

City of Redwood City

BUILD SMALL

ACCESSORY

DWELLING

LIVE LARGE

Michelle Littlefield
City of Redwood City
www.redwoodcity.org/adu

 @PlannerMichelle

No middle-income housing option for young SF residents



“I’m in that weird conundrum where I make too much to qualify for low-income housing, but I can’t afford to buy anything,” said Jones. “I feel stuck in the middle. Almost abandoned. I was talking to a friend the other day. She’s living in a dining room. People are getting angry.”

This couple lived in an RV in Google's parking lot for 2 years and saved 80% of their income



Housing affordability crisis drives Bay Area middle-class exodus
Jan 2, 2015, 3:00am PST Updated Jan

February 12, 2015
California's Affordable Housing Crisis Is a Crisis for Business
By Carson Bruno

Bay Area commuting nightmares: jobs in city, affordable homes in exurbia
By Richard Scheinin | rscheinin@mercurynews.com

COST OF LIVING

Housing Market in Redwood City, CA ⓘ

\$1.4M

Median Listing Price

\$732

Price per Square Foot

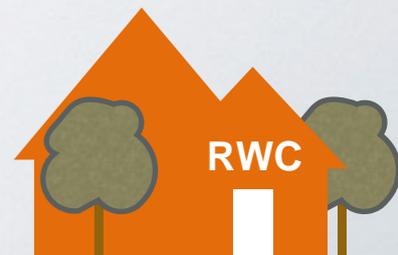
\$1.3M

Median Closing Price

208 Homes for Sale

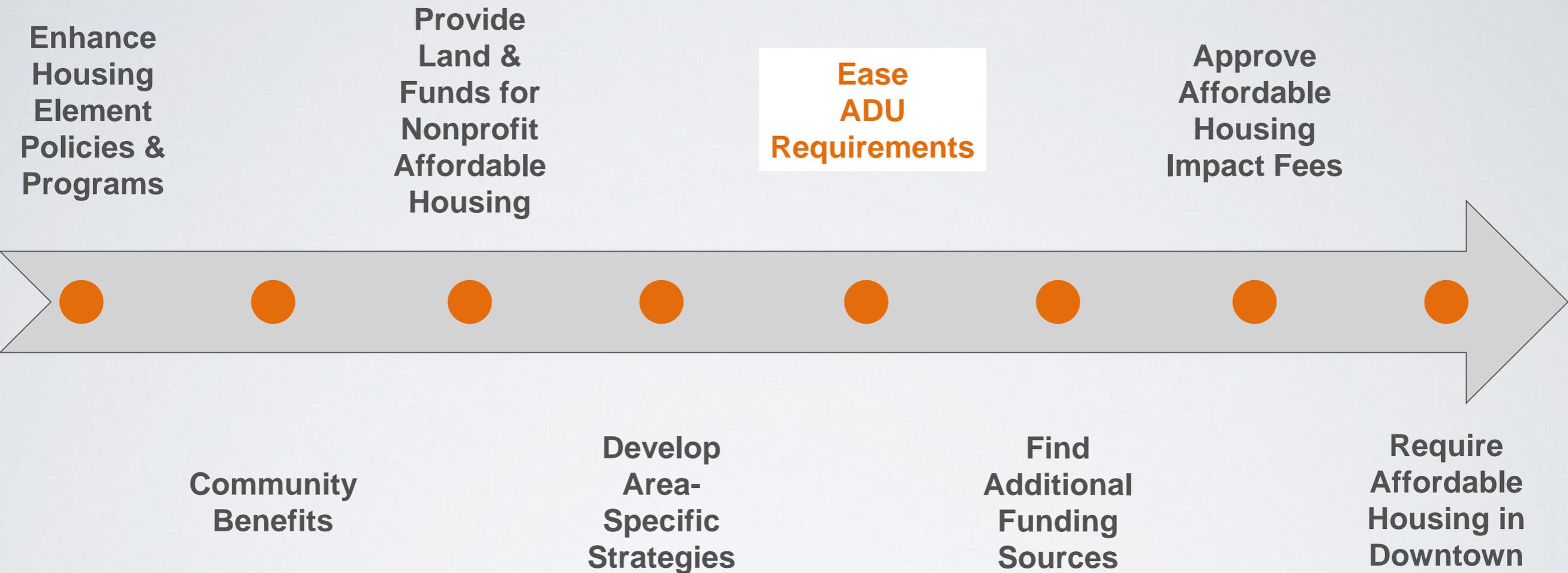
106 Homes for Rent

realtor.com[®]



