
9. LAND USE AND PLANNING

This SEIR chapter addresses the land use and planning implications of the proposed project site change from the former @Home office/R&D use to the Stanford Outpatient Center medical clinic use, focusing on the project aspects that differ from those addressed in the 1996 Midpoint Technology Park Final EIR and 1998 SEIR.

9.1 SETTING

The 1996 EIR and 1998 SEIR together provided a complete and adequate description of project vicinity land uses and planning considerations at the time. Portions of those setting descriptions most relevant to the proposed project changes are summarized and updated below.

9.1.1 Existing On-Site Land Use

The Stanford Outpatient Center project would be developed within the boundary of the existing Midpoint Technology Park, specifically the northeastern portion of the business park comprised of four existing buildings at 420, 430, 440, and 450 Broadway and their adjacent grounds and parking areas.

The existing Midpoint Technology Park campus encompasses approximately 48.4 acres. Broadway, an east-west oriented arterial street, bisects the campus. The northeastern portion of the campus proposed for conversion to Stanford Outpatient Center use--i.e., the "project site"--totals approximately 11.3 acres. The project site is bounded by U.S. 101 on the north, Rolison Road on the east, Broadway on the south, and a 9.3-acre portion of the Midpoint Technology Park on the west.¹

Approximately 85 percent of the 11.3-acre project site consists of building footprints or pavement. The remaining 15 percent of the site is comprised of a central landscaped area facing Broadway--including turf, several trees, vegetation, and pedestrian walkways--and various parking area and building entrance area landscaping (turf and vegetation).

¹*Note:* The directions (north, east, south, west) used in this document are the "true" directions that correspond with the orientation of the maps, illustrations, and project plans included herein; i.e., this document uses the same directional adjectives as the project application materials submitted to the City of Redwood City in order to maintain consistency with the various project-specific documents and submittals that City staff will be reviewing. *References to traffic flow (e.g., chapter 12), however, describe roadways in common regional nomenclature such as "U.S. 101 North" and "U.S. 101 South."* For example, common perception could conclude that U.S. 101 runs in a north-south direction adjacent to the project site; however, in the project vicinity, U.S. 101 truly runs west-east. Traffic engineering studies typically refer to "101 North" and "101 South" in descriptions of the regional transportation network, with descriptions of other roadways based on the general north-south direction of the highway; therefore, because traffic flow calculations are directly tied to *regional* traffic models, descriptions of *traffic flow direction* in this document correspond with the "U.S. 101 North/U.S. 101 South" assumption.

The four existing Midpoint buildings (totaling approximately 360,500 square feet) proposed for conversion to Stanford Outpatient Clinic use were originally constructed between 1998 and 2000 for the @Home Corporation, which vacated the buildings in 2002. Since that time, portions of the four buildings have been intermittently occupied; however, the four buildings are now completely vacant.

9.1.2 Existing Adjacent Land Uses

Existing land uses adjacent to the project site are diagrammed on Figure 9.1 (Project Vicinity Existing Land Use). U.S. Highway 101 (Bayshore Freeway) is located north of the project site. Uses located immediately east of the project site include the adjacent Broadway Towers Apartments (seven stories, formerly Mariposa Apartments) and associated carport area, along Rolison Road and Second Avenue between Broadway and U.S. 101; and, across Second Avenue, the Friendly Acres neighborhood.

Across Broadway to the south are an approximately 27.8-acre portion of the Midpoint Technology Park, as well as Andrew Spinas Park (tot lot, basketball court, tennis courts, picnic area), and Redwood City Fire Station No. 11. Uses located to the west of the project site include the adjacent 9.3-acre portion of the Midpoint Technology Park; and, across Douglas Avenue generally to Woodside Road, heavy commercial and light industrial uses, several with accessory office uses.

