building Community	Recreation and Human Services	8/6/09	Commission Member	Dog parks W. side of 101	Forward to Parks, Recreation and Community Services to discuss with commissioners. However, dog parks are considered in the Parks Needs Assessment Study and can be considered over time as opportunities arise.
123	Building Community	Recreation and Human Services	8/6/09	Commission Member	Rooftop options – leisure/play/gardens – green roofs	Roof top gardens are already discussed in the general plan.
124	Building Community	Recreation and Human Services	8/6/09	Commission Member	Volunteers – center – commission	Volunteerism and associated support is already discussed in general plan
125	Building Community	Recreation and Human Services	8/6/09	Commission Member	Discuss Family services for adults 20-50 years old.	A range of services are discussed in the General Plan for all age groups and needs including families. For example, the Child Care Chapter of the Community Building Element and many specific programs and services described in the Housing Element address this comment.
126	Building Community	Recreation and Human Services	8/6/09	Commission Member	Split adults – seniors	The text has been revised in some cases and in particular the new Seniors Chapter provides significantly more detail on this this topic.
127	Building Community	Recreation and Human Services	8/6/09	Commission Member	Physical activity mixed with education	The text has been revised to address the comment.
128	Building Community	Recreation and Human Services	8/6/09	Commission Member	Labyrinth (e.g. Electronic Arts)	The comment was not specifically addressed, however the concept of small , special public places allows and encourages a wide variety of creative spaces and a special park with a labyrinth is entirely feasible within the context of the General Plan language.
129	Building Community	Recreation and Human Services	8/6/09	Commission Member	Sports complex	The concept of a multi-use sports complex is addressed in the Building Community Element.
130	Building Community	Recreation and Human Services	8/6/09	Commission Member	LEED – parks / landscaping	Green building and sustainable development patterns are already discussed in the general plan.
131	Building Community	Recreation and Human Services	8/6/09	Commission Member	Families with dogs – dog parks – 2008 master plan – but can add	Forward to Parks, Recreation and Community Services to discuss with commissioners

132	Building Community	Recreation and Human Services	8/6/09	Commission Member	Teens – is there enough? In the element?	Comment reviewed and addresses as appropriate in a number of portions of the plan.
133	Building Community	Recreation and Human Services	8/18/09	Planning Commissioner	PAL building is underutilized; Partner with other agencies to increase use	The joint use of facilities like the PAL building is addressed in the General Plan.
134	Building Community	Recreation and Human Services	8/18/09	Planning Commissioner	Expand on senior programs in document	New Chapter on Seniors has been added to the Building Community Element.
135	Building Community	Recreation and Human Services	8/18/09	Planning Commissioner	Need to promote youth accessibility of PAL Building	The joint use of facilities like the PAL building is addressed in the General Plan.
136	Building Community	Recreation and Human Services	9/6/09	Billy James	I'd love it if there were tons more benches in the parks, not just those in the kids playground areas but all along the walks, and I hope that makes sense to all those concerned.	Too specific for General Plan but will forward to Parks, Recreation and Community Services in park design considerations.
137	Building Community	Trails and connections	7/27/09	Public Comment	Use new trails on Hetch Hetchy to augment city bike lanes on city streets.	Already addressed in General Plan
138	Building Community	Trails and connections	7/27/09	Public Comment	Create lots of little parks.	Refer to Parks and Facilities Needs Assessment for discussion on parks
139	Building Community	Trails and connections	7/27/09	Public Comment	More places to jog & run	General Plan calls for more trails and public access. Also refer to Parks and Facilities Needs Assessment.
140	Building Community	Trails and connections	7/27/09	Public Comment	We really miss the dog & jog loop that used to be by the end of Whipple	See Parks and Facilities Needs Assessment Recommendation #7
141	Building Community	Trails and connections	7/27/09	Public Comment	Happiness = utilizing vast open space at top of Farm Hill for "running" dogs and their human companions.	Refer to Parks and Facilities Needs Assessment Recommendation #8 for more information
142	Building Community	Trails and connections	7/27/09	Public Comment	More dog parks, please!	Refer to Parks and Facilities Needs Assessment. Recommendation #8 for more information
143	Building Community	Trails and connections	7/27/09	Public Comment	Get Bay trail completed through RWS – Menlo Park	Bicycle Master Plan shows existing bike trails through Redwood Shores. Further expansion will be considered.
144	Building Community	Trails and connections	7/27/09	Public Comment	Open the bike lanes North & South (aka Bay Trail) i.e. by SC Airport exits just gated today South to MP is hopeless right now.	Future bike lanes are shown on Bicycle Master Plan
145	Building Community	Trails and connections	7/27/09	Public Comment	Extend the Bay trail to encourage Coastal Community Development.	General Plan shows Baytrail will be extended to bayfront areas and will provide access to coastal areas.
146	Building Community	Trails and Connections	8/6/09	Commission Member	Day lighting – where else in document	Day lighting creek references have been consolidated.
147	Building Community	Trails and Connections	8/6/09	Commission Member	Bair Island trail has changed – not looping	Figure and text revised per comment.
148	Building Community	Trails and Connections	8/6/09	Commission Member	Connection to RW Shores very difficult	Comment noted. The planned Bay Trail extension would serve to address this comment to some extent.
149	Building Community	Trails and Connections	8/6/09	Commission Member	Bay Trail – provide access to the Bay. Need pedestrian and bike access across 101	The plan addresses the need for linkages across (under or over) US 101.
150	Building Community	Trails and Connections	8/6/09	Commission Member	Connection – Edgewood Park to Ridge Trail	The map has been updated.
151	Building Community	Trails and Connections	8/6/09	Commission Member	Port – pedestrian access?	Pedestrian access along waterfront areas is addressed for the new Redwood Creek/Harbor Center in the Urban Form and Land Use Element.
152	Building Community	Trails and Connections	8/6/09	Commission Member	Street car – connect to W. side ECR	These issues are already addressed in the Built Environment Element's Circulation Chapter which indicates that the potential Broadway alignment cross El Camino and terminate near Sequoia High School.

153	Building Community	Trails and Connections	8/6/09	Commission Member	Transit to senior center and other centers – e.g. Canada	These issues are already addressed in the Built Environment Element's Circulation Chapter and are specially acknowledged in the discussion about shuttles.
154	Building Community	Trails and Connections	8/6/09	Commission Member	W.S. – 3 senior centers and high school – more transit support	These issues are already addressed in the Built Environment Element's Circulation Chapter.
155	Building Community	Trails and connections	9/3/09	Billy James	For the bridge to nowhere I suggest getting easements on both sides of the bridge, amend the General Plan to include it and write conditions that development must include accommodation to the bridge as part of project development approval, or that the city might be willing to purchase the land if it becomes available.	This action will have to be further studied. The General Plan, does however, call for improved access to the waterfront and open space areas.
156	Building Community	Trails and connections	9/6/09	Billy James	Here is a correction in the language describing the Bay Trail in the Building Community chapter, which reads, "A major local gap in the Bay Trail exists in the vicinity of the Cargill property, through the bay-side industrial area and across Redwood Creek" It should read "...bay-side industrial area and to and from the bridge across Redwood Creek." (As you know, isn't no gap across the creek.)	General Plan revised to address of comment
157	Building Community	Trails and connections	9/8/09	Billy James	Improve bike and ped access on Whipple crossing over 101	General Plan calls for redesign of interchanges and major roadways for pedestrian and bicycle usage.
158	Built Environment	Circulation	7/20/09	Billy James	I'm concerned about the word "priority" in cases where bikes have priority on bike boulevards and pedestrians have priority on pedestrian streets. Pedestrians should always have priority.	The General Plan emphasizes the importance of pedestrians on all street types except Auto Dominant Highway. On Bicycle Boulevards, pedestrians will also be well accommodated, but if there is a conflict between the needs of pedestrians and the needs of bicyclists, it will be resolved in a manner that maintains the best possible conditions for bicyclists, while still ensuring pedestrian safety and convenience.
159	Built Environment	Circulation	7/20/09	Billy James	Paragraph 2, line 4: Providing additional pedestrian and bicycle facilities across US 101 north and south of Woodside "and Whipple"	General Plan suggestst the City continue to study and redesign a major interchanges for all travel modes.
160	Built Environment	Circulation	7/20/09	Billy James	I'm confused with the implementation programs and timeframes. Does ongoing mean continuous? Short term, mid-range, this is all unclear jargon.	These terms are defined in the implementation matrix.
161	Built Environment	Circulation	7/20/09	Billy James	paragraph 1, line 9: Change text to saylocal regional and " National " agencies.	"National" has been added.
162	Built Environment	Circulation	7/20/09	Billy James	Paragraph 2, Please explain why the whipple interchange at 101 is a "confusing" checkpoint	The suggested explanation has been added.
163	Built Environment	Circulation	7/20/09	Billy James	Paragraph 2, lines 12 & 13: Rather than "create new bicycle routes" since all routes are bicycle routes and there's a perception that bikes belong in the bike lanes only, change to something like "improve bicycle safety"	This is discussed in the second opening paragraph.
164	Built Environment	Circulation	7/20/09	Billy James	Paragraph 1: while there are hiking trails in Edgewood park bikes aren't permitted	Unable to locate this reference in the general plan.
165	Built Environment	Circulation	7/20/09	Billy James	there is a 4th category of cyclist that should be included "school kids."	The General Plan has been revised to reflect this comment.

166	Built Environment	Circulation	7/21/09	Greg Greenway, Seaport Industrial Association	The draft document gives deserved attention to the value of reducing the number and distance of passenger vehicle trips. There are opportunities in the document to express the same principles for truck trips.	A new policy will state: " Work to maximize the efficiency of goods movement while minimizing its environmental impacts." Likewise, a new program will state: "Collaborate with rail operators, shipping operators, and the trucking industry to ensure that the benefits of goods movement is maximzed and the environmental impacts are minimized. "
167	Built Environment	Circulation	7/27/09	Cities21	Typo: "develop of bike"	This error has been corrected.
168	Built Environment	Circulation	7/27/09	Cities21	"...feasibility of bike/walkway between Main @ Bair island..." is that a reference to what Paul Powers is interested in?	Yes, there will be a connection to downtown as part of this project
169	Built Environment	Circulation	7/27/09	Cities21	Why not make bike facilities across 101 at Whipple? And why is Whipple categorized as a "confusing chokepoint?"	The Circulation Elements discusses a new bike facility across 101 at Whipple.
170	Built Environment	Circulation	7/27/09	Cities21	Circulation element addresses two Es, Engineering and Education, please add Enforcement	"Bicycle and Scooter (Segway) Safety Program" is revised to address vehicle code and other laws enforcement.
171	Built Environment	Circulation	7/27/09	Cities21	consider adding a policy to periodically survey citizens to assess their safety concerns	This policy has been added.
172	Built Environment	Circulation	7/27/09	Public Comment	In favor of Ferry to SFO from Seaport. YEP!! Me too! Hose drawn?	Ferry service is mentioned in the General Plan.
173	Built Environment	Circulation	7/27/09	Public Comment	Re: street standards tighten guidelines for private roads to insure they're done right.	This topic has already been addressed.
174	Built Environment	Circulation	7/27/09	Public Comment	Get rid of the harsh Orange Street lights – near El Camino south	This comment is too specific for the General Plan, but will be forwarded to the Public Works Services Department for consideration in future projects.
175	Built Environment	Circulation	7/27/09	Public Comment	Use new led lights like on West Approach to Richmond Bridge.	Energy efficiency is already discussed in the General Plan.
176	Built Environment	Circulation	7/27/09	Public Comment	Lower lighting voltage.	Energy efficiency is already discussed in the General Plan.
177	Built Environment	Circulation	7/27/09	Public Comment	Too many traffic signs(automated speed sign Hudson near Roosevelt – behind a tree) \$ on something don't need – too distracting	This comment is too specific for the General Plan, but will be forwarded to the Public Works Services Department for consideration in future projects.
178	Built Environment	Circulation	7/27/09	Public Comment	Revoke parking in-lieu fee – kills downtown area new development.	In-lieu parking fees currently in place and there is no intent to eliminate. It may be helpful to note that the in-lieu fee is not mandatory, and anyone who wishes to fulfill their parking requirement in the conventional manner is free to do so.
179	Built Environment	Circulation	7/27/09	Public Comment	How about a safe way to bike over 101 on Whipple to get to path to Redwood Shores? YES!	The General Plan proposes that Whipple be a Class 2 or Class 3 facility (bike lane or bike route).
180	Built Environment	Circulation	7/27/09	Public Comment	Need a clear safe way across Whipple to the bike path N. to San Carlos & visa versa. And for bikes on Woodside Rd. going over El Camino.	The General Plan proposes that Whipple be a Class 2 or Class 3 facility (bike lane or bike route).
181	Built Environment	Circulation	7/27/09	Public Comment	A pedestrian connection from the east side of 101 (near the old cinema), under 101 to downtown is long, long past due.	Whipple and Woodside are proposed to be Class 2 or Class 3 facilities (bike lane or bike route).
182	Built Environment	Circulation	7/27/09	Public Comment	See Palo Alto's bike parking requirements (I think for new development?)	This comment is too specific for the General Plan, but will be noted during the creation implementing zoning.
183	Built Environment	Circulation	7/27/09	Public Comment	Bike traffic on Middlefield between Marsh to Woodside needs to be assessed – angle parking in North Fair Oaks/Costco dangerous.	Comment noted. General Plan does call for improvements to bicycle and walking facilities, but does not specify this particular area.
184	Built Environment	Circulation	7/27/09	Public Comment	Good bike paths	The General Plan encourages good bicycle facilities. In particular, please note the Bikeway Master Plan.

185	Built Environment	Circulation	7/27/09	Public Comment	Please turn proposed Bike lanes into Actual Bike lanes. SOON!!	Comment noted. General Plan does call for improvements to bicycle and walking facilities, as outlined in the Bike Master Plan
186	Built Environment	Circulation	7/27/09	Cities21	Please consider adding a PRT section to the Public Transit Section, under Bus and Shuttle Transit	The General Plan contains an extensive discussion of transit.
187	Built Environment	Circulation	7/27/09	Public Comment	Woodside Road/Orchard Ave. can be a dangerous intersection, maybe it needs a signal?	This comment is too specific for the General Plan, but will be forwarded to the Pubic Works Services Department for consideration in futrue projects.
188	Built Environment	Circulation	7/27/09	Public Comment	Take a closer look at truck routes as a safety/flow solution.	Comment noted.
189	Built Environment	Circulation	7/27/09	Public Comment	Plan for handling traffic Middlefield Road & Woodside Road with development of 16 pumps Costco Station. Increase traffic of gas station at already impossible intersection.	There is no approved funding plan for improvements to Middlefield Road and Woodside Road, however, minor changes may be made for future pedestrian crossing enhancements, which are outlined in the Circulation Chapter.
190	Built Environment	Circulation	7/27/09	Public Comment	Major concern is the Hwy 101/Woodside Rd. intersection. It's a mess that will only get worse if not addressed.	The Circulation Chapter contains policies relating to this interchange.
191	Built Environment	Circulation	7/27/09	Public Comment	Take a look @ one-way streets to benefit neighborhoods and flow.	The Circulation Chapter contains many concepts for dealing with through traffic in neighborhoods, and improving the function of major streets. One-way streets are not expressly endorsed or ruled out, and will be noted as a potential solution during implementation.
192	Built Environment	Circulation	7/27/09	Public Comment	Encourage car-sharing (zipcar, etc)	Such programs are already discussed in the Transportation Demand Management program.
193	Built Environment	Circulation	7/27/09	Public Comment	Timeframe? When will the shuttle be in?	This comment is too detailed for the General Plan. Timelines will be developed during implementation.
194	Built Environment	Circulation	7/27/09	Public Comment	Free or affordable Public Transportation that is youth – friendly, and goes places that youth go at relevant times of day/evening/night, such as school, parks, community centers, libraries, movies, etc...	The General Plan has been revised to reflect this comment.
195	Built Environment	Circulation	7/27/09	Public Comment	Concern: get transit from Syufy & Seaport & Whipple sites to downtown – not just on occasional trolley/streetcar. YES!	This topic is already addressed in the Circulation chapter.
196	Built Environment	Circulation	7/27/09	Public Comment	Sam Trams student discount for Cañada College students.	It is a goal of the General Plan to improve public transportation and related policies. The City of Redwood Cirty cannot, however, determine pricing policies for Sam Trans.
197	Built Environment	Circulation	7/27/09	Public Comment	Shuttle from Cañada College to downtown (BE-69) Bike racks on shuttles.	This topic is already addressed in the Circulation chapter.
198	Built Environment	Circulation	7/27/09	Public Comment	Trolley transit would be great as long as it's not ugly – i.e., no overhead electrical lines (á la S.F. Muni). Keep the power source underground and invisible.	This comment is too detailed for the General Plan. Specific vehicle types, power sources, and other infrastructure will be addressed duyring implementation after the approval of the General Plan, at which time this comment will be considered.
199	Built Environment	Circulation	7/27/09	Public Comment	No in track trolley go with a cute bus; easier to accept the route later as needs change	This comment is too detailed for the General Plan. Such matters will be addressed duyring implementation after the approval of the General Plan, at which time this comment will be considered.