REDWOOD CITY **RESPONSES**

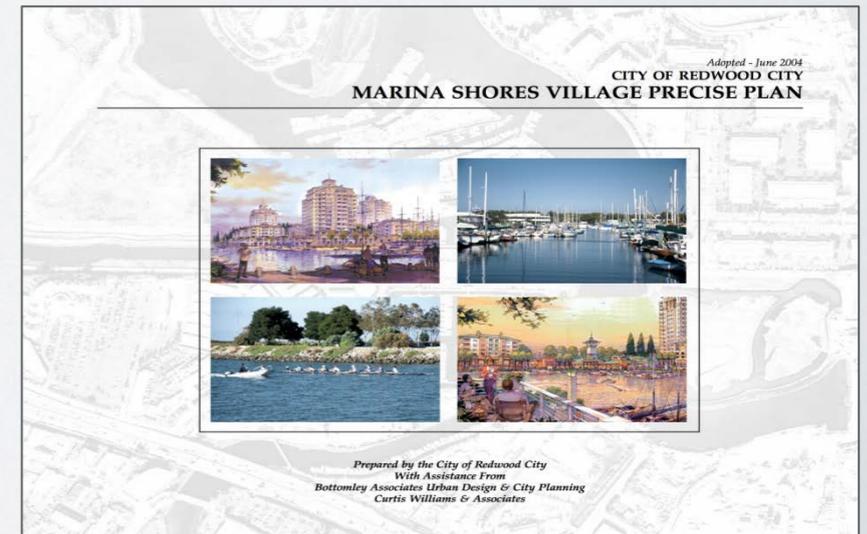
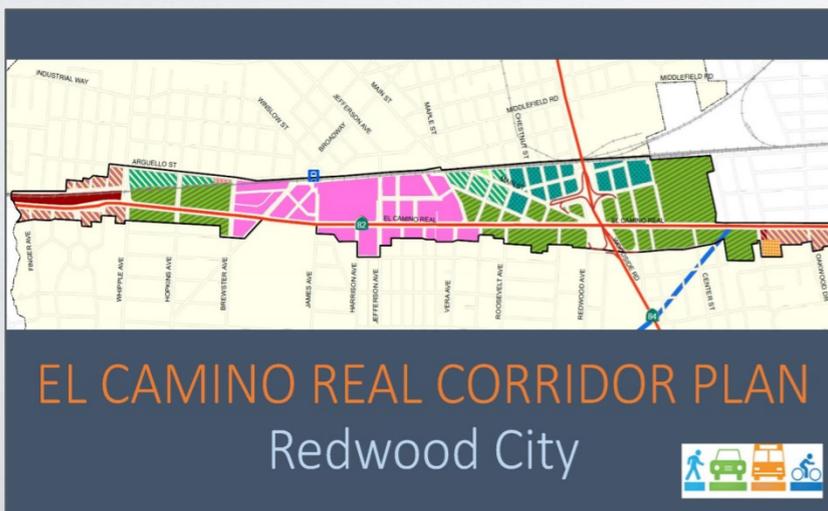
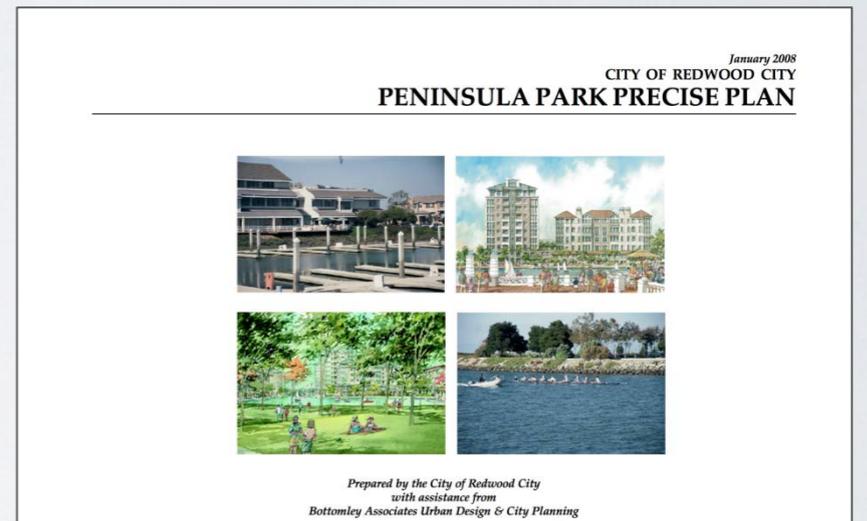
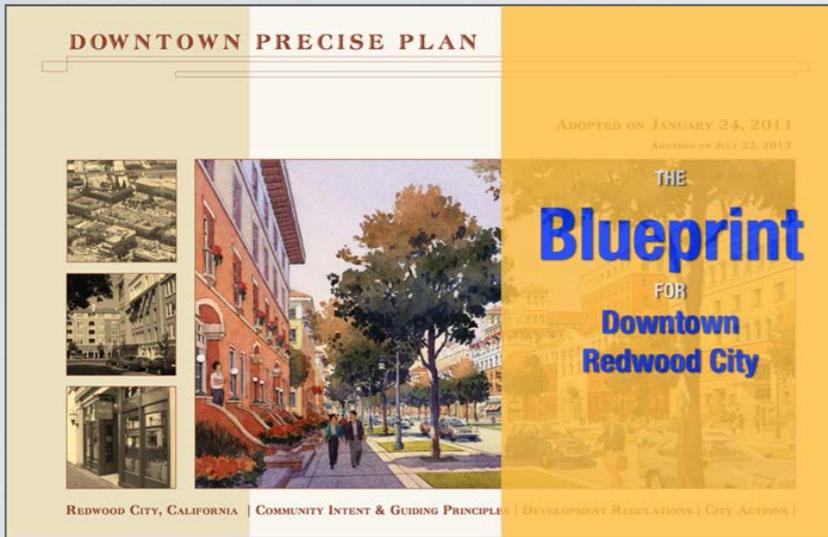
2014 TO PRESENT



West of US 101



Bayfront



MANAGE *GROWTH* ● MANAGE *EXPECTATIONS*

DEVELOPMENT PROJECTS

The following are major development projects at various stages of the City's review process or construction phase. To get notified of new building permit applications in your area, visit Redwood City's [buildingeye](#) page.

If you have comments on this webpage or on specific projects, please click the "feedback" button above to submit your thoughts.

[Click here to view projects on Interactive Map \(GIS\).](#)

Sort By: [Status](#) | [Submittal Date](#) | [Type](#) | [Name](#) | [Address](#)

Residential



[3700-block Laurel Way](#)
"Laurel Way Joint Venture"



[50,80,88 Finger Ave](#)
"Finger Ave"



[299 Franklin St](#)



[1 Ucelli Blvd](#)
"Blu Harbor/Pete's Harbor"



[525 Middlefield Rd](#)
"Indigo Apartments"



[601 Main St](#)
"Marston Apartments"



STANFORD IN REDWOOD CITY

425 BROADWAY



Description

To build four office buildings totaling 580,000 sq. ft., a 6-level parking structure, a fitness center and child care facility and related supporting facilities and 2.4 acres of publicly-accessible open space.

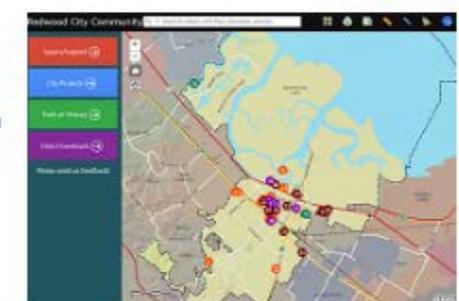
Status



Details

- 580,000 sq. ft. Office
- 28,000 sq. ft. Recreation
- 104,544 sq. ft. Storage
- 11,000 sq. ft. child care for at least 100 children and a cafeteria for employees and the public
- 2,313 Private Parking Spaces
- 400 Bike Parking Spaces