9.1.3 Cumulative Development Trends in the Project Vicinity

Other development projects that are either currently under construction, approved, pending, or anticipated in Redwood City include:

- West Point Marina: Phase I (under construction)--408 slips and Harbor Master office; Phase II (approved)--boatyard shop and storage areas plus boat house/rowing facility; and Phase III (approved)--yacht club, four retail shops, yacht sales office and showroom, marina shop, sailing school/charter service, and restaurant;
- Downtown cinema/retail complex (under construction; 2107 Broadway; 4,200 seats plus 80,000 sq. ft. retail);
- Abbott Labs R&D (approved; 1 Chesapeake Drive; 541,000 sq. ft.);
- New medical office building (approved; 369 Main Street; 7,500 sq. ft.);
- Kaiser Master Plan (approved; four medical office buildings totaling 441,000 sq. ft.; hospital of 420,000 sq. ft.; wellness center of 20,000 sq. ft.; administration building; and five parking structures);
- Bayside Gardens (pending, not yet approved; East Bayshore Road; 600 apartments plus 8,300 sq. ft. retail);
- Sequoia Hospital expansion (pending, not yet approved; 170 Alameda de las Pulgas; hospital addition of 143,000 sq. ft.; medical office building of 50,000 sq. ft.; and parking structure);

Figure 9.1. Project Vicinity Existing Land Use.

- Costco expansion (pending, not yet approved; 2300 Middlefield Road; addition of 25,000 sq. ft. plus 16-pump gas station);
- Downtown Precise Plan (pending, not yet approved; 2,400-3,400 residential units over 30+ yrs.);
- El Camino Real residential (potential future; 800 units over 30+ yrs.);
- Woodside Road residential (potential future; 800 units over 30+ yrs.);
- Marina Shores development (potential future; 42 acres of mixed use, not yet decided);
- Jefferson/Middlefield site (across from downtown cinema) (potential future; adjacent to downtown cinema, possible future commercial development);
- Various multifamily residential projects (approved or pending; totaling approximately 170 units); and
- Currently unoccupied space in existing developments, including Pacific Shores (970,000 sq. ft. unoccupied), Midpoint Technology Park (289,000 sq. ft. unoccupied, not including proposed project buildings), Seaport Center, and Woodside Technology Park.

Additional development is also expected to occur over time in neighboring communities--e.g., North Fair Oaks, East Menlo/Menlo Park, Atherton, San Carlos, Woodside, and other incorporated and unincorporated San Mateo County areas.

The potential cumulative environmental impacts of this foreseeable surrounding development, in combination with the proposed Stanford Outpatient Center land use change, have been evaluated and described in appropriate chapters of this SEIR, including: Air Quality (chapter 5), Hazards and Hazardous Materials (chapter 7), Housing (chapter 10), Fire/Emergency Services and Child Care (chapter 11), Transportation/Circulation/Parking (chapter 12), and Utilities (chapter 13).

9.2 PERTINENT PLANS AND POLICIES

9.2.1 Redwood City Strategic General Plan

The current Redwood City Strategic General Plan (adopted in 1990) contains the following land use-related statements, objective, and policies relevant to consideration of the land use and planning implications of the proposed project:

Summary (Chapter 2):

- *Pleasant residential neighborhoods free of traffic, noise and pollution is a primary goal of the Strategic General Plan. (Statement from page 2-1)*

Land Use Element:

- *Integrate a range of land uses to ensure that Redwood City is a desirable place to live.... [This] land use goal recognizes the diversity and complexity of the present urban form but envisions a more desirable and harmonious physical relationship between the parts and pieces that make up Redwood City--as changed uses, as new construction, and as redevelopment occur in the course of time. (Goal statements from page 6-1)*
- *Provide sufficient land for a variety of employment opportunities with optimum commute access. (Objective 3, page 6-5)*
- *Residential neighborhoods should be protected from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment. (Policy L-2, page 6-5)*
- *Industrial and employment areas should encourage accessory uses and services such as restaurants, health clubs, child care, office supply sales, and delicatessens. (Policy L-7, page 6-5)*
- *Industrial development should incorporate measures to minimize negative impacts on nearby land uses. (Policy L-8, page 6-5)*