200	Built Environment	Circulation	7/27/09	Public Comment	Look into "personal rapid transit"(google it) as a cutting-edged alternative to the proposed trolley system.	The vision created in the New General Plan for a new local transit system includes the streetcar concept which has broad community support. However, this is at a conceptual level only and it is possible that during a future implementation planning process, alternate options could also be considered as an alternative or for other routes.
201	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	"Although all SamTrans buses are ADA accessible, SamTrans provides paratransit service to those individuals who cannot independently use the regular bus service. Redi-Wheels, SamTrans' paratransit service, serves San Mateo County and select surrounding cities." is repeated.	The General Plan has been revised to reflect this comment.
202	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	In the table, for "Auto dominated road"; it is labeled that bikes are prohibited. This is not true. Bikes are prohibited from most freeways (there are exceptions), but, for example, bikes are allowed on the "auto dominated" Woodside RD.	The table has been modified to reflect this comment, and Woodside Road has been redesignated as a Boulevard.
203	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	It seems that the name "Pedestrian Enhanced Design" is a poor label for what it attempts to accomplish; In many cases, the lane diet will improve access to all users, motorists, cyclists, and pedestrians. This should be renamed as "Lane Diet". Also, in many cases, motorists are not delayed when a lane/road diet is used. For instance, the reduction from 4 to 3 lanes often will better accommodate turning vehicles in the middle lane and minimizes conflicts with through going motorists, eg. Industrial RD.	The term Pedestrian Enhanced Design is preferred because it reflects the City's desire to create friendlier streets for pedestrians and bicyclists.
204	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Typos – Policies BD-xx should be labeled BE-xx.	This error has been corrected.
205	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Add to Caltrans consultation; A) Traffic lights that are sensitive to accommodating cyclists on the roadway (Not having to push the "ped walk button) and B) better accommodation of pedestrians to allow crossing at any and all of the four corners – too many intersections only allow 3-way crossing.	These two points have been added to the program.
206	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Policies BE-26.26 and BE-26.27 are exactly the same	This error has been corrected.
207	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Add to list of possible bicycle routes – Consider the "Hudson corridor" as a bicycle boulevard that connects Atherton (Austin) and San Carlos (Elm)	General Plan designates Hudson as a bike boulevard.
208	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	I see only 3 pedestrian cross walks. Any reason not to have 4 cross walks??	The improvement discussed here requires Caltrans approval. It is not anticipated that Caltrans would approve the 4th sidewalk if it reduced the vehicle LOS at the intersection as it would result in additional queues along Woodside Road. Previous studies indicate that the LOS would be degraded.
209	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	What is "pedestrian-scale lighting"?	An explanation has been added.
210	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	The Casual Recreational Rider: Actually, that rider is likely to put their bike in the car and drive to a class I bikeway. Also, the Commuter is tolerant of roads like El Camino if that route is fast and direct; the goal is to minimize transit time.	The bicyclist categories have been modified to reflect this suggestion.

211	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Diagram; lower right; Currently, "sharrows" are not allowed under current Caltrans standards where parking is NOT allowed; Sharrows can only be used when there is parking. I would like to see that standard to be changed – I would put an asterisk stating the non-conforming sharrow.	The sharrows requirement comes from Federal Highway Administration (FHWA) in its Manual on Uniform Traffic Control Devices (MUTCD). The policy will be changed in the next edition of MUTCD (approval is expected in 2010) to allow sharrows on streets that do not provide parking. Until the new MUTCD is approved, the prohibition only applies to Caltrans facilities.
212	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Most riders are reluctant to use these roadways due to potential safety concerns (limited lane widths and potential conflicts with buses, turning vehicles, and fast-moving vehicles), noise, and pollution	The General Plan has been revised to reflect this comment.
213	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	It is stated: "Within Redwood City, the rail line runs parallel to and east of El Camino Real, with a station conveniently close to Downtown between Jefferson Avenue and Broadway." Delete "conveniently" -- it is only convenient if you live or work nearby.	The General Plan has been revised to reflect this comment.
214	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	For Woodside Rd, with the exception around Union Cemetery, it is not the lack of sidewalks that discourage pedestrian use, but, rather, it is lack of safe and convenient crossing of Woodside RD. B) In addition, the proposed improvements for the Woodside/Middlefield intersection ONLY addresses the crossing of Woodside (or connectivity for Middlefield) – it does nothing to improve bike/ped access ALONG Woodside.	Both facilities are identified as proposed Class 2 or Class 3 (bike lane or bike route). Under the Program section, it is stated that we should "enhance current bicycle and pedestrian connection across US 101 between Woodside Road and Whipple Ave". That being said, the General Plan text has been revised to address crossing Woodside Road.
215	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	The overarching goal is to establish and maintain a balanced, multimodal transportation network that gets us where we want to go SAFELY and minimizes environmental and neighborhood impacts.	The General Plan has been revised to reflect this comment.
216	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Vision: New developments and public spaces are designed with pedestrians and cyclists in mind. ADD--- Existing facilities are enhanced to better accommodate pedestrians and cyclists	The General Plan has been revised to reflect this comment.
217	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Rail is a significant barrier to pedestrians in the Fair Oaks neighborhood. Although Fair Oaks is not formally within the Redwood City limits, it is indeed within the Redwood City sphere and consequently the pedestrian/rail issue should be addressed.	The section text and polices and programs address rail as a barrier for pedestrians.
218	Built Environment	Circulation	7/31/09	John Langbein, RWC Resident	Add element to "Program BE-59" that not only addresses bike safety, but, includes use of a motor vehicle when a bicycle is present. The motorist education needs to be emphasized.	Education is already incorporated into the General Plan;s circulation programs.
219	Built Environment	Circulation	8/6/09	Steve Raney	Do you think there is a place for consideration of a modern transportation option in the 2030 plan? If so, would you be willing to request consideration of PRT?	The vision created in the New General Plan for a new local transit system includes the streetcar concept which has broad community support. However, this is at a conceptual level only and it is possible that during a future implementation planning process, alternate options could also be considered as an alternative or for other routes.
220	Built Environment	Circulation	8/14/09	Rebecca	Recreation cyclists: those that ride in their free time, want a more scenic route, prefer separate trails (not lanes on streets) and destinations like parks, beaches, picnic areas, places with restrooms, etc. They ride in pleasant weather and on "off Hours" (usually weekends or holidays)	The General Plan has been revised to reflect this comment.

221	Built Environment	Circulation	8/14/09	Rebecca	Commuters: Cyclists who ride generally between two points, are comfortable on streets and around cars, they may follow slightly different routes, but generally ride along quickly and efficiently and just want safe, smooth routes. They ride during commute hours and usually know about being very visible, etc.	The General Plan has been revised to reflect this comment.
222	Built Environment	Circulation	8/14/09	Rebecca	Transportationists: People who prefer to get around on their bikes: they go to the store, the library, schools or work sites, run various errands, get to meetings, etc. They need to know the streets and trails well because they're travelling different places at different times of day and in different weather, though probably not extreme weather. Some are very educated about rules of the road, visibility, etc. Some of these need more education about being visible etc. They are also often young (students) or poor (car less). They should be targeted for helmet and light give-a ways education outreach, etc.	The General Plan has been revised to reflect this comment.
223	Built Environment	Circulation	8/14/09	Rebecca	Serious cyclists: these often wear team paraphernalia, ride unusual bikes and are quite visible. They ride in all weather, at all hours, and over all kinds of terrain. They care about speed and can be careless about stop signs, pedestrians, etc. They tend to be aggressive riders and can scare some drivers, but they are skilled, often ride in pairs or groups, and they do make biking visible. They tend to avoid city centers.	The General Plan has been revised to reflect this comment.
224	Built Environment	Circulation	8/30/09	Geary Arceneaux	We should make walking and biking more convenient especially on El Camino. Perhaps bike lanes could use dividers to separate itself from auto traffic?	Comment noted. General Plan does call for improvements to bicycle and walking facilities, but does not specify actual improvement, which will be part of the implementation effort after the adoption of the Plan.
225	Built Environment	Circulation	10/29/09	Stanford	The "Sample Transit Street Cross Section" as shown on page BE-104 is probably only one of many potential configurations. For example, if the City wants to implement a "transit street" on Broadway between Douglas and Woodside, there is not sufficient right-of-way currently to implement the indicated street cross-section without acquiring additional land and necessitate the removal of some existing buildings. A note indicating that the details of the street section require additional refinement would be appropriate.	As appropriate, graphics throughout the General Plan document have been revised to indicate that they are illustrative and that further study will be required before implementation.
226	Built Environment	Circulation	10/29/09	Stanford	The second paragraph under "Vehicular Congestion" seems to be making an inconclusive statement. The paragraph states that "It is also important to note that maintaining acceptable traffic operations has historically come at the expense of pedestrians and cyclists when intersections are widened to accommodate additional vehicle lanes." Is it the intent of the document to state that City policy is now moving away from maintaining acceptable traffic operations in order to accommodate pedestrian and cyclists?	One of the General Plan's goals is to "maintain a local transportation system that balances the needs of bicyclists, pedestrians, and public transit with those of private cars."
227	Built Environment	Circulation	10/29/09	Stanford	Program BE-39 (Pedestrian Enhanced Design Criteria) calls for the reduction of travel lanes for various streets within Redwood City. In this section Broadway between Maple Street and Douglas is recommended to be reduced from 4 lanes to 3 lanes. Why does this recommendation stop at Douglas and not extend into the "Stanford in Redwood City" Precise Plan area?	This Program has been corrected, and now states "Broadway between Maple Street and a quarter-mile east of Douglas Avenue where Broadway already provides a three-lane cross section (from 4 lanes to 3 lanes)."

228	Built Environment	Circulation	10/29/09	Stanford	Program BE-69 states "As part of the entitlement process for large developments, explore the feasibility of providing shuttle service to and from other transportation hubs and activity centers such as Caltrain Station, Downtown and, possibly, Canada College." This policy should also consider the addition of a provision to better coordinate various private shuttles that serve Redwood City.	The General Plan has been revised to reflect this comment.
229	Built Environment	Economic Development	7/27/09	Public Comment	Continue downtown events to faster share business development!	City departments are continuing to plan downtown events.
230	Built Environment	Economic Development	7/27/09	Public Comment	Keep the Port's econ, diversity and blue-collar jobs.	Comment is noted and the Port is further discussed in the Economic Development Chapter
231	Built Environment	Economic Development	7/27/09	Public Comment	Make city friendlier to small; startup businesses – city favors large tenants.	Small businesses are important to the economy of Redwood City. Discussed further in the Economic Development Chapter.
232	Built Environment	Economic Development	7/27/09	Public Comment	Don't forget other economic areas of RWC such as Woodside Road, etc.	Comment noted. See Economic Development Element
233	Built Environment	Economic Development	8/18/09	Planning Commissioner	Have Chamber advocate and work with the City on Economic Development goals	Chamber will assist in implementing the Economic Development Element
234	Built Environment	Economic Development	9/8/09	Sarah Kinahan, 4Cs	For Program BE-109, our suggested wording would be "Consult with child care advocates, employers, and developers to address barriers that may prevent the development of child care supply in proximity to jobs." This strengthens the implementation of the child care consultation by giving advocates, employers, and developers something to do (address barriers).	General Plan text is revised to reflect comment.
235	Built Environment	general	9/8/09	Karen Davis, RWC Resident	Make sure that bicycles are included when pedestrians are mentioned on the following pages. BE-23 - BE-25, BE-28 - BE 29, BE-33, BE-36, BE-38 - BE-39, BE-41, BE-54, BE-56 - BE-62, BE-64, BE-74, BE-77, BE-80 - BE-82	Edits reviewed and incorporated as applicable.
236	Built Environment	general	9/8/09	Karen Davis, RWC Resident	On the following pages, the term "consulted" is used: BE-23, BE-37, BE-59, BE-62, BE-63, BE-66, BE-82. I couldn't figure out what it means. There appear to be two paragraphs repeated on pages BE-74 and BE-75; ditto on pages BE-16 and BE-17.	Comment has been reviewed and the general plan has been revised as appropriate.
237	Built Environment	Historic Resources	7/27/09	Public Comment	We need a real train station historic looking (keeping with landmark architecture (i.e. courthouse) use photographs.	No plans to rehabilitate train station. However, the General Plan discusses general improvements anticipated for the existing train depot/bus and parking areas.
238	Built Environment	Historic Resources	7/27/09	Public Comment	Courthouse is epicenter of growth. Carry the historic theme (exhibit showing)	Comment noted see Historic Resources Element.
239	Built Environment	Historic Resources	7/27/09	Public Comment	Recognize history – Bring back the docking/historic waterfront role in downtown	There are no plans to restore original downtown docking/waterfront turning basins, which would be physically infeasible because of existing buildings.
240	Built Environment	Historic Resources	7/27/09	Public Comment	Downtown may be too far from the services	We are not exactly certain of the intent of this comment. One way to interpret it is that as Downtown housing is developed, appropriate services should also be planned for in this emerging neighborhood.
241	Built Environment	Historic Resources	7/27/09	Public Comment	How do you establish something as historic?	See existing Historic Preservation Ordinance and Historic Preservation Element.