Map Project



City Projects

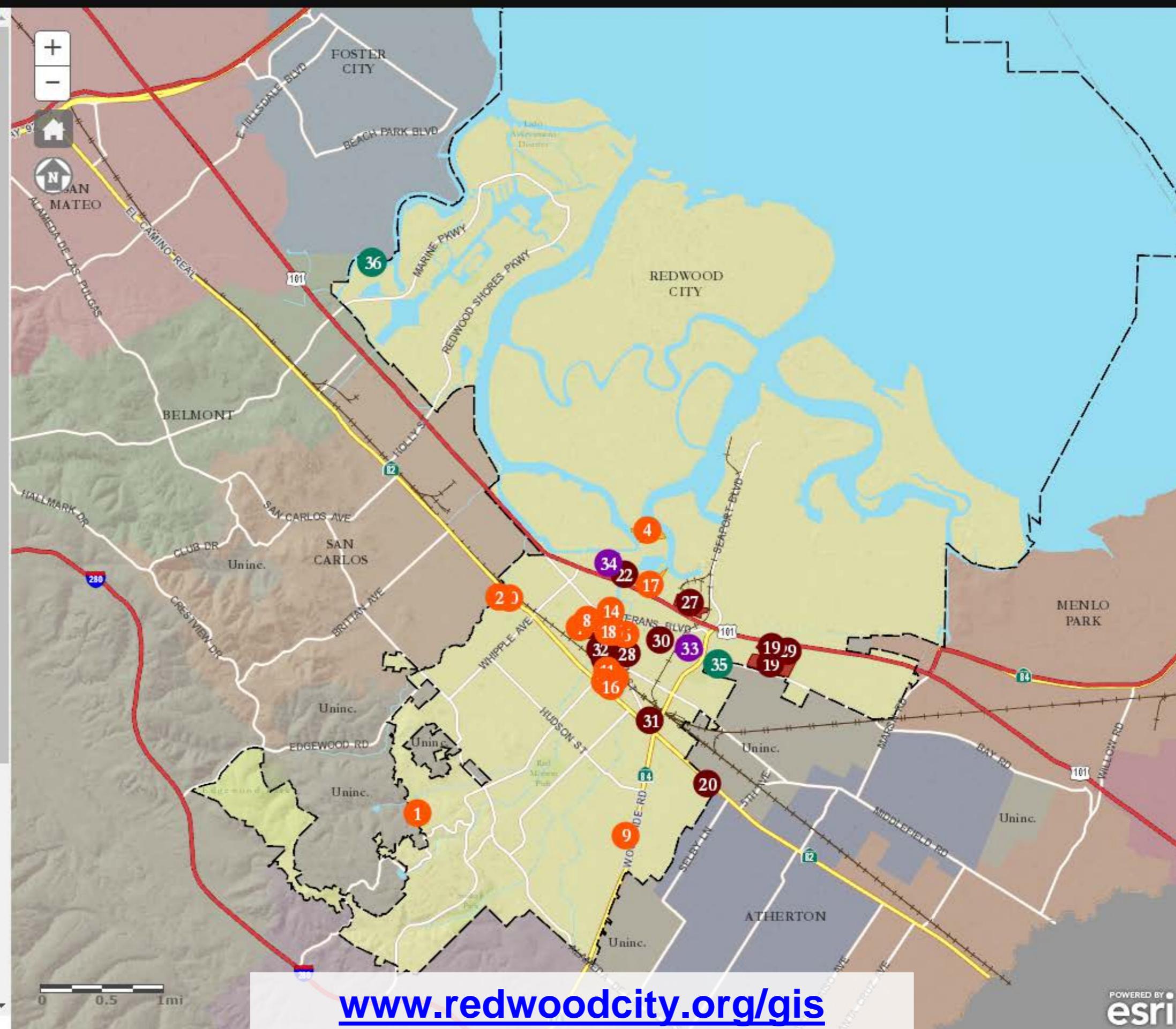
Planning Projects

Residential

- 1 [Laurel Way Joint Venture](#)
- 2 [Finger Ave](#)
- 3 [299 Franklin St](#)
- 4 [Blu Harbor/Pete's Harbor](#)
- 5 [Indigo Apartments](#)
- 6 [Marston Apartments](#)
- 7 [Classics at Redwood City](#)
- 8 [Locale Apartments](#)
- 9 [La Palma](#)
- 10 [150 El Camino Real](#)
- 11 [103 Wilson St](#)
- 12 [1305 El Camino Real](#)
- 13 [204 Franklin St](#)
- 14 [849 Veterans Blvd](#)
- 15 [603 Jefferson Ave](#)
- 16 [1409 El Camino Real](#)
- 17 [Watt Communities](#)
- 18 [Habitat for Humanity](#)

Commercial

- 19 [Stanford in Redwood City](#)
- 20 [Kensington Place](#)
- 21 [Crossing 900](#)
- 22 [One Marina Hotel](#)
- 23 [601 Marshall St](#)
- 24 [2075 Broadway](#)
- 25 [550 Allerton St](#)
- 26 [815 Hamilton St](#)
- 27 [Harbor View Place](#)
- 28 [851 Main St](#)
- 29 [Stanford Medical Clinics](#)
- 30 [Hampton Inn](#)



