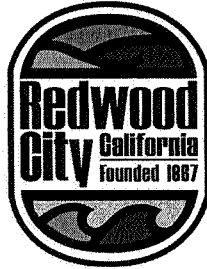


AGENDA

**PLANNING COMMISSION
Joint Study Session
With Architectural Review
Committee**

**July 14, 2009
7:00 PM**



650-780-7233

City Council Chambers*

City Hall

1017 Middlefield Road
Redwood City

*Accessible to Disabled

1. ROLL CALL

2. APPROVAL OF MINUTES

3. ORAL COMMUNICATIONS

This agenda category is limited to 15 minutes to be allocated for items not on the agenda as determined by the Chair. If you wish to address the Planning Commission under Oral Communications, please complete a Speaker's Card and give it to the Secretary.

4. CONSENT CALENDAR

5. HOPE (HOUSING OUR PEOPLE EFFECTIVELY) PLAN – REVIEW AND DISCUSSION

Project: Presentation by the HOPE Inter-Agency Council Board to discuss the HOPE action plan. The HOPE Plan is a ten-year action plan to end homelessness in San Mateo County.

Recommendation: Hear and discuss presentation

6. STANFORD IN REDWOOD CITY CONCEPT PLAN

Project Description: The demolition of 537,000 sq. ft. of existing office R&D space (all of the existing buildings and improvements except the Stanford Medical Outpatient Clinic and Genentech Buildings) that is proposed for replacement, in multiple phases, with Stanford University administrative office uses (75% to 80%); research and development uses (10% to 15%); and medical clinic uses (10% to 15%). Common support uses (i.e. cafeteria, childcare center, fitness center and other employee amenities) would occupy up to 80,000 sq. ft. of space. The project also includes an on-site storm water retention system, central pedestrian greenway and a new 3.2 acre park.

Recommendation: Review and provide feedback on the over-arching campus design components of the project that have been revised/updated based on community input. No actual decision on the Concept Plan is required at this time.

Project Planner: Maureen Riordan, Senior Planner; 650-780-7236; mriordan@redwoodcity.org;

7. MATTERS OF COMMISSION INTEREST

8. ADJOURNMENT

Adjourn to the regularly scheduled Planning Commission meeting on July 21, 2009, at City Hall Council Chambers, 1017 Middlefield Road, Redwood City, CA 94063

City staff will provide agenda materials in appropriate alternative formats, or disability-related accommodation. Please send a written request to Tom Passanisi at Planning Services, City of Redwood City, P. O. Box 391, Redwood City, CA 94064 or email at tpassanisi@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 72 hours before the meeting.

ATTENTION

Speaker cards are on the rostrum. If you wish to speak, complete the card and give it to the Secretary.

Planning Commission agenda materials, released less than 72 hours prior to the meeting, are available to the public at the Planning Division, 1017 Middlefield Road, Redwood City, CA 94063

REPORT

To the Redwood City Planning Commission
From Planning Staff

July 14, 2009

SUBJECT

Joint Study Session of the Planning Commission and Architectural Review Committee (ARC) on the revised Stanford in Redwood City Concept Plan

RECOMMENDATION

Staff recommends that the Planning Commission and ARC review and provide feedback on the over-arching campus design components of the Stanford in Redwood City project that have been revised/updated based on community input. Specifically, staff is requesting feedback on the following:

1. Land Use Program - Administrative office, R&D and health clinic uses;
2. Site Planning Concepts - City block configuration, site access, building focus on Broadway, parking structure focus on Bay Road, central campus heart/pedestrian greenway, reconfigured open space area near Spinax Park and phasing approach;
3. Building Heights and Intensity - Average height of four and five stories with lower building heights proposed near the Friendly Acres neighborhood and a taller "signature" building proposed near Highway 101. The proposed Floor Area Ratio (FAR) of 1.0 would also be consistent with the development intensity proposed for the site under the new citywide General Plan that is currently under review;
4. Design Elements - Streets and open space design; building and parking structure forms, entrances, materials and setbacks.

Note: The Study Session is not a decision making meeting nor is it a discussion of the potential environmental effects of the "Stanford in Redwood City" project. The public hearing on the project's environmental analysis - the Draft Environmental Impact Report (EIR) - will be held before the Planning Commission later this Fall and the Draft EIR will be available for a 45 day public review period at that time.