242	Built Environment	Historic Resources	7/27/09	Public Comment	Make mezesville park a commemorative park	Mezesville Park is part of the Mezesville Historic District and this City-owned block has historic landmark status. A "Commemorative Park" designation generally implies that a historic plaque dedication "commemorating" a specific person, resource or event. According to research, this park was one of the first pieces of private land dedicated for public purposes in California. As such, designating it a Commemorative Park would be appropriate. This comment will be forwarded to the City's Historic Resource Advisory Committee for consideration. The Parks Department and Civic Cultural Commission are also expected to be involved, as applicable.
243	Built Environment	Historic Resources	7/27/09	Public Comment	Give an earlier notification regarding city actions	Current historic designation notificaton timelines are approximately three times longer than the standard 10 day City notification requirement for other actions.
244	Built Environment	Historic Resources	7/27/09	Public Comment	What are the distinctions between older homes and historic homes	Comment noted, see Historic Resources Element, this distinction is further identified within new GIS program
245	Built Environment	Historic Resources	7/27/09	Public Comment	Use smart growth, like building housing along corridors.	Already fully addressed in focus areas which include corridors with specific direction to include neighborhood-compatible housing production
246	Built Environment	Historic Resources	7/27/09	Public Comment	"Faux" historic, if done well, is way better than new ugliness	Comment noted.
247	Built Environment	Historic Resources	7/27/09	Public Comment	Avoid faux historic new buildings. I agree (Like domes see University Bld.)	Comment noted.
248	Built Environment	Historic Resources	7/27/09	Public Comment	Recognize & protect historic trees	Historic Resources policy revised to reflect comment, Historic Preservation Ordinance already includes trees
249	Built Environment	Historic Resources	7/27/09	Public Comment	Emphasize sustainable aspects of re-use	Topic discussed in Natural Resources Element
250	Built Environment	Historic Resources	7/27/09	Public Comment	Where will the historic district location?	See Historic Resources Element and accompanying policies and goals.
251	Built Environment	Historic Resources	7/27/09	Public Comment	Know the city's history & how RWC got here before making drastic changes – Keep what we already have & add to it - !!	Comment noted. See Historic Resources Element.
252	Built Environment	Historic Resources	7/27/09	Public Comment	Pay attention to that which could and should be historic in value.	Comment noted. See Historic Resources Element.
253	Built Environment	Historic Resources	7/27/09	Public Comment	For the Water Tank at Penninsual Yacht Club / Docktown, Place the trail along the shore around (not through) this historic Building.	Comment is too specific for the General Plan, Comments will be forwarded to the Historic Resources Advisory Committee for consideration.
254	Built Environment	Historic Resources	7/27/09	Public Comment	Encourage Preservation societies to purchase historic resources & move or maintain those resources.	The "Consultation with Other Historic, Preservation, or Heritage Organizations and Agencies" program is revised to reflect comment.
255	Built Environment	Historic Resources	7/27/09	Public Comment	Recognize and restore historic trails and natural places.	Historic Resources policy revised to reflect comment. See Natural Resources Element.
256	Built Environment	Historic Resources	7/27/09	Public Comment	Know RC history before starting stupid projects.	Comment noted. See Historic Resources Element.
257	Built Environment	Historic Resources	7/27/09	Public Comment	Design Review in pre-WWII neighborhoods	Comment noted. See Historic Resources Element.
258	Built Environment	Historic Resources	7/27/09	Public Comment	Preserve neighborhood character as important as other priorities.	See Natural Resources and Historic Resources Elements and Land Use & Urban Form Chapter.
259	Built Environment	Historic Resources	7/27/09	Public Comment	Subtle changes to neighborhoods Preserve the look and feel i.e. Large Oak in Palo Alto being reproduced Theme: look & feel	See Natural Resources and Historic Resources Elements and Land Use & Urban Form Chapter.

260	Built Environment	Historic Resources	7/27/09	Public Comment	Work zoning in a way where neighborhoods are persevered	See Natural Resources and Historic Resources Elements and Land Use & Urban Form Chapter.
261	Built Environment	Infrastructure	7/27/09	Public Comment	RWC should join San Francisco, San Jose & Oakland in developing infrastructure necessary to support Electric vehicle transportation- "A Better Place" is providing guidance to region.	"Accommodate Alternative Energy Infrastructure" program revised to addresses comment.
262	Built Environment	Infrastructure	7/27/09	Public Comment	Need Bike blvd. on any new development to Seaport blvd etc.	Bike Master Plan shows a proposed bike lane on Seaport Blvd. Furthermore, any future development proposals along Seaport Blvd would undergo a public design and planning process.
263	Built Environment	Infrastructure	7/27/09	Public Comment	Incorporate aesthetics such as power lines into underground systems etc.	Discussed in Land Use and Urban Form Element. Additional analysis would need to be conducted on the technical viability of undergrounding high voltage power lines.
264	Built Environment	Infrastructure	7/27/09	Public Comment	Please underground wires on Whipple, Brewster & Veteran YES!!	The Capital Improvement Projects and Local Development Standards for undergrounding utilities are discussed in Land Use and Urban Form Element
265	Built Environment	Infrastructure	8/31/09	Billy James	If a bridge easement was built to connect Doctown to Peninsula Park, public access would need to be provided for the easement	No bridge is proposed at this time; however, comment is noted for future discussions.
266	Built Environment	Infrastructure	9/8/09	Save the Bay	BE 217-18 does not clearly meet the standard for comprehensiveness and specificity in AB162, Section B (i) "Avoiding or minimizing the risks of flooding to new development."	Text has been revised to address comment and reflect the standards in AB162.
267	Built Environment	Introduction	8/31/09	C/CAG	The San Carlos Airport has adopted a planning boundary, also known as an airport influence area boundary. The boundary consists of two parts. The adopted airport influence area (AIA) boundary for San Carlos Airport consists of two parts: Area A and Area B. Area A defines a geographic area that is subject to state-mandated real estate disclosure provisions of potential airport/aircraft impacts. All of Redwood City is located within Area A. Area B defines an area within which, in addition to the real estate disclosure provisions, affected jurisdictions must refer their proposed land use policy actions (including General Plan land use amendments) to the ALUC and to the C/CAG Board for formal airport/land use compatibility review. Area B includes most of Redwood Shores, the Inner Bay front area, a portion of the Veterans Boulevard Corridor, Centennial neighborhood, and a portion of Downtown. For more information, refer to the Airport Influence Area and Height Restriction Maps on file with Redwood City and in the Public Safety Element of the New General Plan.	General Plan reviewed and text revised as appropriate
268	Built Environment	Urban Form and Land Use	6/8/09	Karen Davis, RWC Resident	I am especially concerned about that difference in wording between 1990 and 2009 on the subject of "Urban Reserve": While in 2009 it says Urban Reserve is expected to be developed, in 1990 it also voices major concerns about any such development.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
269	Built Environment	Urban Form and Land Use	6/8/09	Karen Davis, RWC Resident	The 2009 General Plan that Urban Reserve development criteria are still to be written (page NR-51): So I cannot comment on this aspect of the Natural Resources Chapter without seeing these standards.	No response necessary.

270	Built Environment	Urban Form and Land Use	6/8/09	Karen Davis, RWC Resident	The City maintains that the inclusion of Urban Reserve in open space is an error being "corrected" now. If indeed this hearsay is true, then this also defeats the word, purpose, and spirit of the two-step process to "correct" this now.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
271	Built Environment	Urban Form and Land Use	6/10/09	Maureen McInemey, RWC Resident	I find the 50/50 Saltworks plan to be a very exciting thing for RWC	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
272	Built Environment	Urban Form and Land Use	6/16/09	Sequoia Union, Belmont/Redwood shores school districts	schools may need to be part of the "mixed use" corridors (especially around the downtown where there are few grammar schools)	Comment noted and will be considered. Schools can be potentially allowed throughout the plan and should be expected to occur in areas of most focused growth - Downtown and associated with primary mixed use corridors.
273	Built Environment	Urban Form and Land Use	6/19/09	Rosalind Becker, San Francisco Baykeeper	Incorporate low impact development approaches and designs into the current format of the General Plan; or Add a Water Element to the General Plan.	The General Plan has been revised to reflect this comment.
274	Built Environment	Urban Form and Land Use	6/24/09	Abhay RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
275	Built Environment	Urban Form and Land Use	6/24/09	Allison Benjamin	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
276	Built Environment	Urban Form and Land Use	6/24/09	Arthur Tarsa, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
277	Built Environment	Urban Form and Land Use	6/24/09	Audrey Roberts, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
278	Built Environment	Urban Form and Land Use	6/24/09	Barby and Vic Ulmer	Please stick to the original open space plan	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
279	Built Environment	Urban Form and Land Use	6/24/09	Cameron McDonald	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.

280	Built Environment	Urban Form and Land Use	6/24/09	Cedric Cocker	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
281	Built Environment	Urban Form and Land Use	6/24/09	Chowenhill Cathy, RWC Resident	Do not rezone the bay in New General Plan	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
282	Built Environment	Urban Form and Land Use	6/24/09	David Meachim, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
283	Built Environment	Urban Form and Land Use	6/24/09	Dean and Sue Mitchell, RWC Residents	Please help to raise our children with a conscience by allowing us to restore our wetlands. Let's work together to insure we leave a natural legacy for future generations.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
284	Built Environment	Urban Form and Land Use	6/24/09	Douglas Heintz, RWC Resident	The Salt Ponds should be saved forever just as indicated in the General Plan	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
285	Built Environment	Urban Form and Land Use	6/24/09	Elizabeth Weaver, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
286	Built Environment	Urban Form and Land Use	6/24/09	Hans Selgy, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
287	Built Environment	Urban Form and Land Use	6/24/09	Isabel Bauer	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
288	Built Environment	Urban Form and Land Use	6/24/09	Joann McDonell	Consider floating homes for the Cargill site. They are cheap to build, earthquake resistant, and offer a unique way of living.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
289	Built Environment	Urban Form and Land Use	6/24/09	Jonathan Fisher M.F.A.	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.

290	Built Environment	Urban Form and Land Use	6/24/09	Judy Kurk	Save salt ponds as open space forever.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
291	Built Environment	Urban Form and Land Use	6/24/09	Ken Crawford, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
292	Built Environment	Urban Form and Land Use	6/24/09	Laura Stewart, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
293	Built Environment	Urban Form and Land Use	6/24/09	m. doden	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
294	Built Environment	Urban Form and Land Use	6/24/09	Michele St. Pierre	If RWC needs housing there are several large lots available along major transit routes, such as Veterans blvd, where housing can be built without pile driving and fill to get a foundation down.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
295	Built Environment	Urban Form and Land Use	6/24/09	Nada Balator, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
296	Built Environment	Urban Form and Land Use	6/24/09	Nancy Reavis	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
297	Built Environment	Urban Form and Land Use	6/24/09	Pam Haag	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
298	Built Environment	Urban Form and Land Use	6/24/09	Pat Crawford, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
299	Built Environment	Urban Form and Land Use	6/24/09	Philippe	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.

300	Built Environment	Urban Form and Land Use	6/24/09	Richard Raybin, RWC Resident	Please retain the existing zoning of the Cargill salt pond site until it can be put to a vote of Redwood City's voters – as you promised!!!	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
301	Built Environment	Urban Form and Land Use	6/24/09	Rosanne Simon, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan." There are many areas in Redwood City that could use the housing, not disrupt our traffic, water availability, enjoyment of open spaces and would provide a better living area than to take away even more open space.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
302	Built Environment	Urban Form and Land Use	6/24/09	Ryan Tamm, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
303	Built Environment	Urban Form and Land Use	6/24/09	Steve Russell, RWC Resident	I am very concerned that the planning staff seems to be removing the Open Space designation from the Cargill property despite a promise, in January of 2009, to keep this original designation.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
304	Built Environment	Urban Form and Land Use	6/24/09	Stewart Kantor, RWC Resident	Please honor the City Council's January 2009 commitment to remove the Cargill salt pond site from the General Plan process.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
305	Built Environment	Urban Form and Land Use	6/24/09	Ted Raab, Stanford Biology Dept.	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
306	Built Environment	Urban Form and Land Use	6/24/09	Trevlyn Williams	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
307	Built Environment	Urban Form and Land Use	6/24/09	V.M. Vinci	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan."	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
308	Built Environment	Urban Form and Land Use	6/24/09	Van Thein	Do what is right. The bay wetlands must remain open space, free of development.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
309	Built Environment	Urban Form and Land Use	6/24/09	Vera Brown & Adrian Wheeler, RWC Residents	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.

310	Built Environment	Urban Form and Land Use	6/24/09	William McLarty	This is a golden opportunity for RWC to make the long term and correct decision. Look at the name of your city, Redwood City, and know that at one time there were beautiful redwoods and a beautiful bay at its doorstep.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
311	Built Environment	Urban Form and Land Use	6/24/09	Richard Hofmeister, RWC Resident	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
312	Built Environment	Urban Form and Land Use	6/25/09	Donna Nicoletti	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
313	Built Environment	Urban Form and Land Use	6/25/09	Eve Personette	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
314	Built Environment	Urban Form and Land Use	6/25/09	Julia Atkinson	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
315	Built Environment	Urban Form and Land Use	6/25/09	Valerie Herr	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
316	Built Environment	Urban Form and Land Use	6/25/09	Will Risseeuw	Remove Cargill from the general plan process.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
317	Built Environment	Urban Form and Land Use	6/25/09	Mark Quontamatteo	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
318	Built Environment	Urban Form and Land Use	6/25/09	Sally Haston	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
319	Built Environment	Urban Form and Land Use	7/1/09	Gail Rabbe	The definition of "urban reserve" description on this page is a significant change from the 1990 description of the Cargill property and its future uses .	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.

320	Built Environment	Urban Form and Land Use	7/1/09	Gail Rabbe	Williamson Act contracts would need to be <i>non-renewed</i> or cancelled if development is to proceed, under urban reserve designation.	Any reference to Williamson act contracts should consider non-renewal as an option, also see master response for Cargill.
321	Built Environment	Urban Form and Land Use	7/6/09	Tina Neuhausel	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
322	Built Environment	Urban Form and Land Use	7/17/09	Sywest Development	Hand written edits are made on a photo copy of the document. To view these edits look at file "7.17.2009 Comment 1"	The General Plan has been revised to reflect this comment.
323	Built Environment	Urban Form and Land Use	7/18/09	Carol Park	I urge you to renew the vision of saving the salt ponds as open space forever, just like they are in the current general plan.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
324	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	Paragraph 2, the second sentence should mention the two key components of industrial activity, "...heavy industrial uses, including gravel and cement distribution, and asphalt and concrete manufacture, are located..."	The General Plan has been revised to reflect this comment.
325	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	In paragraph 3, discussion of retention of Port operations would be clearer if some wording were added about compatible adjacent uses, such as, "...focus on retention, through compatible land use designations adjacent to industry..."	The General Plan has been revised to reflect this comment.
326	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	Paragraph 1, bullet 4, change text from "...heavy industrial uses associated with the Port of Redwood City..." to "...the Port of Redwood City and freight-rail distribution of infrastructure materials."	The General Plan has been revised to reflect this comment.
327	Built Environment	Urban Form and Land Use	7/20/09	Matt Leddy, Friends of RWC	Since neither "Open Space" nor "Urban reserve" is relevant to the "Neighborhoods, Corridors and Centers" discussion, they should be left blank like the other three maps in this section.	This change has already been made.
328	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	Land Use Plan: "create Balance" In "Industrial Categories" in paragraph 1, the more accurate phrasing would be "...including distribution of industrial goods and manufacture of infrastructure materials, are located..."	The General Plan has been revised to reflect this comment.
329	Built Environment	Urban Form and Land Use	7/20/09	Billy James	I saw a reference to Seaport as a "corridor designated...for higher densities." Please explain when and by whom	The text is revised to indicate that the Seaport line is selected as the surrounding land is designated for potential increased commercial and employment densities. In addition, it links the proposed Ferry, Port, Downtown, and Caltrain Station.
330	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	In "Industrial Categories," Category 3: The title "Industrial - Port Related" would be more accurate if it read "Industrial -Port and Rail Related." The text also should be expanded from "water access" to water, freight-rail, and freeway access."	The General Plan has been revised to reflect this comment.
331	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	regarding development on new projects: in bullet 8 it seems unclear what the policy means. Suggestions: A) A sentence might be inserted before "...and no extraordinary..." stating, "in case of a proposed incompatible adjacent use, and appropriately substantial buffer must be established between such uses." B) The sentence explaining "...no extraordinary measures..." should be clarified as to its meaning.	The General Plan has been revised to reflect this comment.