CHALLENGES UNDER **EXISTING CODE**

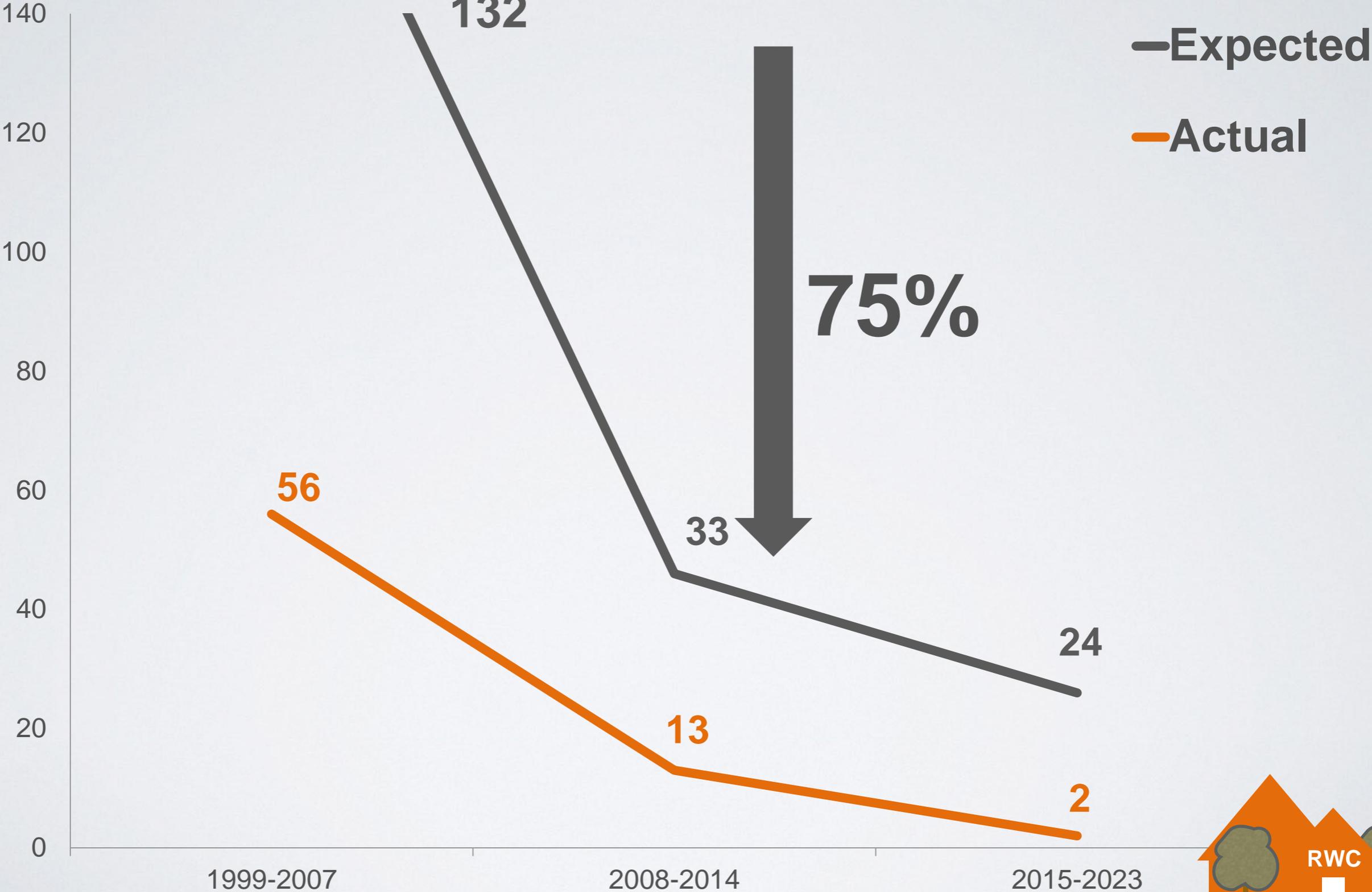


Redwood City explores revisions to law on accessory housing units

By S. Parker Yesko

"We're on a fact-finding mission," said Michelle Littlefield, an associate planner with the city. "We want to learn more about what's going on in our communities. Are people able to build or are they not able to build and why?"

PERFORMANCE: ADU CONSTRUCTION



2

(avg/yr)

(2008-2015)



Design Thinking Framework

Empathize

Develop a deep understanding of the challenge

Define

Clearly articulate the problems that need to be solved

Ideate

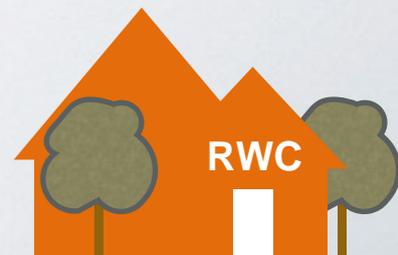
Brainstorm, select and develop potential solutions

Prototype

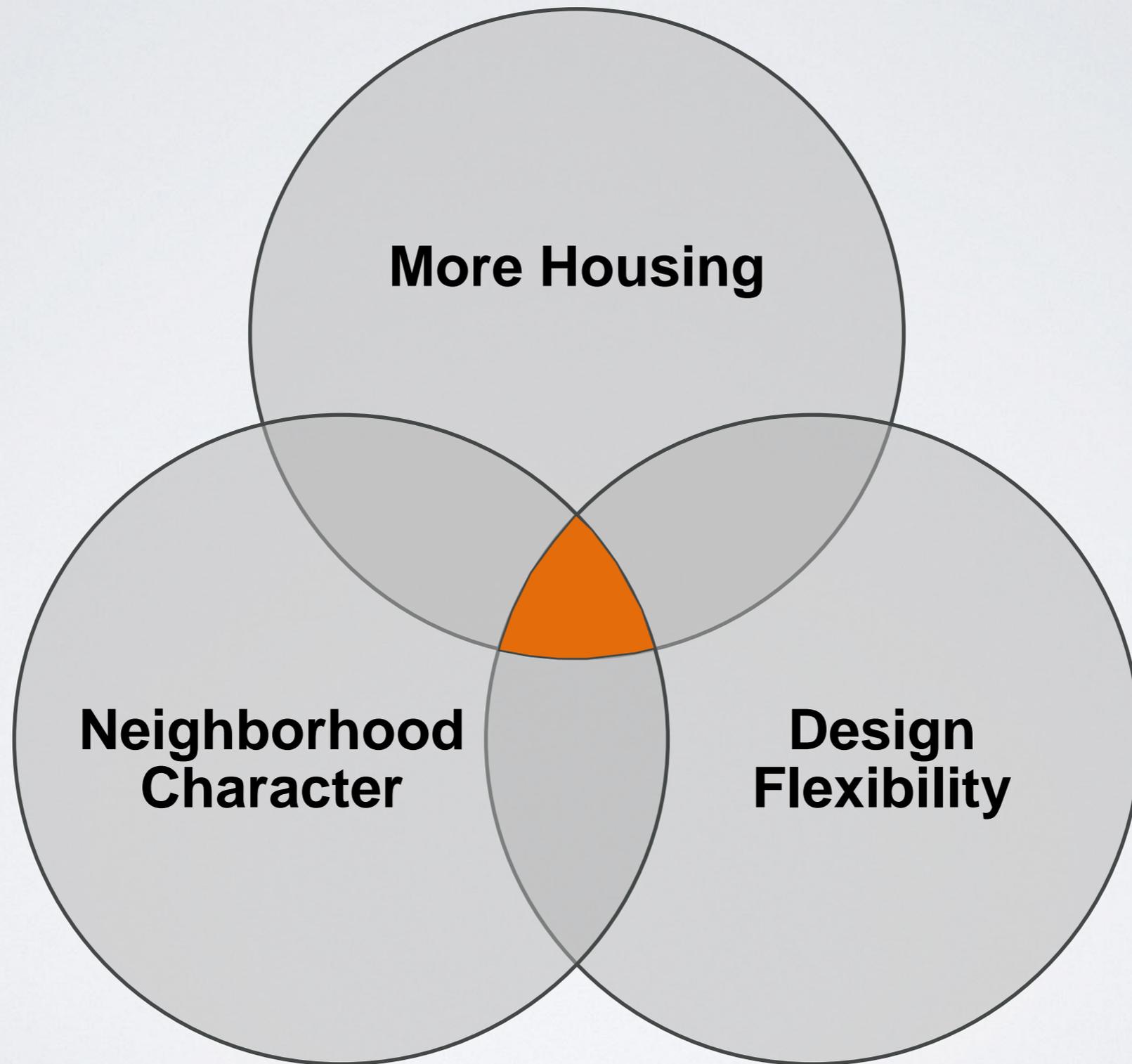
Design a prototype to test all or part of your solution(s)

Test

Engage in a continuous short-cycle innovation process to improve policy



Minimum **Viabile** Policy



OUTREACH

How should the Code be changed?
(Place your comments under the relevant topic)

How should the Code be changed?
(Place your comments under the relevant topic)

Parking

Size Requirements (maximum square footage, # of bedrooms)

Location (distance from property line)

Height and Privacy (wind orientations)

Lot Coverage (% of lot covered by building)

Residency Requirement (where does the owner live?)

