

PLANNING COMMISSION MEETING

July 15, 2008

Planning Commission Members

Nancy C. Radcliffe, Chairperson

Jeffrey Gee, Vice-Chair

Tom Cronin

John Seybert

Janet Borgens

Rachel Holt

David Smith

AGENDA

PLANNING COMMISSION

July 15, 2008
7:00 P.M.



650-780-7233
City Council Chambers
City Hall
1017 Middlefield Road
Redwood City
*Accessible to Disabled

1. ROLL CALL

2. APPROVAL OF MINUTES – None

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 - NO ITEMS

5. INITIATION OF PRECISE PLAN – Stanford University

Project Description: Demolition of 537,000 sq. ft. of existing office Research and Development space that is proposed to be replaced by 1,525,000 sq. ft. of administrative office use, research and development uses, and medical clinic uses in up to 12 commercial buildings; up to five parking structures that would contain approximately 5,100 parking spaces. Common support uses (i.e. cafeteria, childcare center, fitness center and other employee amenities) would occupy 80,000 sq. ft.

Recommendation: Recommend to the City Council that it initiate the following:

1. General Plan Amendment
2. Zoning Map Amendment
3. Precise Plan

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

5. MATTERS OF COMMISSION INTEREST

- Appointment to Housing and Human Concerns Committee
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6. ADJOURNMENT

Adjourn to a Special Planning Commission Meeting on July 29, 2008 at 7:30 PM in Council Chambers, City Hall, 1017 Middlefield Road, Redwood City, CA.

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 Department, 1017 Middlefield Road, Redwood City, CA 94063

REPORT

To the Redwood City Planning Commission
From Planning Staff

July 15, 2008

SUBJECT

Initiation of General Plan and Zoning Map Amendments and Precise Plan for the “Stanford in Redwood City” campus project.

RECOMMENDATION

Make a recommendation to the City Council that it initiate a General Plan Amendment, Zoning Map Amendment and Precise Plan for the 33-acre Stanford University proposal, 11-acre Stanford Medical Clinics properties and 2.29-acre Genentech property located within the former 46-acre Midpoint Technology Park campus.

BACKGROUND

Project Description

The “Stanford in Redwood City” campus is proposed by Stanford University to occupy a 33-acre portion of a larger 46-acre (former Mid-Point Technology Park) campus that is intersected by Broadway and generally bounded by Highway 101, Douglas Avenue, Bay Road and Second Avenue.

The remaining 13-acres of the 46-acre campus include:

- 420, 430, 440 & 450 Broadway –Approved 11-acre Stanford Medical Clinics-owned site containing 360,000 square feet of medical clinic space; and
- 550 Broadway -Existing 2.29-acre Genentech-owned computer server farm site

The two (13-acre) properties listed above are not part of Stanford University’s proposed project, but staff proposes that they be included in the Stanford University Precise Plan in order to ensure that future on-site and off-site improvements for the entire 46-acre campus are designed comprehensively. Refer to “Stanford in Redwood City” binder, Tab 4 for “The New Working Landscape” site plan (illustration of proposed project site boundary and Genentech and Stanford Medical Clinics properties) previously provided to the Planning Commission.

Stanford University has submitted a conceptual design plan 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 Genentech and Stanford Medical Clinics buildings) and that is proposed for replacement, in multiple phases, with Stanford University administrative office uses (75% to 80%), medical clinic uses (10% to 15%) and research and development 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 proposes an onsite storm water retention system and a pedestrian greenway that would run through the center of the campus.

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 twelve (12) commercial buildings and five (5) parking structures that would contain approximately 5,100 parking spaces.

Adjacent Land Uses

The site has historically been used for light to medium industrial research and development purposes and is located adjacent to Highway 101 (east), Friendly Acres residential neighborhood (south) and (unincorporated County and City) industrial districts with one to two-story industrial land uses (west and north).

GENERAL PLAN AND ZONING COMPLIANCE

The project will require City Council approval of a General Plan Amendment to allow commercial uses because the proposed University administrative office and medical land uses are inconsistent with the existing "Light Industrial" (Research and Development) General Plan land use designation for the site.

A Zoning Map Amendment is also necessary because administrative office and medical uses are inconsistent with the purpose of the project site's existing "IR" (Industrial Restricted) Zoning District designation which is:

"To promote viable industrial areas by providing a district for the location of selected industries, wholesale establishments, specified retail establishments, and heavy commercial uses which can congregate together without offense to each other or to neighboring districts, yet which, because of the nature of their operations, cannot maintain standards as high as those required in the "IP" (Industrial Park) District. The zoning district is intended to preserve land for a wide range of industrial uses by limiting office uses."