332	Built Environment	Urban Form and Land Use	7/20/09	Matt Leddy, Friends of RWC	Since Urban Reserve is a subcategory of Open Space, the heading "Urban Reserve" needs to be the same font size as "San Francisco Bay" on the same page, and "Preservation" and "Controlled Waterway" on page BE-45.	Move the urban reserve category to the beginning of the land use category discussions to eliminate confusion about font size, and whether or not it is an openspace category. This GP does not address that issue, see master response about the Cargill Properties.
333	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	The phrase "properties be designed to assure compatibility within, and provide..." would be more clear if stated as "...compatibility within and adjacent to, and proved..."	The General Plan has been revised to reflect this comment.
334	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	The description of "new projects" would be more clearly stated as "...new projects are compatible with adjacent developed uses, and are integrated seamlessly..."	The General Plan has been revised to reflect this comment.
335	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	Language might be expanded from "...of adjoining neighborhoods that have lower development intensities and building heights." to "...of adjoining neighborhoods and industrial zones that have lower..."	The General Plan has been revised to reflect this comment.
336	Built Environment	Urban Form and Land Use	7/20/09	John and Mary Lyngso	In the "Related Land Use Plans" discussion, include both the Bay Plan and the Seaport Plan since both plans affect Redwood City's planning.	The General Plan has been revised to reflect this comment.
337	Built Environment	Urban Form and Land Use	7/20/09	Matt Leddy, Friends of RWC	The representation of the Cargill ponds in Table BE-1, as not being Open Space, is inconsistent with the representation of the Cargill ponds in Figure BE-5. In Table BE-1, "Agriculture/Salt Harvesting" should be changed to "Open Space - Agriculture/Salt Harvesting".	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
338	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	On BE-42, consider noting that light industrial uses are compatible with heavy industrial uses in the Seaport/Bloomquist area. Loss of light industry in other parts of the city suggests that the City might consider future opportunities for this kind of use in the Bay front area.	The General Plan has been revised to reflect this comment.
339	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Consider specifying major industrial activities: aggregate and cement distribution, asphalt and concrete manufacture, metal recycling, and chemical distribution.	The General Plan has been revised to reflect this comment.
340	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Second bullet on BE-49: add "...and our diverse economic base."	Previously adopted guiding principles.
341	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Goal BE-11 (Corridors): include the idea of goods movement	The General Plan has been revised to reflect this comment.
342	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Include a policy on compatibility under Goal BE-21, Port Industrial Center (pp. BE-67, BE-78). Encourage transitional zoning (e.g., location of light industry between heavy industry and other uses) and physical buffers of distance (land use) and height (urban form).	The General Plan has been revised to reflect this comment.
343	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	(Port Industrial Center): include Bloomquist Street.	Bloomquist is included within the Port Industrial Center.

344	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Seaport Industrial Association strongly supports goal BE-22 – sustainability performance standards.	No response necessary
345	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	(Regional sustainability leader). Add a policy on encouraging multi-modal goods movement. Add a policy on preserving and encouraging opportunities for large-scale materials recycling.	The General Plan has been revised to reflect this comment.
346	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	In the section on Waterfront Neighborhoods on B-20, add the concept that land use policy will ensure that new waterfront development is compatible with existing or future industrial uses along the Bay front.	The General Plan has been revised to reflect this comment.
347	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Fourth bullet, add "...and freight rail distribution of infrastructure materials."	The General Plan has been revised to reflect this comment.
348	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Add a goal about compatibility of dissimilar uses, particularly in the heavy industrial sector. Model the language on Policy BE 2.5. Reiterate the same concept in Goal BE-10 (Waterfront Neighborhoods).	The General Plan has been revised to reflect this comment.
349	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Typo in first sentence: "Require new development to..."	The General Plan has been revised to reflect this comment.
350	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Policies BE-23.2 and 23.5 could both specifically reference transportation of both people and goods, and minimizing automobile and truck trips.	The General Plan has been revised to reflect this comment.
351	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Change label to include non-Port industrial sector along Seaport Blvd. and Bloomquist Street (e.g., "Industrial – Port and Rail Related"). On BE-32, add "Port-compatible" to "Port-related" and "Port-dependent." This more accurately reflects the full range of heavy industrial uses in the area.	The General Plan has been revised to reflect this comment.
352	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Note that the Seaport/Bloomquist industrial area is one of the largest recycling centers in the Bay Area, with hundreds of thousands of tons of materials recycled and sold for beneficial reuse each year rather than going into landfills.	Comment noted
353	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Also consult with MTC.	The General Plan has been revised to reflect this comment.
354	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	The logic about transitions applies equally to the relationship between industrial and non-industrial uses. Add a policy that follows this logic for implementation of a policy like the one requested in 9.a. above	Transitional buffers and areas are already discussed in the General Plan.
355	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Add an implementation program related to the 101/Woodside Road freeway interchange.	This is already mentioned in General Plan in the Circulation chapter.

356	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Specify the Seaport Plan in addition to the Bay Plan. While the Seaport Plan is part of the Bay Plan, it is the portion that the Metropolitan Transportation Commission uses for the maritime element of its regional transportation plan.	The General Plan has been revised to reflect this comment.
357	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Land use planning is the primary tool to ensure compatibility of existing industrial businesses with potential future uses. There are some places in the draft document where this principle and practice could be called out.	The General Plan has been revised to reflect this comment.
358	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Executive Director of Seaport Industrial Association	When characterizing the "Port Industrial Center" or "Industrial – Port Related" it is important to include the industrial companies on Bloomquist Street, which is clearly the intention of the document. Phrases such as "Seaport/Bloomquist Area" or "Industrial – Port and Rail Related" would be helpful.	The General Plan has been revised to reflect this comment.
359	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Insofar as reducing vehicle miles traveled is a key to sustainable change, this also means paying attention to how we move goods to market. Include language in this section on BE-47 that expresses the value of moving goods by rail and water to reduce truck VMTs.	The General Plan has been revised to reflect this comment.
360	Built Environment	Urban Form and Land Use	7/21/09	Greg Greenway, Seaport Industrial Association	Consider highlighting the importance of corridors for movement of goods as well as people. By this standard, Seaport Blvd. is a "corridor." This is also one way to respond to requests from the public during Planning Commission hearings to include the 101/Woodside interchange in the Land Use Element. Such a change would affect text beginning on BE-6, but particularly beginning on BE-20.	Seaport Boulevard is shown as "Transit" street in the Circulation chapter.
361	Built Environment	Urban Form and Land Use	7/27/09	Cities21	I'm still curious about the statement that Seaport has been "...designated for higher density..." By whom, when and where? (Figure BE 3 doesn't show Seaport as a corridor but figure BE 15 does.	The Seaport is shown as a Port Industrial Center.
362	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Encourage buffer land uses – similar to park and lands in the Cargill 50/50 plan – to buffer development & housing	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
363	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Restoration of wetlands and protection of streams & creeks uphold and enhance setbacks and buffer zones.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
364	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Build in and up 0 out. Bring community Good for commerce good for people to be close to shopping and helping one another.	The General Plan promotes infill development near shopping centers, public facilities, transportation nodes and other land uses. A "walking shed map" in the General Plan focuses attention on this goal.
365	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Don't intensify El Camino, esp. at South end. Already too crowded in surrounding neighborhoods.	Allowed densities were only raised in the center, but heights there were kept about the same. At the northern and southern ends, allowable densities are the same, and heights have been slightly lowered.
366	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Density in growth areas	The General Plan already proposes this. Please see the Land Use chapter.

367	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Higher Density is a great start.	The General Plan already proposes this. Please see the Land Use chapter.
368	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	5+ stories are OK near /in downtown & along transit corridors more floors height means small foot print.	The General Plan already proposes this. Please see the Land Use chapter.
369	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Yes to El Camino Grand Blvd. & High density/mixed used downtown.	The General Plan already proposes this. Please see the Land Use and Circulation chapters.
370	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Density mapping & Zoning that keeps alcohol & tobacco outlets, and fast food outlets away from schools & community centers!	The "Amend Zoning Code and Map" program has been revised to address comment.
371	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	High Density – mixed use Downtown.	The General Plan already proposes this. Please see the Land Use chapter.
372	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	More dense housing on transit rich corridors – make more such corridors.	The General Plan already proposes this. Please see the Land Use chapter.
373	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Do more to induce higher density housing.	The General Plan already proposes this. Please see the Land Use chapter.
374	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Concentrate development downtown and along El Camino	The General Plan already proposes this. Please see the Land Use chapter.
375	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Focus on commitment to Precise Plan before other land use changes (Saltworks)	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
376	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Design and build an Environmental Science Museum on Veterans Blvd – gateway.	If opportunity to do this arises during implementation, it will be considered.
377	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	More coffee shops & restaurants at the end of RWS Pkwy	Current zoning allows such uses at the end of Redwood Shores Parkway, and the General Plan proposes no changes.
378	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	It would be great to explore seeing the mixed use possibilities of the "Mervyn's plaza/Carl's Jr. sites around Redwood Creek. If a mixed use (housing w/light commercial) highlighted and focused on the creek would be a huge asset.	The General Plan already proposes this. Please see the Land Use chapter.
379	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Form based zoning is a must.	Downtown Precise Plan and the General Plan Land Use and Urban Form Element are all form-based. Implementing zoning will be formed-based, as well.
380	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Create buffer between incompatible uses	This issue is already discussed in the General Plan, however discussion is strengthened in the "Amend Zoning Code and Map" program.
381	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Make transition zones in land use	This issue is already discussed in the General Plan, however discussion is strengthened in the "Amend Zoning Code and Map" program.
382	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Get Downtown specific plan going and be sure to stop spot – zoning out of the fringes (i.e. on the water!)	Comment noted
383	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	All waterfront development should be limited to ecologically compatible uses.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the S. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
384	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Who gave permits to build these huge homes??	This comment is too specific for the General Plan. All new homes need to conform to Zoning Ordinance. Any size concerns will require amendments to the Zoning Ordinance.
385	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Green building in child care & schools & high diversity housing employ people & keep kids healthier.	Green buildings are discussed in Natural Resources Element Goal. Also, the recently adopted Green Building Ordinance would promote these types of green buildings.

386	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	LEED/ND for growth areas.	Since LEED-ND is a very new program, this will require further research. However, the General Plan's emphasis on walkability, and mixed uses and higher densities in centers and along corridors is very similar to the goals of LEED-ND.
387	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Green building policy goals = metrics!	Please refer to the Climate Change Action Plan.
388	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Extremism in "green" building raises housing cost/rents	Housing affordability is discussed at length in the Housing Element.
389	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Green Building that employs local residents! Especially youth	The Economic Development element discusses job creation at length.
390	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	More education on being green. Maybe block parties	This is already being done through the Climate Initiative.
391	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	More ordinances to provide "teeth" to enviro goals. Eg Green Building ordinance, densities & height increases where appropriate.	The City just adopted a green building ordinance, the Downtown Precise Plan allows appropriate heights and densities while also requiring excellent design, and the implementing zoning will regulate land use outside of Downtown following the adoption of the General Plan.
392	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Encourage "Green" building standards for all new development. Include charging infrastructure for electric vehicles!	Green buildings discussed in Natural Resources Element, and a green building ordinance was just adopted by the City .
393	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Include 1450 Maple (BIAC) in Marina designations IMO – mix-use Waterfront	Land Use Map will show this site as Mixed Use Waterfront.
394	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Create walkable communities.	Walkable communities are a major goal of the General Plan. For details, please see the discussion in Land Use and Circulation chapters.
395	Built Environment	Urban Form and Land Use	7/27/09	Public Comment	Bike /Ped prioritization	Bicycle and pedestrian accommodations are major goals of the General Plan. For details, please see the Circulation chapter.
396	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "While our Corridors are predominantly automobile oriented, with limited provisions for pedestrians and bicyclists, Redwood City envisions the Corridors transformed into mixed-use, pedestrian-oriented environments. By mixing uses, energy can evolve along the Corridors at the pedestrian level, with people on the street dining, shopping, and going to work. Utilizing Corridors in this manner contributes to a more compact pattern of development, and helps encourage use of alternative forms of transportation."	The General Plan has been revised to reflect this comment.
397	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "The Grand Boulevard Initiative looks to transform El Camino Real from a suburban, low-density strip commercial highway to vibrant, mixed-use pedestrian-friendly boulevard"	The General Plan has been revised to reflect this comment.
398	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "New development projects will emphasize pedestrian orientation"	The General Plan has been revised to reflect this comment.

399	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "At El Camino Real, the Woodside Road "fly-over" grade separation divides the community and discourages pedestrian access. Northeast of El Camino Real, Woodside Road separates neighborhoods with its freeway-like structure. Higher traffic speeds create difficulties for pedestrian and bicycle crossings; throughout this section of Woodside Road, efforts will be made to increase pedestrian connectivity and safety"	The General Plan has been revised to reflect this comment.
400	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Redwood City's vision for Woodside Road is as an active residential Corridor with mixed-use nodes that residents can easily walk to. Woodside Road will evolve to become an attractive residential location, with supporting transit and commercial amenities and a gracious, pedestrian-oriented sidewalk frontage."	The General Plan has been revised to reflect this comment.
401	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "New higher-density residential infill development is encouraged northeast of Woodside Plaza, extending to El Camino Real. Infill residential development should incorporate landscaped setbacks while emphasizing the pedestrian orientation of frontages in site and building design. Parking lots and enclosed parking facilities should be located to the rear of buildings or at other locations where they are not visible from Woodside Road and intersecting side streets."	In many cases the term "Pedestrian Friendly" refers to amenities, facilities, and design character that are appropriate for bicycles. Therefore the General Plan uses the term "Pedestrian Friendly."
402	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "New commercial and mixed use development should emphasize pedestrian orientation in site and building design, promoting a walkable environment with active street frontages, well-scaled buildings, and usable spaces such as small plazas, courtyards, and sidewalk cafes."	The General Plan has been revised to reflect this comment.
403	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Outside of the core, however, Broadway features a wide road width, limited streetscape improvements, and commercial and industrial buildings more oriented toward auto traffic than pedestrians."	The General Plan has been revised to reflect this comment.
404	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "As one of the defining streets in Downtown Redwood City and a connector between two important business districts, the Broadway Corridor will be enhanced to allow even better movement between the districts -- for pedestrians, transit riders, and drivers -- "	The General Plan has been revised to reflect this comment.
405	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "As change occurs, priorities include maintaining Downtown's pedestrian orientation,"	The General Plan has been revised to reflect this comment.
406	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Redwood City actively works towards creating a community that is walkable, has a balanced mix of uses, and fosters economic, environmental, and social sustainability"	The General Plan has been revised to reflect this comment.

407	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Neighborhood commercial development should be designed and intended to accommodate and encourage pedestrian access"	The General Plan has been revised to reflect this comment.
408	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "In recognition of Redwood City's continuing evolution as an urban place and the community's desire to achieve sustainable development forms, several Mixed Use land use categories are established. Mixed-use development approaches offer opportunities for people to live close to work or near transit stops, to walk to neighborhood stores and parks"	The General Plan has been revised to reflect this comment.
409	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "The Mixed Use-Neighborhood category accommodates moderate-scale mixed-use developments that combine residential uses with neighborhood-serving commercial storefronts. Commercial retail and services should serve the immediate neighborhoods and facilitate pedestrian-friendly environments"	The General Plan has been revised to reflect this comment.
410	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "The Mixed Use-Corridor category allows for the reinvention of key corridors to support major transit and support complementary commercial and residential uses, encouraging transit use and pedestrian activity."	The General Plan has been revised to reflect this comment.
411	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "and internal pedestrian circulation of the neighborhoods should link to waterfront amenities."	The General Plan has been revised to reflect this comment.
412	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Policy BE-7.4: Foster connections between Mixed Density Neighborhoods and surrounding Corridors and Centers, paying special attention to pedestrian access across major Corridors."	The General Plan has been revised to reflect this comment.
413	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "GOAL BE-10: Waterfront Neighborhoods. Encourage the development of pedestrian- and wateroriented mixed-use communities that provide public accessibility to the Bay."	The General Plan has been revised to reflect this comment.
414	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Plan for and accommodate mixed-use projects along Corridors, where a site or sites are developed in an integrated, compatible, and comprehensively planned manner involving two or more land uses. Combine residential and office uses with commercial development to reduce automobile trips and encourage walking, and facilitate compact, sustainable development."	The General Plan has been revised to reflect this comment.