Redwood City Accessory Dwelling Unit Workshop

Redwood City Accessory Dwelling Unit Workshop - July 9, 2014





Parking



Height & Setbacks



Square Footage Exceptions



Water Main Exemption



Homeowner Residency



PARKING



60% Pervious
Front Yard

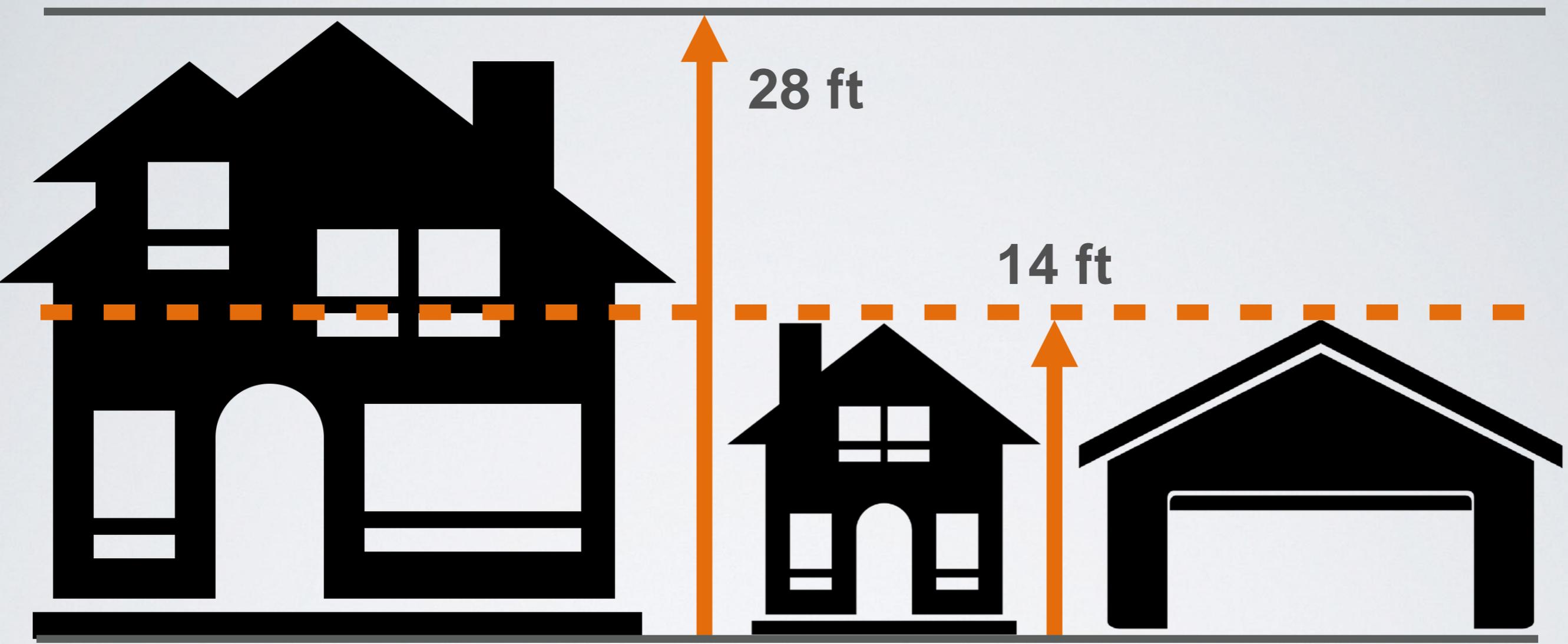
PARKING



**60% Pervious
Front Yard**



MAXIMUM HEIGHT



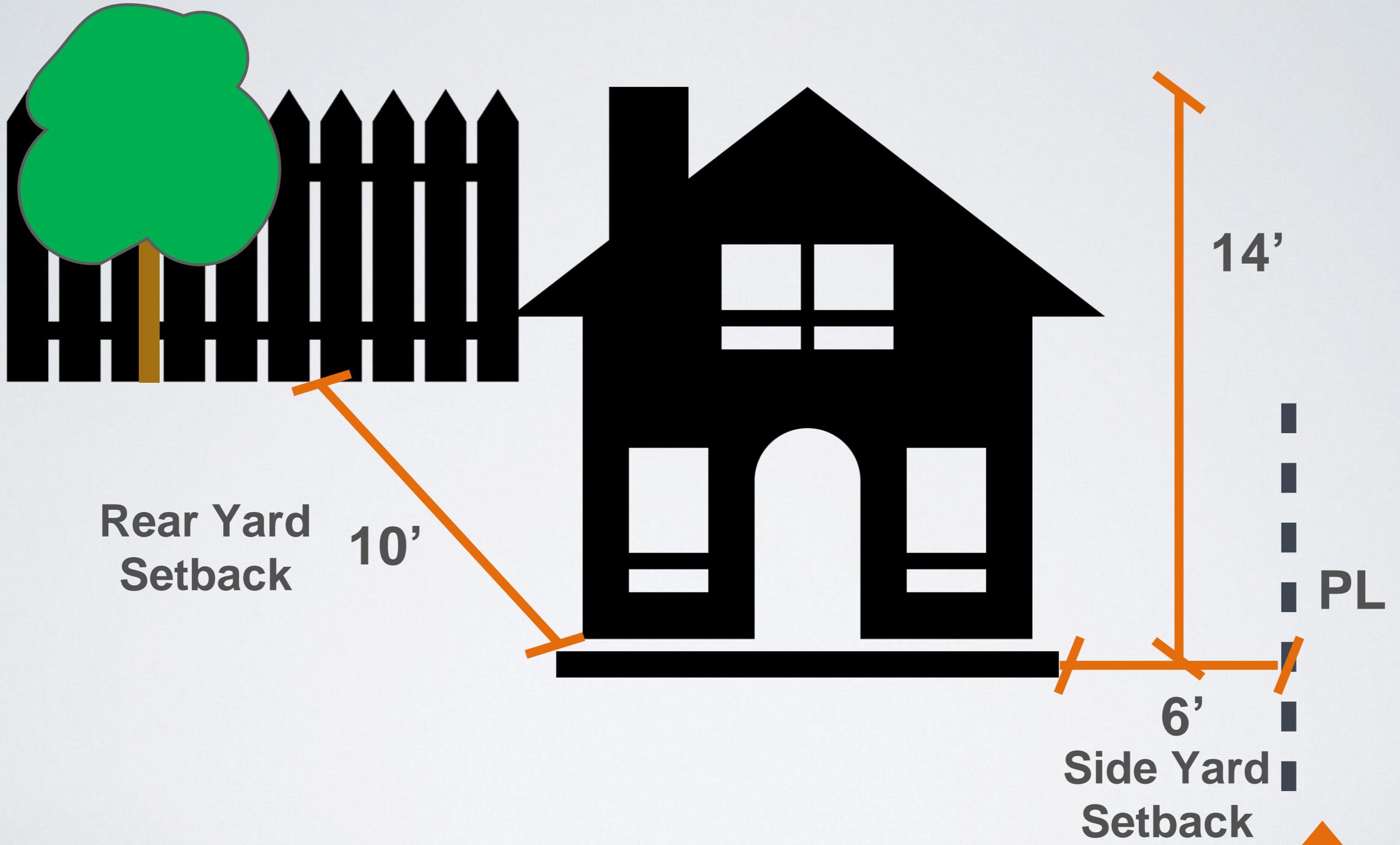
Main House

ADU

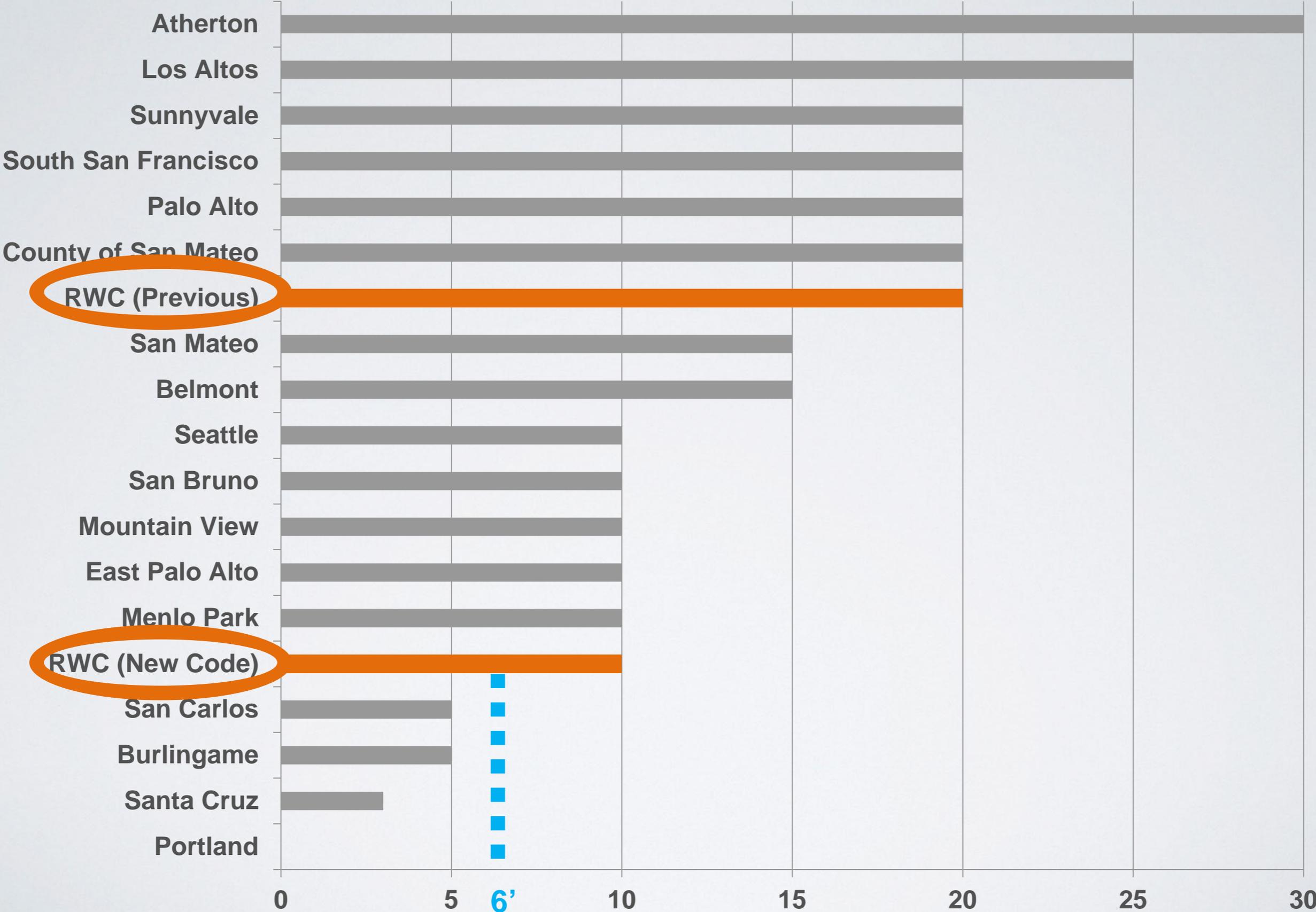
Garage



REAR SETBACKS



Rear **Setback** (feet)



