

MINUTES

PLANNING COMMISSION
May 2, 2006
7:00 p.m.

Council Chambers *
1017 Middlefield Rd
Redwood City, CA
Ph: 650-780-7233
Accessible to Disabled

DRAFT

COMMISSIONERS PRESENT: Commissioner Claire, Commissioner Coddling, Vice-Chair Cronin, Commissioner Gee, Commissioner Paulson, Commissioner Radcliffe, and Chair Seybert

COMMISSIONERS ABSENT: None

STAFF PRESENT: Principal Planner Passanisi, Assistant City Attorney Aranda, Planning Secretary Mateo

GUESTS: Janet Borgens, Vice Chair of the Housing and Human Concerns Committee, Debbi Jones-Thomas, Housing Coordinator

PROCEEDINGS RECORDED: For further information not contained in this draft of the written minutes, a tape recording of the entire meeting is available for listening at the Planning office, located in City Hall, Redwood City.

AGENDA POSTED: Copies of the Agenda for this meeting are posted at City Hall on the Friday prior to the Planning Commission meeting.

1. ROLL CALL

2. APPROVAL OF MINUTES:

M/S: (Coddling/Radcliffe) to approve the Minutes of March 21, 2006 as submitted.

Motion Passed 7-0

M/S: (Radcliffe/Gee) to approve the Minutes of April 4, 2006 as submitted.

Motion Passed 6-0; 1 absention (Coddling)

3. ORAL COMMUNICATIONS: None

4. GENERAL PLAN UPDATE – GUIDING PRINCIPLES (Public Hearing)

Tom Passanisi gave a power point presentation on the following:

REDWOOD CITY GUIDING PRINCIPLES

The guiding principals grew out in a series of nine public hearings that were held over a year and a half.

PUBLIC OUTREACH

- 1/3/04: Planning Commission
- 2/18/04: Friendly Acres
- 4/6/04: Roosevelt Neighborhood
- 5/18/04: Redwood Shores
- 6/29/04: Farm Hill Neighborhood
- 10/5/04: Centennial/Edgewood Park
- 12/14/04: Palm Park/Woodside Plaza
- 2/15/05: Stambaugh/Heller Neighborhood
- 6/2/05: Sequoia High School

NEIGHBORHOOD WORKSHOP THEMES

- Preserve Redwood City's historic diversity
- Protect and improve the City's single family neighborhoods
- Revitalize downtown
- Connect neighborhoods, commercial areas, and public places
- Change the character of El Camino Real
- Increase access to parks and open space
- Concentrate development in the right places

CITY REVIEW

- General Plan Subcommittee: April 28-May 12, 2005
- Planning Commission and City Council: June 13, 2005

GUIDING PRINCIPALS

Plan for sustainability within our finite resources including but not limited to open space, water, energy, and air quality.

Redwood City recognizes its long-term obligations to future residents by protecting its environment and waterways. The City has embraced sustainable "green" principles and promotes and encourages developments that conserve natural resources.

Ensure that change harmonizes with existing development to preserve our historic and neighborhood character.

Redwood City will not become stagnant, but will change over time to meet the trends and demand of its populace. At the same time it is important that these changes will recognize and preserve the historical context and character of our city.

Strengthen economic vitality to provide jobs, services, revenues and opportunities.

A healthy economy creates for a healthy community. The City will create a healthy and diverse economy which will retain and attract new industries, support the tax base, and sustain the ability to provide important services for existing and future residents.

Preserve and generate awareness of our cultural, educational, and recreational diversity and historic heritage.

Redwood City will continue to foster an inclusive, multi-generational, economically, and ethnically diverse city. It values diversity and will maintain it through public/private partnerships, programs and policies.

Partner with and embrace our neighborhoods to improve the health, safety, and well being for all in our community.

Neighborhoods are an important fabric of the City and can help define social, cultural, and physical identities. The City will work with neighborhood residents to create a safe and healthy “neighborhood village” consisting of mixed uses, strong transportation links, centered on a focal activity area.

Continue to make community participation an important part of achieving a greater city.

Community building and public participation is the cornerstone of a thriving city. The City is working together through its neighborhood boards, PACT (Partnership Academy for Community Teamwork) and Community Builders Program to work on neighborhood issues and improve their well being.