415	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	The yellow street lights on Woodside Road in Redwood City create a hazardous situation that could lead to an accident. As I drive along Woodside Road, I see a long line of yellow lights. What I am afraid of is that because of all of these yellow lights, I will miss seeing the yellow caution light of a stoplight; suddenly without warning there will be a red stop light that I will miss. One might think that this couldn't happen, since stop lights are at a lower height than street lights. But since objects at a distance appear smaller than objects up close, the long line of yellow street lights and the yellow caution stop lights get mixed together, and it is very difficult to distinguish them."	The General Plan has been revised to reflect this comment.
416	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Emphasize pedestrian orientation in site and building design, promoting a walkable environment with active street frontages, wellscaled buildings, and usable site spaces."	The General Plan has been revised to reflect this comment.
417	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Integrate land use and transportation planning and development to transform El Camino Real to an urban, pedestrian-friendly, and transit-oriented boulevard for residents to live, work, shop and play"	The General Plan has been revised to reflect this comment.
418	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Encourage the replacement of older low-scale, auto-oriented development with well-designed new projects that offer pedestrian orientation, higher densities with more efficient use of land, and continued productive economic value."	The General Plan has been revised to reflect this comment.
419	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Accommodate the pedestrian in all public and private improvement projects along El Camino Real."	The General Plan has been revised to reflect this comment.
420	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "GOAL BE-13: Woodside Road. Enhance Woodside Road Corridor as an attractive residential avenue with walkable mixed-use neighborhood centers, a pedestrian and transit-oriented character, and consistent design elements that unify its image."	The General Plan has been revised to reflect this comment.
421	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Policy BE-13.1: Promote a comprehensive streetscape and pedestrian improvement effort for Woodside Road. Design tree planting to promote pedestrian safety, comfort and a sense of security from moving traffic, and provide street lighting that focuses light at the pedestrian level."	The General Plan has been revised to reflect this comment.
422	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Encourage the development of mixed-use neighborhood nodes as pedestrian-oriented "villages," providing walkable destinations for shopping, leisure, and enjoyment at designated locations along Woodside Road."	The General Plan has been revised to reflect this comment.
423	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Middlefield Road. Recreate Middlefield Road as a pedestrian-friendly, neighborhood-serving Corridor that integrates with transit."	The General Plan has been revised to reflect this comment.

424	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Middlefield Road. Recreate Middlefield Road as a pedestrian-friendly, neighborhood-serving Corridor that integrates with transit."	The General Plan has been revised to reflect this comment.
425	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Continue to foster pedestrian-oriented redevelopment in areas surrounding the Caltrain Station. Prioritize redevelopment of the Middlefield Parking Lot and other public owned land in the vicinity to support Downtown activity."	The General Plan has been revised to reflect this comment.
426	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Using the Downtown Precise Plan as an example, explore the potential for form-based standards that would emphasize pedestrian orientation, access to transit, and integration of land uses. Implement the updated Ordinance and map over time."	The General Plan has been revised to reflect this comment.
427	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Review regulations governing building setbacks, the location of parking lots, and reduced parking requirements to create a more pedestrian-oriented built environment. These amended zoning requirements shall be applied to selected areas of Redwood City such as transit corridors (El Camino Real, Woodside Road, Broadway) and high-density neighborhoods where transit- and pedestrian-oriented mixed used and high-density residential development could take place."	The General Plan has been revised to reflect this comment.
428	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Streetscape Improvements. For areas designated by the General Plan to achieve an active pedestrian environment or improvement of their image and quality, prepare design plans, street tree plans, and financing plans for the comprehensive streetscape improvements."	The General Plan has been revised to reflect this comment.
429	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Enhance the Pedestrian Experience on Corridors. Develop and maintain a comprehensive citywide Pedestrian Plan. Identify funding to provide pedestrian amenities, shade trees, appropriate lighting, and storefront retail opportunities along corridors. Establish priority pedestrian improvement areas and phase construction based on those priorities."	The General Plan has been revised to reflect this comment.
430	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Pedestrian Connections. Continue to explore opportunities to create pedestrian connections as follows: From neighborhoods to schools, parks, trails, commercial centers, and other activity centers Between different uses within Downtown and within other mixed-use areas From higher density residential areas to transit services Between different modes of transit"	The General Plan has been revised to reflect this comment.

431	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Grand Boulevard Initiative. Continue to participate in the Grand Boulevard Initiative to ensure that El Camino Real achieves its full potential as a place for residents to work, live, shop and play; creating links between communities that promote walking and transit and an improved and meaningful quality of life. Explore options in conjunction with other participating cities and public agencies to help reduce dependency on single-occupancy vehicle travel."	The General Plan has been revised to reflect this comment.
432	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Design Guidelines for Middlefield. Develop design guidelines for the Middlefield Corridor. In the guidelines, emphasize pedestrian orientation..."	The General Plan has been revised to reflect this comment.
433	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Include Bicycles wherever pedestrians are mentioned in the following section. "Middlefield Streetscape Enhancement. Improve and strengthen the Middlefield Road streetscapes to integrate the diverse scale of the commercial and mixed-use areas. Provide consistent street tree planting, widened sidewalks, crosswalks, pedestrian amenities,"	The General Plan has been revised to reflect this comment.
434	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	On the following pages, the term "consultd" is used: BE-23, BE-37, BE-59, BE-62, BE-63, BE-66, BE-82. I couldn't figure out what it means.	The General Plan has been revised to reflect this comment.
435	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	There appear to be two paragraphs repeated on pages BE-74 and BE-75; ditto on pages BE-16 and BE-17.	The General Plan has been revised to reflect this comment.
436	Built Environment	Urban Form and Land Use	7/29/09	Public Comment	Page BE-40 says buildings downtown could be up to 12 stories. That's too many!	The Downton Precise Plans allows 12 story buildings only in the very center of Downtown. Most areas of Downtown will have an 8 story height limit, and heights will taper down to 3 stories at the edges.
437	Built Environment	Urban Form and Land Use	7/30/09	Robert Carter, San Mateo Credit Union	It is important to keep the mixed-use designation in downtown.	Mixed uses are promoted in the Downtown area.
438	Built Environment	Urban Form and Land Use	8/10/09	Chowenhill Cathy, RWC Resident	Do not rezone the bay	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
439	Built Environment	Urban Form and Land Use	9/1/09	Planning Commissioner	Need explanatory language with respect to land use decisions. Need to explain that future zoning does not need to provide the maximum build out allowed in the General Plan.	New language has been added to the Urban Form and Land Use Chapter of the Built Environment to explain zoning implementation.
440	Built Environment	Urban Form and Land Use	9/8/09	Karen Davis, RWC Resident	BE-40 says buildings downtown could be up to 12 stories. That's too many!	The Downton Precise Plans allows 12 story buildings only in the very center of Downtown. Most areas of Downtown will have an 8 story height limit, and heights will taper down to 3 stories at the edges.
441	Built Environment	Urban Form and Land Use	9/8/09	Karen Davis, RWC Resident	It is difficult to distinguish from yellow street lights and yellow light on traffic signals.	This comment is too specific for the General Plan, but will be forwarded to the Pubic Works Services Department for consideration in futrue projects.

442	Built Environment	Urban Form and Land Use	9/8/09	Save the Bay	The Land Use Element appears not to be in compliance with AB162. The law requires the following: "The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources." Gov. Code sec. 65302. The Land Use element of the Redwood City General Plan does not do this. Indeed, there is virtually no mention of flood management in this section of the General Plan.	The General Plan has been revised to reflect this comment.
443	Built Environment	Urban Form and Land Use	9/8/09	Save the Bay	Large sections of the city, including the site of the Cargill property, are simply left blank, i.e. they are not assigned any status with respect to their vulnerability to major flooding. This appears to not be in compliance with AB162. Gov. Code sec. 65302.	Additional text has been added to the Infrastructure chapter within the Built Environment Element to reflect the standards in AB162.
444	Built Environment	Urban Form and Land Use	9/8/09	Save the Bay	AB162 requires that the Public Safety element identify "existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities." Gov. Code sec. 65302(g)(2)(A)(x). This is not done specifically in the Public Safety element. The Housing and Land Use Elements identify areas of potential development (including the Cargill property) that can be matched up with areas of the FIRM map, but the General Plan does not make clear whether this potential development is consistent with the "Urban Reserve" designation on part of the property. If not, then this potential development is not consistent with the City Council's direction to make no changes on the Cargill property in this General Plan update.	The General Plan has been revised to reflect this comment.
445	Built Environment	Urban Form and Land Use	9/8/09	Jerry Fang, Vice President of Pacific Shores Investors	we would like to clarify that at Pacific Shores the proposed General Plan FAR designation would be double the current approved density and therefore 0.75 based on the entire site, and not on individual parcels, thus resulting in higher intensity than is present now on all or most of the sites. It is important to clarify that fact since FAR under the zoning ordinance is differently defined.	Comment noted.
446	Built Environment	Urban Form and Land Use	9/8/09	Jerry Fang, Vice President of Pacific Shores Investors	we would like to clarify that structured parking square footage is not included in the FAR calculation and would not be for this area, no matter how it is ultimately zoned.	Redwood City does not normally count parking garages as part of a project's FAR.
447	Built Environment	Urban Form and Land Use	9/8/09	Jerry Fang, Vice President of Pacific Shores Investors	we would also like to note that based on our preliminary analyses of further development on the site, the existing permissible height limits in the existing Development Agreement should be preserved since heights higher than those for the existing buildings may be required to allow for increased density. The previously established height limits exceed five stories and no issue was previously raised regarding higher buildings during the EIR and approval processes for the center.	New Zoning regulations will need to be developed in order to implement the policies and programs of the New General Plan. Depending on staff analysis the new zoning regulations may not necessarily permit the current maximum height, bulk, and density. There is no guarantee that the maximum limits will be allowed.
448	Built Environment	Urban Form and Land Use	9/8/09	Public Comment	I would like to have a bicycle and pedestrian connection from Atherwood Avenue through Selby Lane School to Atherton and the unincorporated areas. This would allow a bicycle-friendly connection along Selby Lane to the shopping center with Target without going onto Woodside Road.	Bicycle accommodations are major goals of the General Plan. For details, please see the Circulation chapter.

449	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Woodside Road is a significant corridor serving our project site. Page BE-25 makes reference to encouraging new higher-density residential infill development along the Woodside Road corridor, yet specific policies and programs related to the Woodside Road corridor do not address how the potential for additional traffic due to such intensification will be addressed. How will this intensification be addressed in the draft General Plan?	The General Plan Land Use and Circulation chapters contain many policies for improving the viability other walking, biking, and taking transit to reduce the number of new vehicle trips.
450	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Figure BE-5 "Draft Land Use Policy Map" designation for Commercial – Office/Professional states a FAR Maximum of 1.0. However, on Page BE-37, the development standards for "Commercial – Office/Professional" state a maximum intensity of 3.0 FAR. This apparent discrepancy should be addressed.	The Commercial- Office/Professional land use designation no longer exists. It has been merged with what was known as Commercial – Office/Technology. The new use, Commercial – Office/Professional/Technology has a FAR Maximum of 1.0.
451	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-1.6 states that new large-scale projects are required to develop on an interconnected pattern of small blocks. This requirement seems to mandate that there are no exceptions and that interconnected pattern of small blocks will be appropriate for every new project in the future. This policy should be modified to either use the term "should" or provide an opportunity for a City Council waiver as stated in other policies. (NOTE: Program BE-80, found on page BE-143, uses the term "encourage".)	The policy has been modified to state: "Require that new large-scale projects are developed with an interconnected pattern of small blocks to induce walking and create walkable neighborhoods. If a new large-scale development project is able to achieve circulation interconnectedness for all modes and maximize walkability to the City's Planning Divisions' satisfaction, then the small block pattern may not be required."
452	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-1.8 makes the assumption that all development surrounding new projects are worthy of integration. This may not be the case in all areas of the community. In cases where the new General Plan is changing land use designations or applying new overlay designations, the existing development may not be compatible with the new designations. This policy should be modified to either use the term "should" or provide an opportunity for a City Council waiver as stated in other policies.	The policy reflects the City's priority that new projects be integrated seamlessly; however, it allows for some flexibility to reflect situations that may warrant less integration when it uses the phrase "as possible".
453	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-11.10 calls for a feasibility study to rebuild the Woodside Road/El Camino Real as a surface intersection. As stated previously, Woodside Road is a significant corridor serving the Stanford in Redwood City project site. Since the Woodside Road corridor is already an impacted corridor, this policy should specifically state that such a project should not degrade the vehicular capacity of the interchange, and/or said project should be undertaken in tandem with other projects that add vehicular capacity to the corridor. (Note: This comment is also appropriate for Program BE-82 found on page BE-147.)	Please refer to the Circulation Chapter of the Built Environment Element for more discussion regarding Woodside Road, its intersection with El Camino Real, and the study.
454	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-14.8 calls for the establishment of land use and development that would support a local streetcar line along Middlefield Road. Even though the text of the draft General Plan refers to a streetcar line along Broadway (page BE – 28), no such General Plan policy is stated for the Broadway corridor. In addition, there is no correlation between a minimum level of density needed to support a streetcar line and the proposed land use changes spelled out in the draft General Plan.	The General Plan policy discussion has been modified to state that the land use plan reflects development density and patterns that may support streetcar transit on Broadway.