**All
Residential
Districts**



**$\geq 10,000$ SF
(RH & R1 Zones)**

1 Bedroom

1 Bedroom

2 Bedrooms

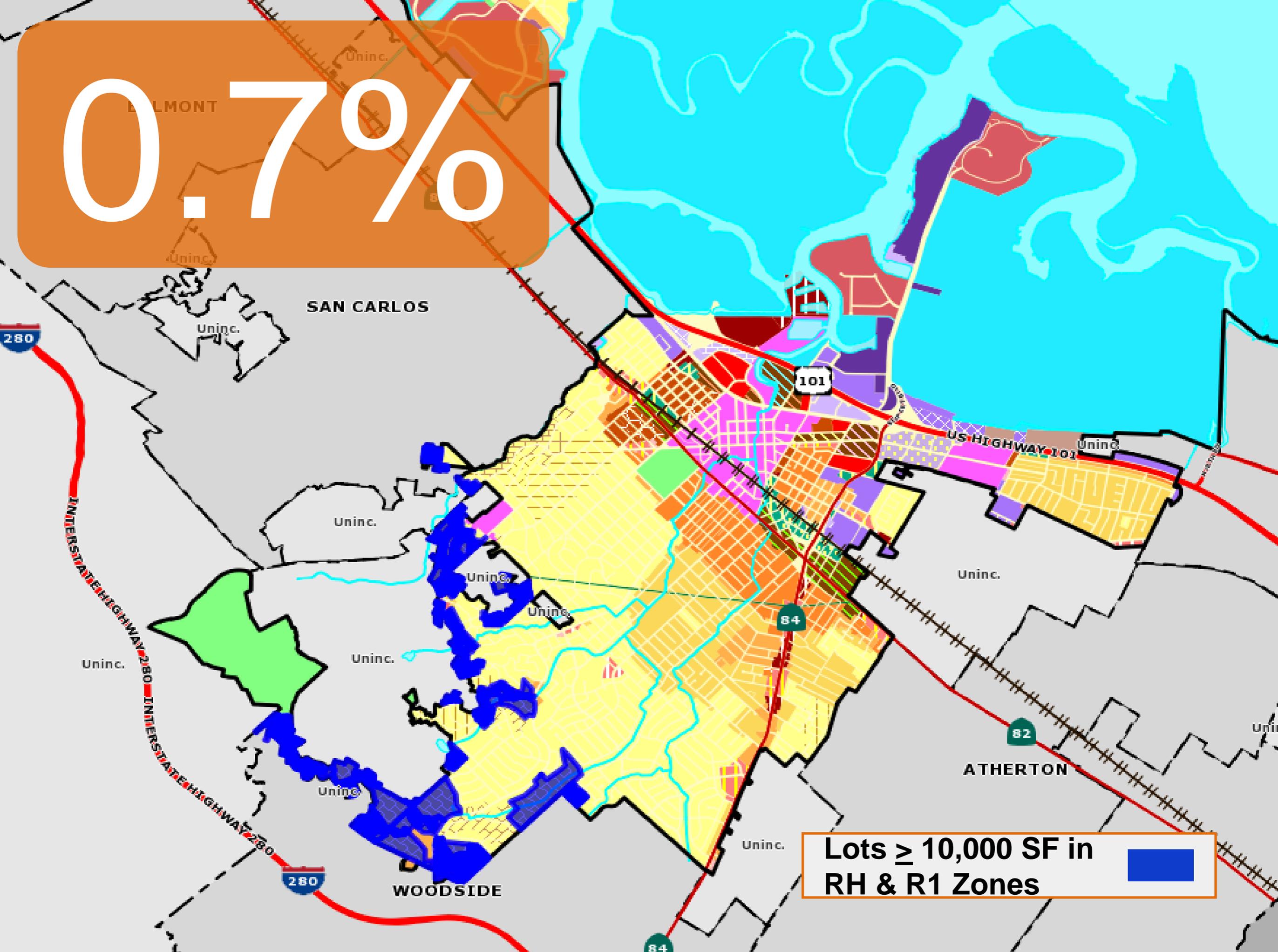
640 SF

700 SF

800 SF



0.7%



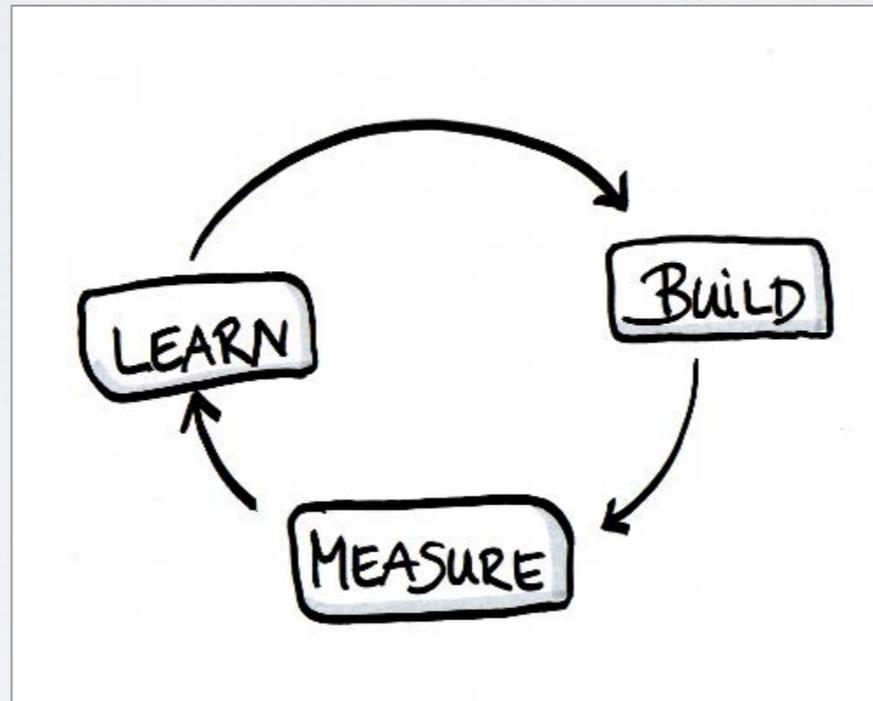
Lots \geq 10,000 SF in
RH & R1 Zones

Iterative Implementation

Problem

- Lack of affordable housing
- Lack of a variety of housing types
- Parking/traffic

Problem/Solution Validation



Solution

- Reduce Setbacks
- Relax Parking
- Reduce Fees
- SF Exemptions



Count & Listen

of No's
Where
Why



ADU PRODUCTION

PREVIOUS CODE

2

(avg/yr)

2008-2015

NEW CODE

15

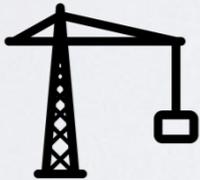
2016-



end.



