



## Sustainable San Mateo County 2017 City and County Survey

Municipality: City of Redwood City

### 1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?

Category	Outside Municipality (more than 20 miles)	Outside County	Comment
Staff		277	This figure includes all regular staff living outside San Mateo County, including firefighters and police officers.
Firefighters		50	
Police Officers		56	

### 2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?

In the area of transportation costs, the City of Redwood City provides 50% subsidy towards alternative transportation up to \$100 per month (Bart, Muni, Bus, etc.). We use Flexi-Plan Services to allow employees to sign up and make purchases online. The first \$130 of employee cost per month for alternative transportation is pre-tax dollars. We also recognize those that take alternative transportation (public transportation, bicycle, motorcycle, walk, carpool, vanpool, or even telecommute) by providing 50% off a grocery store gift card for every 20 days they use a commute alternative. We also have an emergency ride home program through the Peninsula Traffic Congestion Relief Alliance.

The City also participates in the SunShares program, which has provided a discount on the Nissan LEAF in the 2016 and 2017 programs. In 2017, Nissan also offered Redwood City employees a rebate on the 2017 Nissan LEAF.

### 3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?

Category	Yes	No	Comment (please provide details, clarifications, or links to additional information)
Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price.	x		Have min and max for development in downtown. Outside downtown have min required.  Parking Standards: <a href="https://library.municode.com/ca/redwood_city/codes/zoning?nodeId=ART30OREPALO">https://library.municode.com/ca/redwood_city/codes/zoning?nodeId=ART30OREPALO</a>  Downtown Precise Plan Parking Requirements: <a href="http://www.redwoodcity.org/home/showdocument?id=9961">http://www.redwoodcity.org/home/showdocument?id=9961</a>
Does the city require or allow	x		Downtown Precise Plan Parking Requirements:

unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.			<a href="http://www.redwoodcity.org/home/showdocument?id=9961">http://www.redwoodcity.org/home/showdocument?id=9961</a>
Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet demand.	x		For commercial, ratio goes from 6 per 1000sqft to 3 per 1000sqft if providing shared parking.  Parking Standards: <a href="https://library.municode.com/ca/redwood_city/codes/zoning?nodeId=ART30OREPALO">https://library.municode.com/ca/redwood_city/codes/zoning?nodeId=ART30OREPALO</a>  Downtown Precise Plan Parking Requirements: <a href="http://www.redwoodcity.org/home/showdocument?id=9961">http://www.redwoodcity.org/home/showdocument?id=9961</a>
Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?	x		Currently working on updating RPP policy to accommodate additional impacts on neighborhoods outside the standard overflow from businesses and new developments.  Residential Parking Permits: <a href="http://www.redwoodcity.org/departments/community-development-department/engineering-transportation/transportation-parking/residential-parking-permits">http://www.redwoodcity.org/departments/community-development-department/engineering-transportation/transportation-parking/residential-parking-permits</a>

**4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?**

In 2016, 1121 units were built and 4 of which are affordable units.

**5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?**

In 2016, approximately 65,552 SF of office was approved.

**6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)**

No, however our City Council will be considering a local minimum wage ordinance this fiscal year.

**7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?**

From January 2016 to present, 34 building permits have been issued for the construction of ADUs. Below is a summary of the City's ADU incentives:

- Removes requirement for one additional parking space with ADUs
- Allows conversion of the garage into an ADU with replacement parking spaces on the driveway
- Increases base maximum size from 640 sq. ft. to 700 sq. ft. and eliminates the limitation on number of bedrooms
- Permits conversion of accessory structures into an ADU with setbacks required for fire safety

- Allows one of the two required parking spaces for a single-family home to be uncovered and on the driveway
- Eliminates the two-water fixture limitation for accessory buildings.
- Other requirements – see new ordinance:  
<https://www.redwoodcity.org/Home/ShowDocument?id=10780>

**8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?**

Yes.

**9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.**

Short-term issues include addressing housing affordability, adopting and implementing Zero Net Energy codes and ordinances, and implementing effective programs for reducing transportation emissions.

Long-term issues include water conservation, energy efficiency, and fuel switching programs; local food system, food waste, and waste reduction; and Sea-Level Rise, Climate Resilience, and Adaptation planning.

**10. What additional resources, programs or events could SSMC provide that would be valuable to your work?**

Continued dialogue around housing, mobility, and quality of life initiatives.

**11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.<sup>1</sup>**

**Housing**

Since 2011, the City of Redwood City has eased certain restrictions in the Downtown area to help promote residential development and add to the City's housing stock. More recently, the City passed two substantive ordinances that seek to help encourage the development of affordable housing units and add to the housing stock.

The City Council amended the Municipal Code relating to Accessory Dwelling Units (ADUs) allowing for more flexibility in the existing ordinance in order to encourage the development of more housing units in the City. The Council also passed the Ordinance Requiring Affordable Housing Impact Fees that either encourage developers to build affordable housing in their housing developments or collects fees towards the creation of new homes for lower income residents. In 2016, the City approved the first projects with the new Affordable Housing Fee, raising \$2 million to date for affordable housing. There are currently 200+ affordable housing units under consideration.

**Peninsula Clean Energy**

The City moved forward in 2016 with Peninsula Clean Energy, a countywide Community Choice Energy program designed to reduce the carbon content of our electricity supply. In addition, municipal electricity accounts were opted up to PCE's ECO100 program in October 2016 and are now supplied by 100% renewable energy.

**Water Conservation and Recycled Water Program**

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<sup>1</sup> If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: [photos@sustainablesanmateo.org](mailto:photos@sustainablesanmateo.org) together with a description of the image and photo credits. We will include selected photos on the website and in print materials.

Redwood City's comprehensive water conservation program provides information, education, and updates to residents and the public, with online information about Programs & Giveaways, Education, Helpful Links & Tips, Drought Updates, and a list of the City's Efforts to Conserve Water. In 2016, these programs, combined with expansion of the City's recycled water project, resulted in the City conserving 670 million gallons of water communitywide.