Work to develop attractive transportation alternatives to the automobile, including a unique transportation hub and ferry system.

The public should have choices of transportation systems available in Redwood City, and not have to just depend on the automobile. This is especially important for the youth and elderly of the City.

Design for active pedestrian and bicycle-friendly streets and public spaces.

In the future, pedestrian and bicycle connectivity will be just as important as levels of service for autos. For this reason, new developments and public spaces will be designed with pedestrians and the public in mind.

NEXT STEPS

- Vision and Story Telling: May 16 and May 30
- Public Review of Draft Elements: June 2006 – Feb. 2007
- Planning Commission review of EIR and General Plan: March – Spring, 2007
- City Council review of General Plan: Summer, 2007

Chuck Ashton, Redwood City Library, made some comments regarding the Planning Commission meeting on May 16, 2006 at the Peninsula Covenant Church, 3560 Farm Hill Blvd. in Redwood City, regarding the Vision 2020 of Redwood City: Guiding Principals.

The vision that will be presented that night sprouted from various neighborhood discussions and meetings with the General Plan Subcommittee, Planning Commission and City Council over the last several years.

The meeting on May 16, 2006 will be a virtual tour of Redwood City in the year 2020, visiting several spots in town.

GENERAL PLAN WEBSITE:

www.redwoodcity.org

Information regarding the General Plan update will be on the website under hot topics.

VISION 2020: GUIDING PRINCIPLES SUMMARY

- Plan for sustainability
- Ensure change harmonizes with existing development
- Strengthen economic vitality
- Preserve and enhance our diversity and history
- Partner with and embrace our neighborhoods
- Make community participation important to achieving a great City of Redwood City work to develop attractive alternatives to the automobile
- Design pedestrian-friendly and bike-friendly streets and public spaces

Chair Seybert stated what was found from all the meetings that took place are foundational principles, specifically broad based principles, or a guiding light to how the rest of the general plan really is developed. Chair Seybert noted that on the guiding principles what is written in the bold writing are the guiding principles themselves. The additional comments under each one are simply meant for this meeting to help public understand the thought process that went into those.

Commissioner Paulson spoke on how the General Plan Subcommittee worked; the Committee started off looking at other City's guiding principles and worked with those to match Redwood City.

PUBLIC HEARING

Tim Fanelli, Redwood City resident, stated that it is time for Redevelopment on Chestnut and Clinton Street. The buildings are very old and are in very poor condition.

Matt Leddy, Friends of Redwood City, made some refinements to the guiding principals, and added a ninth principal:

Redwood City recognizes and celebrates the historical and ecological significance of our urban creeks and forest, and our bay lands.

Our creeks, urban forest and bay lands are significant parts of the larger San Francisco Bay area ecosystem and support us, our neighbors and wildlife. As an important member of the bay front community, the City supports and contributes to efforts to restore and preserve these natural resources.

Clem Molony, Linkso Garden Materials, wanted to acknowledge two or three of the guiding principals are directly related to the input given by the community over the past year at public meetings. He commented that it is nice to know that City appreciates the diversity of its business community, and as development occurs it harmonizes with the existing businesses. He applauds the efforts of the Planning Commission and Planning staff.

Greg Greenway, representing Seaport Industrial Association, would like to acknowledge all the hard work that the Planning Commission and City Council have put into this document. It does a great job reflecting the public input. He would like word "long-term" added to the first guiding principle, and the third principal should say "retain existing industries and attract new industries", the fourth principle in the explanatory text speaks to "economic diversity", that should be raised to the bold area, and regarding the eighth principle he would like to mention the long-term nature of these kinds of transportation investments, roadway or transit oriented development investments.

Joe LaClair, Friends of Redwood City, believes the non-bold print of the Guiding Principles is very helpful and would like to add a ninth guiding principle to the document regarding urban creeks, and forest, and bay lands. He would also like to commend the General Plan Subcommittee and the staff for their work in preparing the draft Guiding Principles.

