

Memo

To: Mayor Ira and Members of the City Council

From: Tom Passanisi, Principal Planner
Dan Zack, Downtown Development Coordinator

Date: March 11, 2010

Re: Downtown Precise Plan

Attached under separate cover is the revised draft Book II of the Downtown Precise Plan. The Downtown Precise Plan contains three major sections. Books I and III (“Community Intent & Guiding Principles” as well as “City Actions,” respectively) are not expected to be significantly revised. Book II, “Development Regulations,” is the basis of the entire plan and has been the primary focus of the revision, which is technical and well supported with highly detailed maps, charts, illustrations, etc. The new draft Book II document responds to legal challenges to the Environmental Impact Report (EIR) that were raised relating to potential shadow impacts; the protection of historic resources; and the need to study an alternate site for the precise plan. Book II as rewritten includes the incorporation of a shadow policy and clearly stated and highly detailed historic resource preservation regulations. In addition to these changes, staff took advantage of the opportunity to improve and simplify key aspects of the document. The issue related to study of an alternate site will be addressed in the associated EIR.

Staff is providing the new Book II document prior to your meeting on March 22 to allow Councilmembers sufficient time to become familiar with it. In addition to the Book II document, a separate summary of the revisions is also included to highlight areas that have been revised, reformatted, etc. together with an Historic Preservation Appendix. If you do not have a copy of the previously approved document and need one, let us know.

The purpose of the meeting on March 22 will be to provide the City Council with a summary of the new Book II. Planning, Housing & Economic Development Department staff will summarize the changes and be available to field questions. At

the same time, as part of the environmental review work, staff has prepared and published a new "Notice of Preparation" (NOP) which describes the new Downtown Precise Plan, location, and key components. The Planning Commission will review the NOP and hold an EIR scoping session for the public on March 30.

The City has also embarked on a comprehensive outreach program for the development of the draft EIR and Downtown Precise Plan which includes the following notification:

- Published a public hearing notice in a local newspaper and sent out notices to property owners and tenants within the DTPP Area, and to adjacent property owners within 300 ft. of the DTPP boundaries (required)
- Sent copies of the NOP to interested public agencies and to all previous recipients (required);
- Sent copies of the notice to interested developers, Downtown Business Group, and other individuals who have expressed interest in the downtown (optional);
- Published a special display ad in a local newspaper and in a local monthly news magazine (optional);
- Issued a news release to all media contacts and to others who subscribe to the City's news release e-mail list (optional);
- Sent notices to the City's Downtown Precise Plan e-mail list (optional).
- Sent e-mail notification to the City's Boards, Commissions, and Committees (BCC's), neighborhood associations and others (total of over 2,700 recipients) (optional);
- Sent e-mail notification to individuals who commented on the General Plan (optional)

All documents will be available on the City's Downtown Precise Plan web site (www.redwoodcity.org).

Actual formal review and adoption of the Downtown Precise Plan won't occur until after the EIR and public planning process is completed which should occur later this year. A more detailed staff report including background and project schedules will be sent to you prior to the March 22 meeting. Thank you.

Attachments:

1. Summary of Changes Table
2. Height Change Map
3. Draft Historic Preservation Appendix
4. Draft Downtown Precise Plan