Conservation Element:

- *The visual qualities of the community should be preserved and improved. (Policy C-7, page 10-4)*

9.2.2 City-Adopted On-Site Land Use Designations

Figure 9.2 (General Plan Designations) and Figure 9.3 (Zoning Designations) illustrate the current City-adopted land use designations for the project site and vicinity. The project site is designated *Industrial--Research and Development Uses* by the Redwood City Strategic General Plan and is zoned *IR (Industrial--Restricted)* by the Redwood City Zoning Ordinance. The proposed project is consistent with both the General Plan and zoning designations for the site, which allow public or quasi-public uses "operated by a private non-profit education, religious, recreational, charitable, or medical institution and having the primary purpose of serving the local community" (Redwood City Zoning Ordinance, Article 2, Section 2.83 and Article 17, Section 17.2). Stanford Hospital & Clinics is a non-profit medical institution.

9.2.3 ABAG's Regional Land Use Policy Framework

The most recent regional land use policy document by the Association of Bay Area Governments (ABAG) is entitled A Proposed Land Use Policy Framework for the San Francisco Bay Area, adopted by the ABAG Executive Board in July 1990. The document is described as a regional policy framework for future land use decisions in the Bay Area. The document contains policies pertinent to the proposed project that direct growth where regional infrastructure (e.g., freeways, transit, water, solid waste disposal, sewage treatment) is available and natural resources will not be overburdened; and encourage development that discourages long-distance commuting.

Figure 9.2. General Plan Designations.

Figure 9.3. Zoning Designations.

9.3 SUPPLEMENTAL IMPACT AND MITIGATION FINDINGS

9.3.1 Supplemental Analysis Scope

The scope of this supplemental land use and planning impact analysis is limited to identification of the mitigating (beneficial) effects and any additional adverse impacts associated with, the proposed project changes.

9.3.2 Significance Criteria

Based on the CEQA Guidelines, the project would be considered in this SEIR to have a significant additional land use and planning impact if it would:¹

- (a) Physically divide the community;
- (b) Conflict with any applicable land use plan, policy, or regulation of the City of Redwood City (including, but not limited to, the Redwood City Strategic General Plan and Zoning Ordinance), the City/County Association of Governments of San Mateo County (C/CAG), the San Francisco Bay Regional Water Quality Control Board (RWQCB), or the Association of Bay Area Governments (ABAG), adopted for the purpose of avoiding or mitigating an environmental effect; or
- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

Regarding significance criteria (a) and (c) above, the Initial Study (appendix 19.1 of this SEIR) determined that the proposed project would have no impact; therefore, these criteria are not discussed in this chapter.

9.3.3 Pertinent Project Changes

Figure 3.4 in chapter 3 herein (Description of Project Changes) illustrates the proposed project site plan. The visual impacts on adjacent land uses of the proposed changes to the site and buildings are evaluated in chapter 4 (Aesthetics) of this SEIR. Other environmental effects associated with the proposed change in land use are discussed in other corresponding individual SEIR chapters (e.g., air quality--chapter 5, hazards and hazardous materials--chapter 7, population and housing--chapter 10, traffic--chapter 12). Anticipated "land use" impacts, based on the criteria listed in section 9.3.2, above, are described below.

9.3.4 Supplemental Impacts and Mitigations

Population and Housing Growth and Concentration. The 1996 EIR and 1998 SEIR indicated that the added employment generated by the Midpoint Technology Park project would induce substantial additional growth and concentration of population in Redwood City, and identified this effect as a *significant unavoidable land use impact*. The proposed change in land use and occupancy for the four project buildings is expected to result in a reduction in total

¹CEQA Guidelines, Appendix G, item IX(a-c); and sections 15064(b and d) and 15125(d).

employment on-site, and thus a slight reduction in the overall Midpoint Technology Park employment population and housing growth impacts identified in the 1996 EIR.¹

Supplemental Mitigation: No significant additional population or housing growth and concentration impact has been identified; no supplemental mitigation is required.