www.redwoodcity.org/adu



www.redwoodcity.org/developmentprojects



mlittlefield@redwoodcity.org

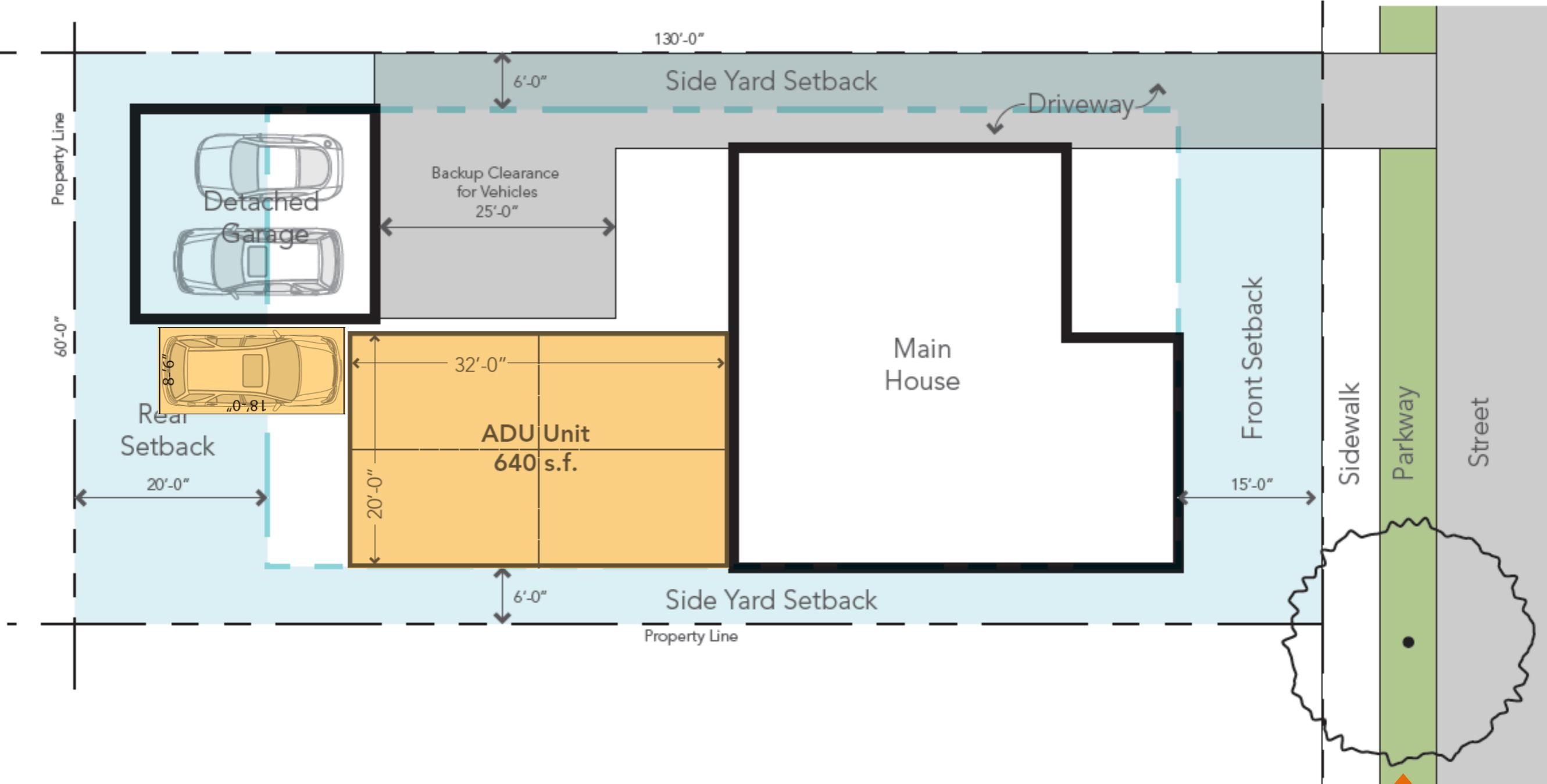


@PlannerMichelle

If you could build an ADU anywhere on your property, where would you build it?

Be creative!

R1 Zone
Lot Size: 7,800 s.f.
House Size: 1,800 s.f.
Garage Size: 550 s.f.



Build Your Own ADU

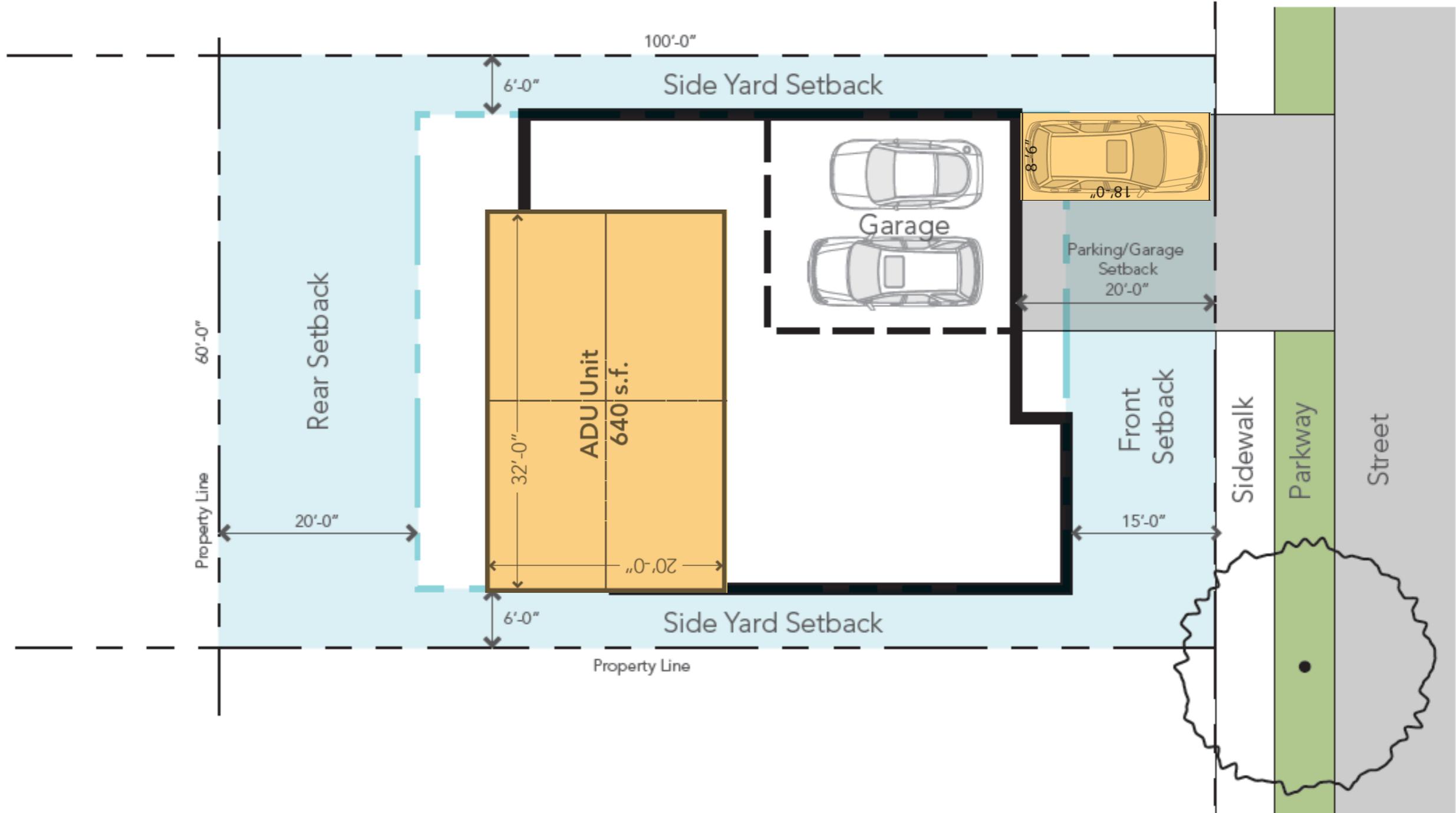
Typical Detached Garage Configuration (Lot Size = 60'x130')



If you could build an ADU anywhere on your property, where would you build it?

Be creative!

R1 Zone
Lot Size: 6,000 s.f.
House Size: 2,300 s.f.
Garage Size: 550 s.f.



Build Your Own ADU

Typical Attached Garage Configuration (Lot Size = 60'x100')