455	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Under goals and policies related to the Downtown, policy BE-18.9 states “Plan, manage, and operate the overall supply of parking to provide “just enough” parking at the right price to serve the needs of people living, working, and visiting Downtown.” This policy would seem just as applicable for employment centers as well as the Downtown area.	Throughout the General Plan policy sections, the need for appropriate levels of parking is stressed. The General Plan contains a program to evaluate parking standards.
456	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-19.2 states that the draft General Plan should “Consider the establishment of biotechnology/hospital districts around the Kaiser Hospital and Stanford Medical Center properties.” This policy should be reviewed for consistency with the draft “Stanford in Redwood City” Precise Plan being prepared the City.	The proposed policy is consistent with the “Stanford in Redwood City” Precise Plan. The Precise Plans allows biotech, hospitals, and R&D uses in adjacent areas.
457	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-19.6 states that the draft General Plan should “maintain a healthy jobs-housing ratio that supports the General Fund and its capacity to pay for essential services and programs for the City’s existing and future population. “ Terms like “healthy” are best defined so not subject to ambiguous interpretation later. In addition, the program cited (Program BE-1) does not provide guidance on how this policy will be implemented. Also, this policy appears to be a duplicate of Policy BE-22.2.	A new program is included to consider establishing Redwood City’s definition for a “healthy jobs-housing balance.” Policy BE 22.2 was previously revised to remove redundancy.
458	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-22.2, first bullet, states “The development must result in a net positive fiscal impact to the City unless the City Council identifies unique circumstances for waiving this requirement.” There are many direct and indirect fiscal impacts to any potential project. Will a standardized format be established to define “fiscal impacts” so that various projects are being evaluated under the same criteria?	A program has been added to the Urban Form and Land Use Chapter of the Built Environment Element to consider developing a fiscal impacts analysis procedure.
459	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-22.2, fourth bullet, states “New development must plan for access to public transportation. Including the potential streetcar system, transportation hub, and ferry terminal, as appropriate.” As a policy statement, we suggest the language of this section say “should” instead of “must”.	The policy states the City’s priority that new development plan for public transit access; it also allows for flexibility in the phase “as appropriate”.
460	Built Environment	Urban Form and Land Use	10/29/09	Stanford	Policy BE-22.2, sixth bullet, states that “Sufficient measures must be incorporated into project design and fully funded to guard against potential damage from anticipated rises in sea levels.” In order to provide “sufficient measures” to guard against rises in sea level, what criteria will be used to establish the new level? Also, who will be funding said measures?	The policy currently reads as follows: “Sufficient measures must be incorporated into project design and fully funded, at the appropriate time, to provide adaptation to and/or guard against potential damage from anticipated rises in sea levels.”
461	Built Environment	Vision	7/21/09	Greg Greenway, Seaport Industrial Association	The word “housing” should appear in the vision, perhaps on BE-4 in connection with transit oriented development.	The General Plan has been revised to reflect this comment.
462	general	general	6/8/09	Public Comment	I would really like for this unincorporated area of Redwood City to be accounted for in the General Plan, we deserve safe, nice neighborhoods too in the Redwood Village and Friendly Acres.	The General Plan includes portions of the unincorporated area of Redwood City as part of the Sphere of Influence.
463	general	general	7/27/09	Public Comment	Work on improving quality of life after community needs are met.	The General Plan overarching goal is to improve the quality of life in Redwood City and the City will continue to monitor and work on meeting future needs.

464	general	general	7/27/09	Public Comment	How will our General plan prepare RWC to be 'resilient' in the course of meeting 'Needs' & then 'Wants' observation : The draft general plan seem to be trying to both meet Needs & Wants.	The General Plan and its EIR will discuss basic needs such as affordable housing and preparing for sea level rise. Mitigation measure will address flooding, earthquake, and other disasters. The document will also discuss future wants that will improve the quality of life such as parks. The General Plan discusses a wide variety of these issues through its policies and programs and is resilient to respond to these issues. Monitoring of housing supply, sea level rise, and other impacts will dictate appropriate action.
465	general	general	7/27/09	Public Comment	We are the entrance to Silicon Valley...	The General Plan's Urban Form and Land Use discusses the need to establish and maintain Gateways as entrances to Redwood City. Furthermore, the Grand Boulevard Initiative is seeking to improve the aesthetic of a major corridor that extends through Silicon Valley.
466	Housing	apendix A	6/4/09	Nonprofit Housing Association of Norther CA	A review of the draft element's map of vacant and underutilized sites reveals that none of these sites are in areas currently zoned R-5, and only one fifth acre is vacant or underutilized in an R-4 zone. (See, Draft Element, Figure H-7 and Appendix A.) As such practically no land is available for large multi-family development—the type of development most likely to be affordable to a range of income groups—exists under the current Zoning Code.	Comment noted. The sites inventory identified underutilized sites in Downtown and along major corridors, to reflect the City's goals of locating new housing near transit and services. The majority of these areas allow stand-alone housing as well as mixed-use. In addition to these sites, there are multiple underutilized lots in R-4 and R-5 zones that were not identified in the Housing Element, but do exist.
467	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Many of the zoning designations identified in the site inventory do not exist under Redwood City's current Zoning Code. As such, the inventory fails to indicate whether these sites current zoning designations are amenable to residential development, in turn failing to identify whether these sites are actually available for such development.	As part of General Plan implementation, the City will revise the Zoning Code to be consistent with the General Plan. In the meantime, Housing Element Appendix B-1 identifies the existing zoning in addition to the new General Plan designation for each identified site. Adequate sites have been identified within the existing zoning.
468	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Since every single site in the Downtown Precise Plan area is effectively tied up in litigation, these sites are not truly available for development; and, given the vagaries and uncertain timelines of litigation, it cannot be said with any certainty that they will be available at any point during the planning period. As such, the City may not rely on these sites to meet its RHNA obligations and should identify alternative sites.	City staff is re-writing portions of the Precise Plan and the accompanying Environment Impact Report to address litigation issues. Staff is confident that the infill parcels will be developed under the new Precise Plan. Furthermore, the previous zoning allowed for residential land uses at a lower density for much of the Downtown.
469	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	asserting that Redwood City is largely "built-out", the draft element relies on a number of "opportunity sites" in both the Downtown Precise Plan and proposed Mixed-Use zones to achieve its RHNA obligations. Almost all of these sites contain current structures and uses, such as office buildings, hotels, bowling alleys, and residential units.	Most of the opportunity sites are in the downtown and along major corridors and will require removal, adaptive reuse, or demolition of existing structures.
470	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	The City's own documents show that no sites were made available during the last planning period, making it even more imperative that sites be identified now to meet the unaccommodated need. The City has not begun its analysis required to identify the unaccommodated need during the last planning period. This information must be included in the element.	Staff agrees and the Housing Element has been revised to show available sites during the last planning period. See Appendix B-4.

471	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Redwood City's Draft Element fails to address fully a number of significant constraints to the development of housing for people of all income levels. Specifically, the Draft Element does not identify its reliance on not-yet-adopted land use designations as an actual and potential constraint to affordable housing development. It also fails to give adequate attention to its permitting process and parking restrictions as constraints to the development of affordable housing, and it does not identify the current lawsuit regarding the Downtown Precise Plan—and the fallout from that lawsuit—as a constraint to development.	The Housing Element discusses governmental constraints. The Housing Element was revised to further discuss parking and permitting processing constraints. Appendix B-1 also identifies existing zoning on all identified sites.
472	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	The Draft Element must identify the potential and actual constraints involved in this reliance, including the possibility that, before the draft General Plan is adopted, it will undergo significant alterations as the result of public comment, environmental review, or the political process. By neither analyzing these constraints nor proposing a program for removing them, the Draft Element has failed to comply with state law requirements	The Housing Element discusses governmental constraints. The Housing Element will be adopted as part of the New General Plan. If changes are made during this process, the changes will again be reviewed by State HCD, for consistency with State law.
473	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	The Draft Element should consider the ways in which these parking restrictions might hinder affordable housing development, as well as ways to remove that constraint.	The City's Parking Ordinance and Downtown Precise Plan require less parking for Mixed Uses. The Housing Element includes a program to analyze parking standards and consider reductions for one-bedroom units and affordable housing.
474	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Because the litigation makes development in downtown impossible for an unspecified period of time, it represents a constraint—both governmental and non-governmental—to development in the City as a whole. Although the City may have limited ability to remove this constraint, the Draft Element must fully evaluate its current and potential negative impact on projected housing development and should explore programs for mitigating that impact.	City staff is re-writing portions of the Precise Plan and the accompanying Environment Impact Report to address litigation issues. Staff is confident that the infill parcels will be developed under the new Precise Plan.
475	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Redwood City's Draft Element properly identifies the City's lack of a reasonable accommodation policy as a constraint on its ability to meet the housing needs of people with disabilities and sets forth a timeline for the adoption of a reasonable accommodation ordinance.	Housing Element addresses reasonable accommodations
476	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	While the Draft Element states on page H-21 that the City "permits residential care and group home facilities in all residential zones (consistent with state law) and most commercial and industrial zoning districts," the city's Zoning Code does not reflect this assertion, and statements elsewhere in the element suggest significant planning barriers to the development of residential care facilities in multiple zoning districts. The Draft Element neither identifies these barriers, nor suggests a program for removing them.	The Housing Element discusses where residential care and group homes are allowed, and includes a program to help facilitate group homes and working relationships with neighbors. The Child Care Chapter of the General Plan suggests that the City study ways to remove these land use barriers.
477	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	the Draft Element fails to identify the city's conditional use and variance processes as governmental constraints to the development of housing for persons with disabilities.	The Housing Element proposes to adopt reasonable accommodation procedures to address this constraint.

478	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	While the adoption of a reasonable accommodation ordinance could resolve some of the issues posed by the conditional use permit and variance processes, the Draft Element fails to describe the interaction between the envisioned ordinance and the existing policies.	The Reasonable Accommodation Ordinance would replace existing variance procedures.
479	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	the Draft Element fails to address the wholesale exclusion of residential care facilities from Redwood City's Downtown Precise Plan districts as a governmental constraint to the development of housing for people with disabilities.	Residential care facilities that are home to 6 or fewer persons are allowed by right in all areas that allow housing, consistent with State law.
480	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	the Draft Element does not assess the unmet homeless needs on both a seasonal and annual basis.	The most reliable source of data on homelessness is the biannual homeless census. This source does not provide homeless needs on a seasonal basis, but does extrapolate the need on an annual basis.
481	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Transitional and supportive housing are residential uses, and cities may subject them only to those restrictions to which other residential uses of the same type are subject. (See Cathy Creswell, Department of Housing and Community Development, Memorandum to Planning Directors and Interested Parties regarding Senate Bill 2 (May 7, 2008), p. 13-14.) However, while the Draft Element in some places seems to acknowledge this mandate, it includes a program to "[establish] definitions, performance standards, and siting regulations" for such housing, suggesting that the City intends to implement restrictions beyond those placed on other types of residential development.	The Housing Element was revised as follows: Amend the Zoning Ordinance to facilitate housing opportunities for extremely low-income persons by establishing definitions. Clarify provisions for transitional and supportive housing and single-room occupancy developments, and ensure consistency with State Housing Element Law.
482	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	State law mandates that cities treat residential care facilities for the elderly with six or fewer residents as any other residential use and allow such facilities by right in residentially zoned areas. (Health & Saf. Code, §§ 1569.82 et seq.) By suggesting that the City will establish special requirements for or limitations on the development of residential care facilities, the Draft Element creates a potential constraint on housing for seniors rather than promoting the development of housing for that population.	By defining large residential care facilities (greater than 6 persons), clarity would be provided for potential facilities to facilitate the location/approval process. The City does not place special requirements or limitations on residential care facilities for six or fewer persons.
483	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	it appears that the City has not adequately inventoried the units that are at risk. Even a cursory look at the developments that should be considered "at risk" (performed with the help of the California Housing Partnership Corporation) revealed an entire development—Alameda House, for which funding must be reauthorized by 2010—omitted from the list. To comply with the statute the City must ensure that all at-risk housing is included in its analysis.	Alameda House is located outside of the City of Redwood City boundaries.
484	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	the City's analysis is too narrowly focused on subsidy expiration. To assess accurately which developments are at risk, the City should also consider Real Estate Assessment Center (REAC) scores for the properties in the City.	The Housing Element reviewed those developments considered at risk per State law.

485	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	It is clear that other more proactive programs are needed to ensure the preservation of at-risk units in the upcoming cycle. Such programs include: 1. Requiring owners who want to opt-out or prepay to provide additional notice to tenants, and hold meaningful hearings. 2. Requiring a right of first refusal for affordable housing providers. 3. Requiring owners to provide moving assistance for tenants displaced by prepayment or opt-out. 4. Prohibiting discrimination against voucher-holders. 4. Providing financial assistance to buyers of affordable developments.	The Housing Element was revised to include additional measures to help preserve at-risk housing.
486	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Further, when allocating these funds to the purchase of an at-risk project, the City should require restrictions in return to insure that the project is truly "preserved" as affordable. Under these restrictions, purchasers should be required to: <ul style="list-style-type: none"> • Accept all renewals of any project-based subsidy; • Accept tenants who receive vouchers; • Agree to an extension of the period of affordability for an additional 55 years; • Set up a reserve to subsidize tenant payments if Congress stops renewing Section 8 or stops appropriating funds for vouchers. A reserve of 2-3 years of operating expenses is reasonable; • Agree not to increase rents paid by tenants, particularly in Section 236 projects without Section 8, as a result of the acquisition; and • Agree to use a majority (50-80 percent) of the cash flow to repay the local loan. The purchaser may be receiving substantially higher rents than the pro forma indicates if they continue to receive Section 8 payments. This is because the pro forma shows the "underwriting rents," i.e. what will be restricted locally or by TCAC or CDLAC. As Section 8 rents are often substantially higher, the actual cash flow may be very large. The local jurisdiction should share in that cash flow if it is providing funds to the 	The Housing Element was revised to include additional measures to help preserve at-risk housing.
487	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Although the Draft Element does suggest that the City might "consider revising the Zoning Ordinance to specifically identify community care facilities or group homes . . .", it does not identify residential care facilities' omission from the Zoning Code as a constraint to the provision of housing for people with disabilities, nor does it set forth a concrete plan for removing this constraint. (Draft Element, p. H-148.)	By defining large residential care facilities (greater than 6 persons), clarity would be provided for potential facilities to facilitate the location/approval process. The City does not place special requirements or limitations on residential care facilities for six or fewer persons.
488	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	while the chart on page H-60 of the Draft Element indicates that residential care facilities of six or fewer persons are permitted in zoning districts RH, R-1, R-2, R-3, R-4, R-5, and MH, this chart also states that family care homes, which, according to the Zoning Code, are inclusive of residential care facilities, are not permitted by right in any district and are permitted conditionally in zones R-4 and R-5 only. To add to this confusion, the Draft Element describes residential care facilities for six or fewer persons as a "quasi-public use," not a residential use, on page 74, going on to say that such uses are permitted conditionally, not by right, in residential zones R-3, R-4, and R-5. . This designation is clearly contrary to the law and HCD's guidance.	This section was clarified in revised drafts. By defining large residential care facilities (greater than 6 persons), clarity would be provided for potential facilities to facilitate the location/approval process. The City does not place special requirements or limitations on residential care facilities for six or fewer persons.

489	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	Although Redwood City's draft element does provide some explanation of how it selected these opportunity sites on pages H-94 to H-96, it does not give any attention to circumstances that would make development of residential units on these sites more or less likely, as required by state law. It does not analyze the extent to which existing uses may be an impediment to development.	Appendix B-1 discusses development potential of sites in detail, including existing uses and developer interest.
490	Housing	general	6/4/09	Nonprofit Housing Association of Norther CA	at least 50 percent of the very low-income housing need shall be accommodated on sites designated for residential use and for which non-residential uses or mixed-uses are not permitted." An examination of Redwood City's site inventory reveals that it proposes to accommodate over 80 percent of its very low-income housing need using mixed-use sites. (See Draft Element, p. H-99, Table H-53.) As such, Redwood City's implicit program for rezoning fails to meet state law requirements.	The 50 percent requirement is only in place if a City promises to rezone to meet their RHNA. This does not apply to Redwood City. Staff believes that the Housing Element provides adequate inventory for low income sites.
491	Housing	general	6/12/09	CA, department of housing and community dev.	Should also commit to the amount of acreage to be zoned with the new overlay sufficient to accommodate the city's need for emergency shelters.	The Housing Element commits to develop an overlay that is at least 12 acres in size.
492	Housing	general	6/12/09	CA, department of housing and community dev.	While the program commits to monitor at-risk units and hold public hearings, it should include additional specific actions to assist in preserving at-risk units. Examples include assisting with funding or supporting funding applications and facilitating tenant education.	The Housing Element was revised to include additional actions to assist in preserving at-risk units, including maintaining a list of possible ownership and management contacts, presenting options to owners for rehabilitation assistance and/or mortgage refinancing in exchange for affordability covenants, tenant education, and ongoing community education.
493	Housing	general	6/12/09	CA, department of housing and community dev.	Describe when and how often the city will identify opportunities for development.	The Housing Element was revised to include the following objectives: (1) Identify development opportunities and allocate financial resources in a timeframe consistent with the City's Consolidated Plan; with a goal of constructing approximately 200 new units of affordable housing over a five year period.
494	Housing	general	6/12/09	CA, department of housing and community dev.	While the inventory may aggregate parcels, it should describe the potential for lot consolidation on sites comprised of multiple parcels. For example, the element could evaluate conditions rendering parcels suitable and ready for redevelopment, circumstances similar to recent trends, information on the number of owners and indicate where sites have been assembled. The element should also include policies and programs as appropriate to facilitate lot consolidation.	Many of the Sites identified in the Housing Element include parcels that have common ownership. The number of owners for each site is added to Appendix B-1 (Sites Inventory and Detailed Sites Analysis). To further help with lot consolidation, an objective to facilitate lot consolidation was added to the Implementation Programs.
495	Housing	general	6/12/09	CA, department of housing and community dev.	Existing programs should either be revised or programs added to specifically assist in the development of a variety of housing types to meet the housing needs of ELI households.	The Housing Element was revised to include the following objectives: (1) Seek efforts to develop new housing for extremely-low income households, including SROs. Complete construction on the Cedar Street project to provide 14 SRO units to extremely low- and very low-income persons (2) Identify sites for future SROs and transitional housing developments on a biannual basis. Continue to facilitate efforts to secure a site for new transitional housing for Service League of San Mateo County. (3) Prioritize a portion of RDA, CDBG, and HOME funding to assist in the development of housing affordable to extremely low-income households.

