

# DOWNTOWN PRECISE PLAN

CITY COUNCIL UPDATE DRAFT

3/22/2010





REDWOOD CITY, CALIFORNIA

**DOWNTOWN PRECISE PLAN**

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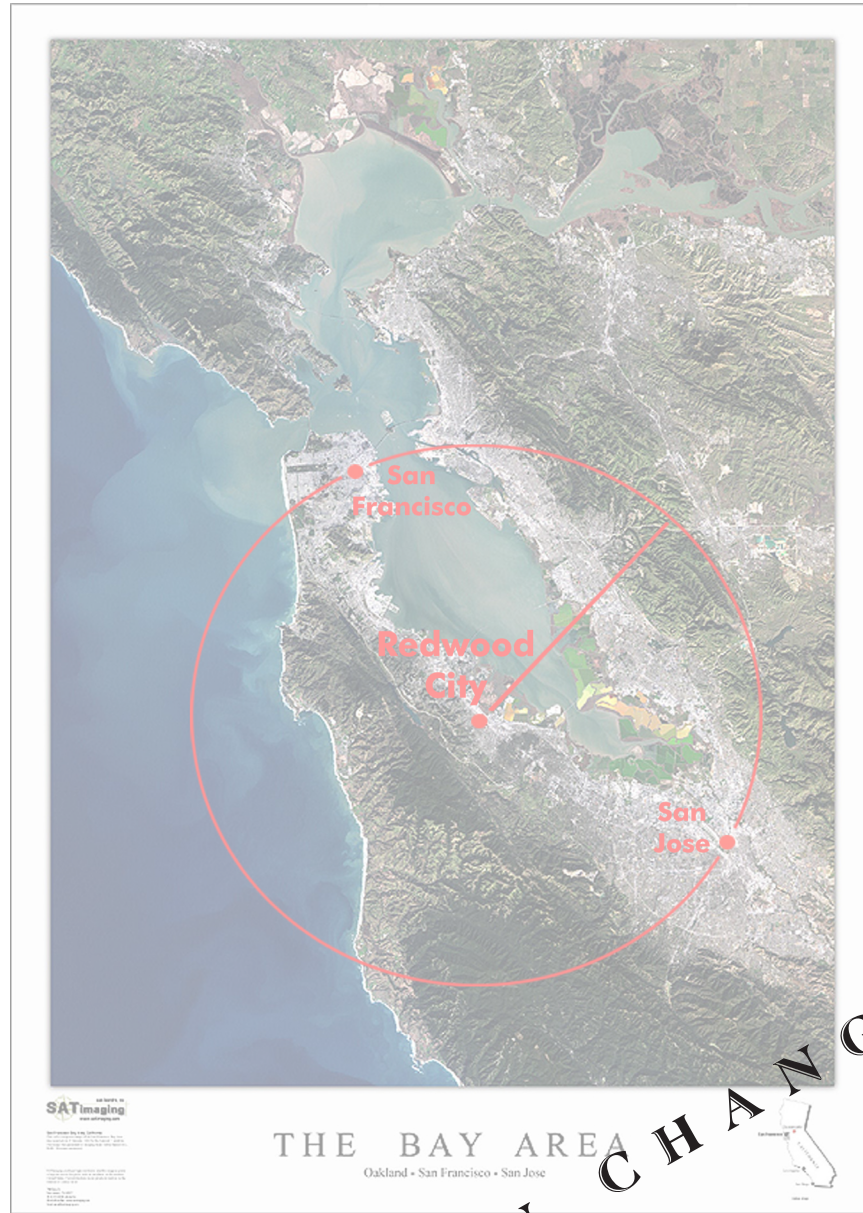


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# INTRODUCTION



## I.1. PURPOSE

The *Downtown Precise Plan* is established to orchestrate private and public investment actions in the Downtown for the purpose of reviving the Heart of the City. It establishes the primary means of regulating land use and development within the Precise Plan Area (see Fig. i.1. Downtown Precise Plan Area, opposite). It also establishes the primary means of planning City actions and investments in support of the growth of the Downtown.

The *Downtown Precise Plan* represents the detailed implementation of the broad policy directions contained within the *Redwood City General Plan* for the Downtown district. The regulations contained within the *Downtown Precise Plan* replace land use and development regulations previously contained within the *Redwood City Zoning Ordinance* for this portion of the City. In the event of conflicts with regulations and policies for land use and development in the DPP area, the DPP shall guide the decision making process for resolution. The Community Development Director will have discretion to take into consideration the vision and principles of the Precise Plan and guide the process for resolution of conflicts. The *Downtown Precise Plan* document does not replace or augment regulations pertaining to issues of building safety codes or other non-planning related codes. All applications for new construction, substantial modifications to existing buildings, and for changes in land use, shall be reviewed for conformance with the policies contained in the *Downtown Precise Plan*.

## I.2. AUTHORITY

This Precise Plan is adopted under the authority of Article 52 of the *Redwood City Zoning Ordinance*, which establishes Precise Plans as an authorized mechanism for regulating land use and development in the City.

## I.3. DOWNTOWN PRECISE PLAN AREA

The Downtown Precise Plan Area consists of approximately one hundred ninety-three acres within the City's historic center, and is bounded on the north by Veteran's Boulevard, on the east by Maple Street and the western edge of the Kaiser Permanente Hospital campus, to the Southwest by the properties lining the southwestern side of El Camino Real, and to the northwest by Brewster Avenue. The Precise Plan Area is bisected by the railroad right-of-way owned and operated by the Peninsula Corridor Joint Powers Board, and on which Caltrain commuter rail service is provided. The railroad tracks run through the district on a northwest – southeast axis, restricting pedestrian and vehicular access between the two sides. The entire Downtown Precise Plan Area falls within the Downtown Subarea of the Redwood City Redevelopment Agency Project Area. For a more precise record of the exact location of the Downtown Precise Plan Area, refer to Fig. i.1. "Downtown Precise Plan Area" map.

## I.4. DOCUMENT ORGANIZATION

The Downtown Precise Plan is organized into three sections, or "books," as follows:

*Book I: Community Intent & Guiding Principles* lays out the intended outcomes of the Plan. It describes the primary goals, the envisioned form that the future district will take, and the strategy to achieve those intended results.

*Book II: Development Regulations* establishes the primary means of regulating land use and development on privately owned properties located within the Precise Plan Area.

*Book III: City Actions* establishes the primary means of planning City actions and investments in support of the growth of the Downtown.

INTRODUCTION