Project Inconsistency with Redwood City Strategic General Plan Policies Regarding Land Use Compatibility. The project site is designated *Industrial--Research and Development Uses* by the Redwood City Strategic General Plan and is zoned *IR (Industrial--Restricted)* by the Redwood City Zoning Ordinance. The proposed project is consistent with both the General Plan and zoning designations for the site, which allow public or quasi-public uses "operated by a private non-profit education, religious, recreational, charitable, or medical institution" (Redwood City Zoning Ordinance, Article 2, Section 2.83 and Article 17, Section 17.2). Stanford Hospital & Clinics is a non-profit medical institution. Project development, however, could result in the following new land use impacts:

The proposed project involves introduction of a new large-scale medical clinic use in proximity to existing residential (e.g., Broadway Towers Apartments and Friendly Acres neighborhood), heavy commercial, light industrial, R&D, and public (Andrew Spinas Park, Taft Elementary School) uses. Although the project would result in a decrease in the Midpoint Technology Park employment total identified in the 1996 EIR, the proposed introduction of an average of approximately 855 patients per day on the currently unused project site may raise land use concerns regarding compatibility with these adjacent and nearby uses.

The currently proposed site plan indicates that the one patient drop-off area would be located on the west side of the site, away from residential and public uses adjacent to and near the site's eastern boundary (see Figure 3.4 in chapter 3 and Figure 9.1 in this chapter). However, the potential aesthetic (rooftop mechanical equipment), air quality (construction dust), traffic (roadway link intersection capacity), and parking impacts identified in chapters 4 (Aesthetics), 5 (Air Quality), and 12 (Transportation, Circulation, and Parking) of this SEIR, unless adequately mitigated, could be inconsistent with Redwood Strategic General Plan Land Use Element Policy L-2 regarding the protection of residential neighborhoods and Policy L-8 regarding "minimiz[ing] negative impacts on nearby land uses"; however, associated supplemental mitigation requirements are described in these SEIR chapters for implementation as conditions of required project approvals. With implementation of these mitigations, such land use compatibility impacts would be ***less-than-significant***.

Regarding existing light industrial/R&D and heavy commercial uses in the project vicinity, and their compatibility with the proposed Outpatient Center use of the project site, these existing land uses would continue to operate under land use controls, performance standards, and regulations imposed by the City, including the City Code of Redwood City and the Redwood City Zoning Ordinance. Also, as part of the project approval process, the proposed project would require City Planned Development Permit Amendment approval (per Article 46 of the Zoning

¹The population and housing impact differences associated with the proposed project land use changes are discussed in chapter 10--Population and Housing--of this SEIR. Under the previously approved project, the four on-site buildings would have accommodated approximately 1,300 employees; the Stanford Outpatient Center project would accommodate approximately 670 employees (see chapter 10).

Ordinance) and Use Permit approval (per Article 30.4 of the Zoning Ordinance). These approval procedures would involve City review of site, building, signage, lighting, landscape, and parking plans in order to, in part, "promote the most functional and aesthetic relationships between building structures, signs, open space and parking areas in residential, commercial and industrial zoning districts" (Article 46).

Mitigation: No additional significant land use impact has been identified; no additional supplemental mitigation is required.

Cumulative Land Use Impacts. The proposed project, together with other feasible development in the immediate vicinity and elsewhere in Redwood City (see subsection 9.1.3 herein), could contribute to cumulative land use incompatibilities (cumulative air quality and transportation impacts). The specific cumulative impacts associated with these particular impact categories are addressed, and associated supplemental mitigation requirements are described, in corresponding chapters of this SEIR. With implementation of these mitigations, the cumulative land use impacts of the proposed project would be ***less-than-significant***.

Supplemental Mitigation. No significant additional cumulative land use impact has been identified; no additional mitigation is required.