Janet Borgens stated that there is a Committee that has been activated and are currently re-activating the program called N.E.R.T. (Neighborhood Emergency Response Team) and on June 9th, 10th, & 11th, 2006 a group will be going across the bay to be re-certified and they will then come back to their neighborhoods and certify people within the community. The program will help promote the two guiding principles; "*Partner with and embrace our neighborhoods to improve the health, safety, and well being for all in our community*" and "*Continue to make community participation an important part of achieving a greater city.*"

M/S (Cronin/Codding) to close public Hearing
Motion Passed

COMMISSIONER COMMENTS

Commissioner Paulson commented that while the Planning Commission refers to the principles by number they are not weighted at all and they will not have a first, second, or third when it comes to the final General Plans.

Mr. Passanisi stated as the General Plan is written each element will make reference to the particular guiding principal, so that there will be a connection.

Commissioner Radcliffe thanked everyone for their input and would like to put flyers out at the Farmers Market regarding the General Plan and reach more people.

Commissioner Cronin stated as a member of the General Plan Subcommittee he appreciates some of the comments that were given tonight, and would like the Planning Commission to be careful not to spend too much time on adopting this, so that they were able to move on to the next step.

Commissioner Paulson stated that regarding the principal, *Preserve and generate awareness of our cultural, educational, and recreational diversity and historic heritage*, would like to put in the word "economic" between educational and recreational. She likes the Guiding Principle proposed by Joe LaClair from Friends of Redwood City, regarding open space and reserving parks and bay.

Commissioner Gee thanked everyone in participating in the General Plan visioning process. He believes sustainability needs to be grounded as Planning Commission works forward on more detail because that word can mean different things to different people. He agrees that there should be an addition of a Guiding Principle regarding open space, maybe something that the Subcommittee can work on.

Mr. Passanisi stated that there are seven required elements: Housing, conservation, open space, circulation, noise, safety. In addition to the seven required elements, five additional optional elements are being added and those are: human services, child care, economic development, historic resources, and infrastructure and water.

Chair Seybert stated that it is important that the General Plan document hold information in the proper place. The proper place for this information, and much more explanatory information for each one, is in the summary sections of the General Plan. He would like the addition of the word "economic" in the principle, "*Preserve and generate awareness of our cultural, educational, and recreational diversity and historic heritage*", and would like the word "convenient" added in the transportation alternatives. He also believes that the item recommended for the ninth principle is already incorporated in all the other Guiding Principles.

M/S (Paulson/) adopt the guiding principals as drafted with the following changes: paragraph four should read, "*Preserve and generate awareness of our cultural, educational, **economic**, and recreational diversity and historic heritage.*" Paragraph seven should read "*Work to develop attractive **convenient** transportation alternatives to the automobile, including a unique transportation hub and ferry system.* Also recommend that staff come back to the Planning Commission with a paragraph number nine that specifically addresses Redwood City open spaces that relates to creeks, bay fronts, and urban forests.

Motion Fails due to lack of second

M/S (Paulson/Gee) recommend to adopt the principles before the Planning Commission with the following changes. In Principle four add the word "economical" between educational and recreational, paragraph number 7 add "convenient" between attractive and transportation.

Preserve and generate awareness of our cultural, educational, economical, and recreational diversity and historic heritage.

Work to develop attractive convenient transportation alternatives to the automobile, including a unique transportation hub and ferry system.

Motion passed 7-0

Commissioner Paulson asked that the Planning Commission, when they get to the open space, revisit this number nine.

Chair Seybert thanked everyone who participated in this process and the public in Redwood City and encourage people to stay involved

Mr. Passanisi asked that any comments be given in writing to the Planning Commission so that it can be made part of the record.

5. MATTERS OF COMMISSION INTEREST

➤ **Upcoming Meetings**

Peggy Bruggman stated that the City Council delegated to Planning Commission the consideration of the Urban Reserve designation out at the Cargill Salt pond. She was wondering what upcoming meeting that issue specifically, will be considered.

Mr. Passanisi replied that it would be part of the land use element, scheduled for early fall, September, 2006.

May 9, 2006 Joint Study Session involving the Planning Commission and the Architectural Review Committee to discuss the Sequoia Hospital development and campus.

May 16, 2006 General Plan Guiding Principals storytelling at the Peninsula Covenant Church.

7. ADJOURNMENT

M/S: (Claire/Gee) to adjourn the meeting.

Motion Passed

The meeting adjourned at 8:00 p.m. to reconvene at the next Planning Commission Meeting scheduled for May 2, 2006 at 7:00PM in the City Hall Council Chamber, 1017 Middlefield Road, Redwood City, California.