BACKGROUND

Project Description - The Stanford in Redwood City project would occupy a 35-acre portion of a larger 48-acre campus that is bisected by Broadway and generally bounded by Highway 101, Bay Road, Second Avenue and Douglas Avenue.

Campus properties not included in the Stanford project proposal, but that would be included in the Stanford Precise Plan, include: 420, 430, 440 & 450 Broadway (Stanford Medical Outpatient Center buildings at 360,000 square feet on 11-acres) and 550 Broadway (Genentech's 67,000 square foot building on 2.3-acres).

Stanford University has submitted an application that calls for the demolition of 537,000 square feet of existing office R&D space (all of the existing buildings and improvements except the Stanford Medical Outpatient Clinic and Genentech buildings) that is proposed for replacement, in multiple phases, with Stanford University administrative

office uses (75% to 80%), research and development uses (10% to 15%), and medical clinic uses (10% to 15%). Common support uses (i.e. cafeteria, childcare care center, fitness center and other employee amenities) would occupy up to 80,000 square feet of space. The project also includes an onsite storm water retention system, central pedestrian greenway and a new 3.2-acre park space adjacent to Spinax Park.

The concept plan proposes to triple the size of the existing campus with up to 1,525,000 square feet of building space in as many as 13 commercial buildings, four parking structures, surface parking lots and new streets with curbside parking that would contain approximately 4,500 parking spaces.

Community Outreach - Public hearings and community meetings held on the project thus far include:

- On July 15, 2008, the Planning Commission held a hearing and recommended initiation of General Plan/Zoning Map Amendments and Precise Plan for the Stanford in Redwood City project to the City Council.
- On August 11, 2008, the City Council held a hearing and approved the initiation of General Plan /Zoning Map Amendments and Precise Plan.
- On October 14, 2008, a public Scoping Session was held to obtain public input on environmental concerns related to the project that should be included for study in the project's Environmental Impact Report (EIR) analysis.
- On November 20, 2008, December 3, 2008 and January 9, 2009, the City held three meetings to facilitate community participation. The meetings were facilitated by Peninsula Conflict Resolution Center (PCRC) and held throughout the adjacent neighborhoods at the Police Activity League (PAL) building, Summit Preparatory School and Hoover School. The community input was and remains posted on the City's website.
- Stanford staff has also conducted their own outreach to the Friendly Acres and Redwood Village Neighborhoods, Sierra Club, Chamber of Commerce and Redwood City 20/20.

GENERAL PLAN AND ZONING COMPLIANCE

The project site and other properties identified above currently have a Light Industrial (Research and Development) General Plan designation and an "IR" (Industrial Restricted) Zoning designation with a 0.7 FAR development intensity. General Plan and Zoning Amendments would be required for the Stanford in Redwood City project in order to allow office uses and a higher 1.0 FAR development intensity. The proposed General Plan and Zoning Amendment requests will be brought before the Planning Commission and City Council for consideration at future public hearings.

The City's General Plan update, currently under way for the entire City, may also affect the Stanford Medical Outpatient Clinics and Genentech properties, potentially changing their General Plan designations from Light Industrial to Commercial Office Professional for the Genentech parcel and to a new Hospital designation for the Stanford Outpatient Clinics. Refer to Draft General Plan land use map - Veterans/ Broadway Corridor (Exhibit A).

DISCUSSION / ISSUES

At the three community outreach meetings outlined above, Stanford and City staff met with surrounding property owners and other stake holders to obtain input on Stanford's

conceptual plan submittal to the City. Refer to the original Stanford in Redwood City - The New Working Landscape concept plan (Exhibit B).

Stanford's revised concept plan responds to community and staff input as summarized below. Note: A wide range of comments were gathered at the community meetings. The following comments represent a subset of the total which are most related to the campus design. Refer to revised Stanford in Redwood City -The New Working Landscape concept plan (Exhibit C).

Summary of Community Design Input

What Do You Like About Project?

- Beautification of area & improved neighborhood image
- New street extensions into campus (Barron, Warrington and Hurlingame streets)
- Sustainable building design features
- Open space and new street trees on Bay Road

What Concerns Do You Have About Project?

- Building height & massing- Limit to five stories
- Building setbacks- Increase setbacks along streets and near residential neighborhood
- Buildings and central greenway inward focus/orientation – The project turns its back on neighborhood rather than becoming part of neighborhood
- Parking structure is needed close to open space area near Spinas Park to minimize overflow neighborhood parking.