496	Housing	general	6/12/09	CA, department of housing and community dev.	Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, and local processing and permit procedures.	Governmental constraints are discussed in the Housing Element. Programs to help reduce constraints are included in the Housing Element.
497	Housing	general	6/12/09	CA, department of housing and community dev.	Two parking spaces per unit, regardless of bedroom size, could impact the cost and supply of housing. The City should describe the process and potential for reducing parking requirements.	The process and potential for reducing parking requirements is outlined in the Zoning Ordinance and in the Downtown Precise Plan. The Housing Element was also revised to include a program to consider reducing parking standards for 1-bedroom apartments and affordable housing.
498	Housing	general	6/12/09	CA, department of housing and community dev.	The element must evaluate the extent to which existing uses may impede additional residential development. To address this requirement, the element could include more complete descriptions of existing uses for representative, prime opportunity sites (rather than all sites) including information on the condition and age of structures, improvement to land values, and whether the use is operating, marginal, or discontinued.	The housing element provides adequate discussion how existing uses may impede additional residential development. See Appendix B-1 for a discussion of existing uses, condition and age of structures and uses.
499	Housing	general	6/12/09	CA, department of housing and community dev.	This element could: describe how sites are determined to be "significantly underutilized" and evaluate proposed DT projects to determine whether existing uses and circumstances leading to Redev. Are similar to other sites identified in the inventory.	Comment noted. Appendix B-1 discusses development potential of sites in detail, including existing uses and developer interest.
500	Housing	general	6/12/09	CA, department of housing and community dev.	The city must describe and analyze approval procedures for typical multi- and single-family developments, including the level of discretionary action, including approval certainty. The analysis must specifically address decision-making criteria, such as approval findings by permit type for residential uses.	The Housing Element was revised to include more information on the development approval process.
501	Housing	general	6/12/09	CA, department of housing and community dev.	Projected residential development capacity should not, for example, assume residential-only development on all mixed-use sites when a 100 percent non-residential uses are allowed.	The Housing Element was revised to provide information on realistic capacity.
502	Housing	general	6/12/09	CA, department of housing and community dev.	Sites Inventory: Because timely redesignation of sites is uncertain, the city may need to describe existing zoning to demonstrate adequate sites to accommodate the regional housing need. Where needed the element should include programs to rezone sites sufficient to accommodate any shortfall of capacity to address the city's regional housing need.	Appendix B-1 was revised to include existing zoning for each site.
503	Housing	general	6/12/09	CA, department of housing and community dev.	The element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. The city may need to add or revise programs to address a shortfall of sites and zoning for a variety of housing types.	Staff believes that the Housing Element provides adequate inventory for low income sites.
504	Housing	general	6/12/09	CA, department of housing and community dev.	Pursuant to chapter 614, statues of 2005 (AB 1233), if Redwood City failed to identify or make adequate sites available to accommodate the regional housing need in the prior planning period, including failure to implement rezoning, the city must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2009 - 2014 planning period. As you know RWC did not adopt an element demonstrating adequate sites in the prior planning period. The element must include an analysis of programs to demonstrate compliance with these statutory requirements.	Appendix B-4 indicates that the City had adequate sites last planning period, consistent with State law. As such AB 1233 does not apply.

505	Housing	general	6/18/09	Syufy	We agree parking standards for multi-family housing is higher than the market demands. We suggest the city review the current parking standard for apartments, studios, and one bedrooms.	The Housing Element was revised to include a program to consider reducing parking standards for 1-bedroom apartments and affordable housing. The City already has reduced parking standards for Downtown and mixed-use areas.
506	Housing	general	6/18/09	Syufy	These properties are under long-term leases that extend beyond 2014, thus they are not viable for your "land suitable for residential development" Kohl's/Toys R Us, Carl's Jr, North Main Street Office Buildings, Seniore's Pizza, Grocery Outlet, Foods Co, CVS.	Appendix B-1 discusses development potential of sites in detail, including existing uses and developer interest.
507	Housing	general	6/18/09	Syufy	We believe the city should list our property located at 557 East Bay shore Road in the Housing Site Inventory	Staff agrees. Housing Element revised accordingly.
508	Housing	general	7/27/09	Public Comment	Dodge site would be ideal for senior housing – easy access to downtown – transportation etc.	Comment noted. New General Plan will show this site as Mixed Use Corridor which could permit senior housing.
509	Housing	general	7/27/09	Public Comment	Brewster Ave. site is excellent for housing. Close to bus, train, downtown. Less cars & traffic would travel into downtown . Good for bikes as alternative to get to work.	Comment noted. Portions along Brewster allow housing. See the Land Use Policy Map in the Built Environment Element.
510	Housing	general	7/27/09	Public Comment	You provide a 167p. "Housing" plan without a Table of Contents or any index that would allow use. What good is it?	Will have its own table of contents
511	Housing	general	7/27/09	Public Comment	What impact will the existing Redevelopment areas have, especially area bordered by El Camino – Whipple – Veterans and Charter, on facilitating housing as described by the General Plan draft?	One impact will be that projects in a Redevelopment area typically require 15% of affordable housing. Affordable housing is a goal in the New General Plan.
512	Housing	general	7/27/09	Public Comment	Consider areas for new housing development that do not conflict with the General Plans goals for maintaining and developing wetlands and open space. Agree, Me too!	The General Plan Land Use Map identifies areas with a land use designations that can accommodate housing within the downtown and along corridors to reflect the City's goals of locating new housing near transit and services.
513	Housing	general	7/27/09	Public Comment	Don't add excessive housing to the detriment of existing residents i.e. traffic, water, services – we don't need 10 – 15,000 new units!	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
514	Housing	general	7/27/09	Public Comment	Can we provide low-income housing that is specifically designated to people who work in Redwood City? Meet human needs, discourage long commutes, and make RWC a very desirable place to work.	In the past, Redwood City has given priority to individuals who live and/or work in a City for its first time home buyers program. However there is no longer funding for these types of projects. The Housing Element does include a policy to develop housing purchase incentives to encourage Redwood City emergency personnel to live in Redwood City.
515	Housing	general	9/7/09	Cities21	please consider: 1A) SPUR's (The San Francisco Planning and Urban Research Institute) Affordable by Design report explains one strategy to develop a higher percentage of affordable housing - without public subsidy.	Comment noted. Most of the affordable housing built in Redwood City has been through subsidized redevelopment projects. Other options will be taken into consideration. The Housing Element includes an Implementation Program to consider inclusionary housing.
516	Introduction	general	7/20/09	Matt Leddy, Friends of RWC	Reference to the Cargill salt ponds as having "been used for salt harvesting since 1901". This statement is incorrect. San Francisco Bay Conservation and Development Commission's March 5, 2009 Meeting Minutes: "a portion of the site appeared to be wetlands as recently as 1943" (photo included in file)	The clarification is noted and the text has been revised accordingly

517	Introduction	general	9/8/09	Save the Bay	There is a description of Williamson Act contracts, but not the costs or implications of changing them. P. 13-14 The General Plan should discuss these issues. Furthermore, the Governor has recently cut off state funding for the Williamson Act,1 but the General Plan fails to discuss the long-term impacts of this development for Redwood City.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
518	Introduction	general	9/8/09	Save the Bay	In describing the community effort and outreach on the General Plan, there is no mention of the significant effort and wide participation on the Bay front area planning, including numerous meetings, extensive public input, several detailed staff reports, and multiple alternatives generated by the planning staff. P. 15 Even if the General Plan intends to make no changes to the certain Bay front property, it should note the deep public interest and input already provided to the city.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations. Any further discussion regarding a future General Plan Amendment will be addressed under a separate process.
519	Introduction	Introduction	6/8/09	Public Comment	When you say: Partner with and embrace our neighborhoods to improve the health, safety, and well being for all in our community, I would like to see more police officers in our neighborhoods, we are not safe... We have cars burning rubber, people drinking alcohol on the streets, each house has a ton of cars, the houses are very unkempt, the streets are in need of repairs, businesses open at 2 or 3 in the morning..Businesses have their employees park on neighborhood streets.. Things that seriously need to be addressed...	The General Plan addresses some of these issues in the Public Safety, Building Community, and Circulation elements. The comments will also be directed to the appropriate department.
520	Introduction	Introduction	6/8/09	Public Comment	When you say: Design for active pedestrian and bicycle-friendly streets and public spaces, you should take a drive through our street.. you can't even walk on the sidewalks in our neighborhoods because cars are parked on the sidewalks and we have to walk on the street (these also include neighbor cars and cars belonging to the employees of businesses around us) ... An accident waiting to happen...Cars are always speeding, and don't respect the stop signs..	The General Plan addresses some of these issues in the Public Safety, Building Community, and Circulation elements. The comments will also be directed to the appropriate department.
521	Introduction	Introduction	6/8/09	Public Comment	When you state: Preserve and generate awareness of our cultural, educational, economic, recreational diversity, and historic heritage, I feel we are left out... our schools on this side are the lowest scoring schools in the state while the schools in the nicer neighborhoods, like Clifford, are some of the top schools.. When it comes to recreational diversity, we are segregated... Have you ever been to Redwood City American Little League games? They are all black and Latinos... The other two redwood city leagues mostly white.. Why cant we make two leagues and be inclusive of the kids on this side of the tracks? Our kids get very discouraged because we ALWAYS lose because we don't have the trained coaches and nice facilities as the two other leagues.. Give our kids a chance to feel part of the bigger Redwood City community, not segregated....	The General Plan addresses some of these issues in the Public Safety, Building Community, and Circulation elements. The comments will also be directed to the appropriate department.

522	Introduction	Introduction	9/7/09	Cities21	The large new Saltworks development on very sensitive waterfront land should only be approved if the development provides major new national benefit. Understanding that Peninsula smart growth and transit oriented development is ineffective because it results in auto-centered growth, the General Plan should adopt an appropriate new Guiding Principle: "Understanding that Peninsula smart growth best practices are ineffective, pioneer major new smart growth innovations to reduce driving by 50% per capita per each of {new residents, new workers, and existing east-of-101 workers} to meet AB32 and SB375 SCS."	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect. The Saltworks development proposal is being reviewed under a separate process from the New General Plan.
523	Introduction	Introduction	9/7/09	Cities21	Please consider modifying the perspectives to encompass a more aggressive vision for sustainability. One of the outputs from the U.S. Environmental Protection Agency's "Transforming Office Parks into Transit Villages" study is a story-format vision for more aggressive 2020 Peninsula sustainability.	Staff believes sustainability programs are adequate.
524	Introduction	Introduction	9/7/09	Cities21	The Sustainability subsection of the Introduction should include aggressive, quantified goals. Given AB32 and SB375 SCS, the time for empty rhetoric is past.	This issue will be discussed in the City's Climate Action Plan
525	Introduction	Introduction	9/8/09	Public Comment	the link to 1990 General Plan does not work	Comment noted and the issue has been resolved
526	Introduction	Introduction	9/8/09	Public Comment	please remove the two uses of the phrase "Pursuant to the City Council's determination," in reference to the applicability of the 1990 General Plan to the Cargill property. The phrase is not necessary.	Per City Council's direction, not discussing Cargill's project and General Plan Amendment.. Wording will remain.
527	Introduction	Introduction	9/9/09	Public Comment	Please replace "waterfowl" with "birds". A definition of waterfowl from http://www.thefreedictionary.com/waterfowl is 1. A water bird, especially a swimming bird. 2. Swimming game birds, such as ducks and geese, considered as a group. While clapper rails and egrets are water birds, they generally aren't swimming, and they aren't (hunted) game birds.	Text is revised to address comment.
528	Introduction	Introduction	9/9/09	Public Comment	Replacing "reeds" with "pickle weed" would more accurately describe our Bay lands.	Text is revised to address comment.
529	Introduction	Introduction	9/9/09	Public Comment	Birds may "touch down", but they don't "touchdown".	Text is revised to address comment.
530	Introduction	Introduction	9/9/09	Public Comment	In "Local growth and the booming trade with China, Mexico, and Latin America over the last decade has energized the Port", replace "has" with "have".	Text is revised to address comment.

531	Introduction	Introduction	9/9/09	Public Comment	A few minor comments about "A Bay front Visitor's Perspective: 2030": (1) Please replace "waterfowl" with "birds". A definition of waterfowl from http://www.thefreedictionary.com/waterfowl is 1. A water bird, especially a swimming bird. 2. Swimming game birds, such as ducks and geese, considered as a group. While clapper rails and egrets are water birds, they generally aren't swimming, and they aren't (hunted) game birds. (2) Replacing "reeds" with "pickle weed" would more accurately describe our Bay lands. (3) Birds may "touch down", but they don't "touchdown". (4) In "Local growth and the booming trade with China, Mexico, and Latin America over the last decade has energized the Port", replace "has" with "have".	Comment has been reviewed; General Plan is revised as appropriate.
532	Natural Resources	energy conservation	6/14/09	Matt Leddy, Friends of RWC	A discussion of recycling and the port recycling facilities should be included in the Natural Resources chapter. A section on "Natural Resources Conservation/Recycling" should be added.	Recycling is discussed in Built Environment Element's Infrastructure Chapter
533	Natural Resources	energy conservation	7/27/09	Public Comment	Please encourage "green" building technology where possible! Solar roofs insulation charging infrastructure for electric vehicles etc.	These issues are discussed in the Built Environment Element's Infrastructure Chapter and further addressed in the City's recently adopted Green Building Ordinance
534	Natural Resources	energy conservation	9/8/09	Save the Bay	The General Plan should make clear whether this projection for water demand incorporates a cumulative impact analysis of the proposed development for the salt pond site, which anticipates build out of up to 12,000 new housing units.	The General Plan EIR will address cumulative impacts for water demand for existing development and reasonably foreseeable project as defined by CEQA
535	Natural Resources	general	7/27/09	Public Comment	I'm seeing policy but programs seem a bit lacking.	There are sufficient and adequate programs in the document.
536	Natural Resources	Introduction	7/20/09	Matt Leddy, Friends of RWC	Should read " This Chapter focuses on preserving, protecting, conserving, re-using, replenishing, and efficiently using Redwood City's natural resources." since Natural Resources isn't an Element.	Redwood City has included Natural Resources as a General Plan Element even though it is not required by the state.
537	Natural Resources	Natural Habitat and Open Space	6/2/09	Lynne Trulio, RWC Resident	I'd recommend that this sentence be added, "If there is a change in land use, allow the Williamson Act designation to change only through non-renewal of the contract by the land owner."	Cargill Inc. has filed a notice of non-renewal regarding the Williamson Act contract for the property located adjacent to Seaport Boulevard.
538	Natural Resources	Natural Habitat and Open Space	6/2/09	Lynne Trulio, RWC Resident	"This site has been used for salt harvesting since 1901." should be changed to "Parts of this site have been used for salt harvesting since 1901."	The clarification is noted and the text has been revised accordingly
539	Natural Resources	Natural Habitat and Open Space	6/2/09	Lynne Trulio, RWC Resident	Add this phrase "If salt harvesting were ever to cease, Redwood City is committed to comprehensive community planning for the appropriate reuse of land."	Policy NR-9.3 and Program NR-50 have been removed from the new General Plan. The City is committed to a comprehensive, credible and transparent community planning process for review of the Saltworks development proposal, under a separate review process.
540	Natural Resources	Natural Habitat and Open Space	6/2/09	Lynne Trulio, RWC Resident	The second sentence should be corrected to say: "Williamson Act contracts would need to be non-renewed or cancelled if development is to proceed."	Cargill Inc. has filed a notice of non-renewal regarding the Williamson Act contract for the property located adjacent to Seaport Boulevard.