The required Zoning Map Amendment for Precise Plans is to the "P" (Planned Community) Zoning District. The Precise Plan would provide standards and guidelines for, among other things, site layout (orientation of buildings, parking structures and open space areas), circulation (auto and pedestrian), and architectural design. Precise Plans have been the zoning tool used for other campus plans in Redwood City including Sequoia and Kaiser Hospitals.

ENVIRONMENTAL REVIEW

The Stanford University project would triple the building square footage and add five parking structures to an existing 33-acre, industrially-zoned campus to allow more intensive University-related commercial administrative office, medical clinic and, to a lesser extent, R&D land uses. The 1,525,000 square feet proposed by Stanford University would be in addition to the campus's existing 360,000 square feet of medical clinic space.

Staff has determined that an Environmental Impact Report (EIR) is necessary to identify, evaluate and mitigate potential environmental impacts that could be associated with Stanford University's proposed campus demolition and rebuild project, including a special focus on potential traffic impacts to the surrounding neighborhood and the local/regional roadway network and potential impacts to the City's water supply and sewer capacity.

DISCUSSION/ISSUES

The existing campus was originally created with oversized parcels for industrial-type land uses that resulted in "super-blocks" which are out of scale with the historic grid system and

that are not appropriate for more intensive commercial and medical clinic land uses. Consequently, staff is working with an urban design firm and has recommended reestablishment of the existing street grid (i.e. extend Barron, Warrington and Hurlingame Avenues from Bay Road through to Broadway) to provide more traditionally sized commercial city blocks to better distribute anticipated increases in traffic trips generated from the project site and to facilitate distributed parking.

The applicant's conceptual plan shows a central pedestrian greenway within the project core and responds to staff's street extension request by providing auto access from Bay through the campus to Broadway via a Warrington Avenue extension. Barron and Hurlingame Avenues are also extended but in the form of pedestrian paseos that would also allow emergency vehicle access from Bay to Broadway. The concept plan will include adequate building setbacks and driveway widths to allow for the possible extension of all three streets (Barron, Warrington and Hurlingame Avenues) for auto access purposes (i.e. they are to be designed to be converted to streets if they are needed in the future) and will be evaluated in the EIR as a Project Alternative.

The EIR will include an analysis of other circulation alternatives which are currently being explored and will be made public at a future date. Some options include modifications to freeway access such as a:

- New frontage roadway that runs through the campus along the edge of Highway 101 from the project site's Douglas Avenue cul-de-sac to Rolison Road. This new roadway could help to better distribute traffic by providing an additional auto route from the project site to the Marsh Road /Highway 101 freeway interchange. The traffic consultant will be asked to analyze the positive and negative impacts of this project alternative on the local and regional roadway system.
- New hook ramp to provide direct access from the project site/campus to Highway 101 (similar to the City of San Carlos Brittan on/off ramp).

In addition to traffic/circulation related concerns, a project of this scale would place demands on the City's limited water supply and sewer capacity. These and other concerns will be identified and explored at a future EIR Scoping Session. A Water Supply Assessment has already been initiated.

FISCAL/ECONOMIC IMPACT ANALYSES:

In addition to CEQA studies, staff is also preparing a Request for Proposal (RFP) for an analysis of potential fiscal and economic impacts of the project on, among other things, the City's property tax revenues and to the County of San Mateo, Redwood City and Sequoia Union High School Districts.

PUBLIC NOTIFICATION

Public notification was mailed to the owners of 420, 430, 440, 450 and 550 Broadway (Genentech and Stanford Medical Clinics), properties within a 300 foot radius of the project site and Neighborhood Association co-chairs for Friendly Acres and Redwood Village.

Next Steps

- City Council hearing on the Planning Commission recommendation regarding the proposed initiation of General Plan and Zoning Amendments and a Precise Plan for the Stanford University project

- Planning Commission/ community EIR Scoping Session
- Issuance of a Notice of Preparation for the Stanford University Project EIR and preparation of the EIR and Precise Plan

RECOMMENDATION

Make a recommendation to the City Council that it initiate a General Plan Amendment, Zoning Map Amendment and Precise Plan for the 33-acre Stanford University proposal, 11-acre Stanford Medical Clinics properties and 2.29-acre Genentech property located within the former 46-acre Midpoint Technology Park campus.

ALTERNATIVES

- 1.) Recommend that the City Council deny the initiation of General Plan and Zoning Amendments and a Precise Plan and instead recommend that the City Council retain the entire 46-acre campus in the existing "Light Industrial" (Research and Development) General Plan land use designation and "IR" (Industrial Restricted) Zoning District designation.
- 2.) Provide the City Council with some other alternative recommendation.



Maureen Riordan
Senior Planner



Tom Passanisi,
Principle Planner



Jill Ekas
Planning Manager

DOCUMENT PREVIOUSLY PROVIDED UNDER SEPARATE COVER

"Stanford in Redwood City" application to the City of Redwood City binder, dated May 16, 2008.