Summary of Project Modifications based on Community and City staff input

- Creation of smaller city blocks - Improved pedestrian and auto circulation by extending Warrington Street from Bay Road to the Stanford Medical Outpatient Clinics property and Barron and Hurlingame streets from Bay Road to Broadway.
- Broadway as pedestrian route - Reoriented primary building entrances along Broadway to frame the street as a public space and for intuitive "way finding" with secondary building entrances ("collaboration pods") along interior greenway and on the sides of buildings.
- Bay Road as auto route - Focused parking structures on Bay Road near industrial/ retail (vs. residential) properties for more direct freeway access and to minimize cut through residential neighborhood traffic. The new Barron, Warrington and Hurlingame streets extensions should also help to minimize residential neighborhood cut-through traffic.
- Improved open space configuration - Created a more usable open space neighborhood amenity/ extension to Spinas Park.
- Minimized potential neighborhood parking overflow impacts by: 1) creating new street parking along the new Barron, Warrington and Hurlingame campus street extensions; and 2) locating parking structure P1 near the new open space extension to Spinas Park.
- Improved parking layout - Each phase contains its own parking structure/ lot.
- Reduced building heights - Lower, three-story buildings near Friendly Acres neighborhood with average five-story building heights and one taller, eight-story signature building is proposed near Highway 101.
- Increased setbacks of buildings/parking structures.

- Reduced building mass - Notched building /parking structure design to mimic the widths of Bay Road industrial buildings and parcelization.
- Improved building energy efficiency- South facing buildings use of natural light and favorable orientation for open space.

ENVIRONMENTAL REVIEW

On July 8, 2009 staff held an Environmental Impact Report (EIR) scoping hearing was held to obtain public input on potential environmental impacts/concerns of the project that the community felt should be addressed/ included for study in the Stanford EIR. The Draft EIR is currently being prepared and should be ready for public review by Fall of this year.

PUBLIC NOTIFICATION

Notification of the Study Session includes an expanded, 3,000 plus household mail out, City e-news notification and City website posting.

FUTURE STEPS

In Fall 2009, the Draft EIR/Precise Plan is on schedule to be available for a 45 day public review/comment period. The Project will come before the Planning Commission, City Council and ARC at the following future hearings/ meetings (dates are yet to be determined):

- Fall 2009 - Planning Commission hearing on Draft EIR/ Precise Plan
- Winter 2010 - Planning Commission hearing on Final EIR/ Precise Plan
- Winter 2010 - City Council discussion on Fiscal and Economic Impact analysis
- Winter 2010 - City Council hearing to consider approval of General Plan/ Zoning Map Amendments and Precise Plan
- Future Architectural Review Committee review of Phase I buildings, open space/landscaping and signage plan submittals.

RECOMMENDATION AND FINDINGS

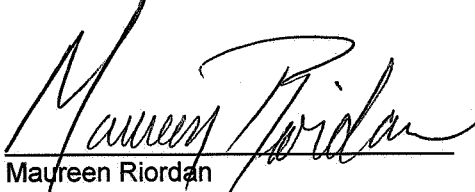
Staff believes that the revised campus development plan is a major improvement over Stanford's earlier plan submittal and responds to community and staff input. Staff is asking for Planning Commission and ARC direction on and confirmation of the "big picture" site planning issues relevant to building orientation, height and massing; pedestrian and vehicular access/circulation; and open space/ landscaping amenities. Staff is also interested in hearing preliminary comments on architecture and landscape design preferences.


The input received on the revised project concept plan will provide guidance to the City's Urban Design consultant as he continues to refine the Stanford in Redwood City Precise Plan. The Precise Plan will be used to regulate and guide future growth of the Stanford in Redwood City campus.

ALTERNATIVES

Since this is not a decision making meeting, no alternatives are presented. Staff requests the Planning Commission and ARC to provide input regarding the revised proposal and to do so in consideration of public input.

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Maureen Riordan
Senior Planner


Tom Passanisi
Principal Planner


Jill Ekas
Planning Manager

ATTACHMENTS

1. Exhibit A - Draft General Plan Veterans /Broadway Corridor Land Use map
2. Exhibit B - Original Stanford in Redwood City -The New Working Landscape concept plan
3. Exhibit C - Revised/updated Stanford in Redwood City -The New Working Landscape concept plan

RELATED DOCUMENTS IN PLANNING DEPARTMENT
Stanford University's project application file