541	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	Restore salt pond & no building	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect. The Saltworks development proposal is being reviewed under a separate process from the New General Plan.
542	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	Restore Cargill area	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect. The Saltworks development proposal is being reviewed under a separate process from the New General Plan.
543	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	Explore opening up access to and improve Redwood Creek. Maybe a new park on both sides of the creek at Mervyn's Plaza and Carl's Jr.	Creek restoration discussed in General Plan. Furthermore, the North Main Precise Plan calls for additional enhancements on the west side of the creek.
544	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	Restoring creeks for salmon reproduction	Creek restoration discussed in General Plan
545	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	More parks & open space.	This issue is discussed in the General Plan and Parks and Facilities Need Assessment
546	Natural Resources	Natural Habitat and Open Space	7/27/09	Public Comment	High tides (El Nino) & sea level rise = flood disaster in the next 30 years	Further discussion regarding flood control can be referenced in the Public Safety Element
547	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Greco Island is an area of critical habitat for endangered species including the salt marsh harvest mouse and California clapper rail. Specific reference should be made to this Redwood City resource in this section.	Greco Island is discussed in the Natural Resources Element.
548	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	This policy should be added. "Preserve and protect bay lands and open space areas that can provide space for wetlands to migrate in the face of projected sea level rise."	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
549	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Unlike the immediately following policy, Goal NR-5 does not mention sloughs. Assuming that sloughs are covered, and that this goal is not restricted to creeks and streams, they should be mentioned in the goal.	Comment has been noted and the Natural Resources Element has been revised.
550	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Goal NR-6 should include reference to the goals and impacts of preserving, enhancing and restoring wetlands (e.g., absorbing carbon dioxide, compensate for carbon dioxide production, reduce storm water runoff), as does Goal NR-8 in discussing the urban forest.	Comment has been noted and the Natural Resources Element has been revised.
551	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	another policy should be added under goal NR-6: "Prohibit new development, grading, fills, and other land disturbances located [in floodplains]."	The General Plan policies indicate the need to avoid or minimize the risks of flooding to new development. Additionally, the City must carefully evaluate whether new development should be located in flood hazard zones, and identify construction methods or other methods to minimize damage if new development is located in flood hazard zones.

552	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The General Plan should include under Goals NR-6 and NR-7 that Redwood City encourages additional efforts to restore wetlands and tidal marshes, including to authorized areas of expansion of the Don Edwards SF Bay National Wildlife Refuge.	The portion of the comment related to the expansion areas of the Don Edwards SF Bay National Wildlife Refuge appears to primarily address the Cargill Salt Crystallizer property and thus cannot be considered for the New General Plan at this time in that no new policy is being applied to that property at this time. The first part of the comment is already be addressed by the Natural Resources Element's goals, policies, and programs. (bold text indicates the change)
553	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The general plan should make clear whether the 117,000 future population estimate (page NR-10) does or does not include up to 25,000 new residents on the salt ponds, and also whether the new 2010 UWMP will assume development on the Cargill site as proposed in the pending development application, or (like this General Plan) exclude that development from consideration.	Per City Council direction, the new General Plan does not establish any new goals, policies, implementation programs or other types of regulations for the Cargill property. The applicable descriptions, definitions, and policies from the 1990 General Plan remain in effect.
554	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Natural Resources map, NR-28, may need to reflect newly tidal areas on outer Bair Island.	Figure is updated.
555	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	This language below should include specific reference to wetlands' ability to impact climate change by mitigating the impacts of flooding related to rising sea levels: "In addition to providing vital habitat for fish and wildlife, wetlands provide major benefits to the community including clean water, recreational opportunities, and flood and erosion control."	Comments have been reviewed and text has been revised as appropriate.
556	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The paragraph beginning "Bair Island..." (NR-31) should identify the California clapper rail and salt marsh harvest mouse as endangered species.	Comments have been reviewed and text has been revised as appropriate.
557	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	On page NR-31, it is unclear why BCDC is singled out. There is no reference to the Environment Protection Agency, US Army Corps of Engineers, the US Fish and Wildlife Service, SF Bay Regional Water Quality Control Board, and State Lands Commission as agencies "responsible for the protection and enhancement of San Francisco Bay..."	Comments have been reviewed and text has been revised as appropriate.
558	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The General Plan should reference the SF Bay Ecosystem Habitat Goals Report. For example, the sentence on page NR-32 could read: "As recommended by the SF Bay Ecosystem Habitat Goals Report, Bair Island is undergoing restoration..."	As mentioned in the comments, Bair Island is undergoing restoration consistent with Report's goals. It is not necessary to cite reference.
559	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The section should include reference to the wildlife refuge's economic benefits and number of annual visitors, as detailed in materials already submitted by Save The Bay.	There is published information highlighting economic benefits of wildlife refuges as a result of visitors and tourism. This data is not included in the General Plan.
560	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Since the General Plan speculates that USFWS will take on management of Area H, this map should indicate, and the General Plan should discuss, the existing authorized expansion boundaries for the refuge	The General Plan's discussion regarding Area H has been amended to further discuss the potential for USFWS maintenance. Figure NR-2 is an exhibit prepared by the USFWS for the Don Edwards Wildlife Refuge. AS such, the figure has only been modified to indicate the City of Redwood City corporate boundaries.
561	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The section on Urban Runoff and Water Quality, NR-33, should mention the important role that wetlands can play in absorbing and filtering storm water.	Comments have been reviewed and text has been revised as appropriate.

562	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	The phrase "that include wildlife, plant species, and animal habitat" should be deleted from Policy NR-7.4.	Comment has been noted; however, original language has been retained and can now be referenced under Policy NR-8.4.
563	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	This policy and similar programs should not use this limiting language. "Work with regulatory agencies, non-profit groups, and other organizations in the conservation, maintenance, acquisition, and restoration of open space lands that include wildlife, plant species, and animal habitat."	Comment has been noted and the term "work with" has been amended to "Consult with", see Policy NR-8.4
564	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Policies NR-5.3 and 5.5 [NR-39] should also mention floodplains.	Comments have been reviewed and text has been revised as appropriate.
565	Natural Resources	Natural Habitat and Open Space	9/8/09	Save the Bay	Program NR-33 should also make reference to the role of wetlands in providing nurseries for fish.	Comments have been reviewed and text has been revised as appropriate.
566	Natural Resources	Policies	7/27/09	James Jonas	Maritime communities require certain infrastructure to interface with the water, for example - docks, ramps and utilities. GP Policy NR-5.3 and NR-5.5 inadvertently threatens this community	Comment has been reviewed and the general plan has been revised as appropriate.
567	Natural Resources	urban forest	7/27/09	Public Comment	Urban forest Language about trees is different than pilot task force – NR-42- need to re-check	Natural Resources programs have been revised to note the pilot tree program and the Community Taskforce on Tree
568	Natural Resources	Water Resources	7/27/09	Public Comment	"Water water everywhere and not a drop to drink"	Water Supply is discussed in the Infrastructure and Water Resources Elements
569	Natural Resources	Water Resources	7/27/09	Public Comment	Where's all the extra drinking water coming from? We have many more units on the books , but we've already over on water allotment. So where's the water coming from – and – Sewage Plant – addition? Build another?	Water supply is discussed in the Infrastructure and Water Resources Elements
570	Natural Resources	Water Resources	7/27/09	Public Comment	City discourages private well water use. Wells are already taxed.	Comment noted. Water supply is discussed in the Infrastructure and Water Resources Elements
571	Natural Resources	Water Resources	7/27/09	Public Comment	Where is Hetch-Hetchy & What does it take for City to utilize?	The Hetch-Hetchy right of way is identified in the Built Environment's Infrastructure section. Furthermore, the Trails and Connection Chapter talks about potential use of Hetch Hetchy land for trails. City will continue to have discussions with San Francisco Public Utility Commission.
572	Natural Resources	Water Resources	7/27/09	Public Comment	Tax on water well users? How does that encourage new water sources	Assigning a cost may force users to seek other sources of water supply
573	Natural Resources	Water Resources	7/27/09	Public Comment	Tax on backflow device users?	No tax on backflow device uses is proposed.
574	Natural Resources	Water Resources	7/27/09	Public Comment	Wants/Needs – Housing , what we cannot control – climate change, sea level rise. Is/how is G.P. resilient to things we can't control	The General Plan and its EIR will discuss basic needs such as affordable housing and preparing for sea level rise. Mitigation measure will address flooding, earthquake, and other disasters. The document will also discuss future wants that will improve the quality of life such as parks. The General Plan discusses a wide variety of these issues through its policies and programs and is resilient to respond to these issues. Monitoring of housing supply, sea level rise, and other impacts will dictate appropriate action..
575	Natural Resources	Water Resources	7/27/09	Public Comment	We can do w/o Hetch Hetchy and then restore another Yosemite.	No response necessary, this comment is outside of the scope Redwood City's General Plan
576	Natural Resources	Water Resources	7/27/09	Public Comment	Sea level Rise	Further discussion regarding sea level rise can be referenced in the Public Safety Element

577	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	Need strong measures to reduce (ozone missions for AB32 compliance.	Discussed in City's draft Climate Action Plan which is under preparation.
578	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	Consider Don Weden's counsel about planning for: - Needs – some quality of life with key drivers < Housing , known things we can't control = Climate change + sea level rise.	General Plan will examine the needs of the City (such as housing obligations and challenges of sea level rising) although it will not technically classify them as "needs" or "wants"
579	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	How does housing increase impact climate change?	Housing increase's impact on climate change will be discussed in EIR and climate action plan. Please include a positive statement regarding how our new housing in specific transit oriented locations is a strategy
580	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	Almost half of RWC is under water.	Some of the General Plan maps illustrates this fact.
581	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	Need to plan for fact that sea level is rising.	The General Plan addresses sea level rise in association with climate change in a number of policies and programs including but not limited to the following programs: "Climate Change Consultation", "Sea Level Rise Response Strategy", "Climate Change Indicators", "Global Warming Response Plans", and "Construction Standards Amendment".
582	Public Safety	Atmosphere and Climate	7/27/09	Public Comment	Housing developments on the outskirts of downtown will promote walking, biking into shopping & eating establishments. Less cars will go downtown for workers in government agencies.	Housing element calls for higher densities in and around the downtown. It will promote walking and less cars.
583	Public Safety	Goal	9/8/09	Save the Bay	Goal PS-51 does not clearly meet the standard for comprehensiveness and specificity in AB162, Section B(ii) – Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.	Changes throughout the General Plan have been made to more thoroughly address AB162.
584	Public Safety	hazards management	7/27/09	Public Comment	Provide area wells for public for emergency use. Treatments & generators included	The Natural Resources Element's water policy has been revised to address this comment.
585	Public Safety	hazards management	7/27/09	Public Comment	Restrict development in areas prone to flooding.	Development will follow FEMA standards and requirements for flood prone areas.
586	Public Safety	hazards management	7/27/09	Public Comment	New dev. Dependent on new levee systems is not in Community's best interest.	The General Plan states that all the levees shall be brought up to FEMA standards and direction, including planning for potential rise in the sea level.
587	Public Safety	hazards management	9/1/09	Tom Pressburber	I think you should have programs to educate residents and businesses as to alternatives that are less toxic.	San Mateo County Health Department and the City's Fire Department educate and provide information on toxic materia
588	Public Safety	hazards management	9/1/09	Tom Pressburber	PS 31 should mention sea level rise in general, I ask whether the 100 year flood guidelines based on historical data will be accurate for future predictions, because of global warming.	Additional consideration of flooding is being considered in the revised draft. FEMA is updating its flood hazard maps.
589	Public Safety	hazards management	9/8/09		It is unclear whether the Awareness Floodplain Mapping Program maps and 200-year flood plain maps have been accepted by the Department of Water Resources (DWR). Gov. Code sec. 65302(g)(2)(A)(vi).	Changes throughout the General Plan have been made to more thoroughly address AB162.

590	Public Safety	hazards management	9/8/09	Save the Bay	If the city has consulted with FEMA and/or DWR to identify any lands as unsuitable or less suitable because the flood management infrastructure is not adequate to avoid the risk of flooding, this should be clearly documented in the General Plan or supporting documents. We request that you provide such documentation to the public if the required consultation has occurred.	Changes throughout the General Plan have been made to more thoroughly address AB162.
591	Public Safety	Policy	8/28/09	San Mateo County ALUC	<i>Continue to consult with San Mateo County ALUC to promote "fly neighborly" programs.....</i> It should read: Continue to consult with San Mateo County Airport Division, FAA, and Pilots Association to promote "fly neighborly" programs. (Note the intent of this change is to list those agencies that truly are involved with the "fly neighborly" program and have some control over aircraft operations]	Text has been incorporated as proposed
592	Public Safety	Policy	8/28/09	San Mateo County ALUC	<i>Require that land uses within the identified noise impact zones of San Carlos Airport be reviewed and that potential noise impacts be mitigated as appropriate by the developer - to be.</i> (Note: the intent of this change was to make sure that it is clear the ALUC or Airport would not do the mitigating, but rather the developer or project sponsor would do so)	Text has been incorporated as proposed
593	Public Safety	Policy	8/31/09	C/CAG	Require that proposed land uses within the identified aircraft noise impact zones contours for San Carlos Airport be reviewed <u>by the Airport Land Use Commission (C/CAG Board)</u> and that potential noise impacts be mitigated, as appropriate, <u>by the project sponsor</u> – to be consistent with the Aircraft Noise/land Use Compatibility Standards in the San Mateo County Airport Land Use Plan <u>for the environs of San Carlos Airport.</u>	Text has been incorporated as proposed
594	Public Safety	Policy	8/31/09	C/CAG	Continue to consult with the San Mateo County ALUC <u>Department of Public Works Airports Division and the appropriate FAA officials</u> to promote "fly neighborly" programs that minimize the noise impacts from aircraft take-offs and other low altitude aircraft operations associated with San Carlos Airport."	Text has been incorporated as proposed
595	Public Safety	Policy	9/8/09	Save the Bay	Policy PS-47 does not clearly meet the standard for comprehensiveness and specificity in AB162, Section B (i) Avoiding or minimizing the risks of flooding to new development.	Changes throughout the General Plan have been made to more thoroughly address AB162.

