



North Fair Oaks Zoning Workgroup
Fair Oaks Health Center
November 29, 2016



**COUNTY OF
SAN MATEO**



Meeting Purpose and Objectives

PURPOSE:

- Restart Expanded Working Group
- Present Revised Zoning Proposal

OBJECTIVES:

- Working Group members meet one another
- Members understand group purpose, and process and timeframe for zoning update
- Members understand and provide input on revised development standards



Expanded Zoning Workgroup

- New members, new representation
- Dumbarton Oaks
- El Camino Real
- Redwood City staff



Workgroup Roles and Responsibilities

- Advisory to the Planning and Building Department
- Representing North Fair Oaks residents
- Helping create zoning that:
 - Advances the goals of the NFO Community Plan
 - Respects neighborhood and local nuances and needs



Meeting Guidelines

- Speak one at a time
- Arrive on time
- Acord all members fair shares of time to participate
- Speak respectfully
- Listen for understanding
- Technology on silent
- Follow direction of meeting facillitators
- General comment not related to agenda should be limited to "public comment"
- REMINDER: Meetings are public, but public must speak during public comment periods, not during Workgroup deliberation.

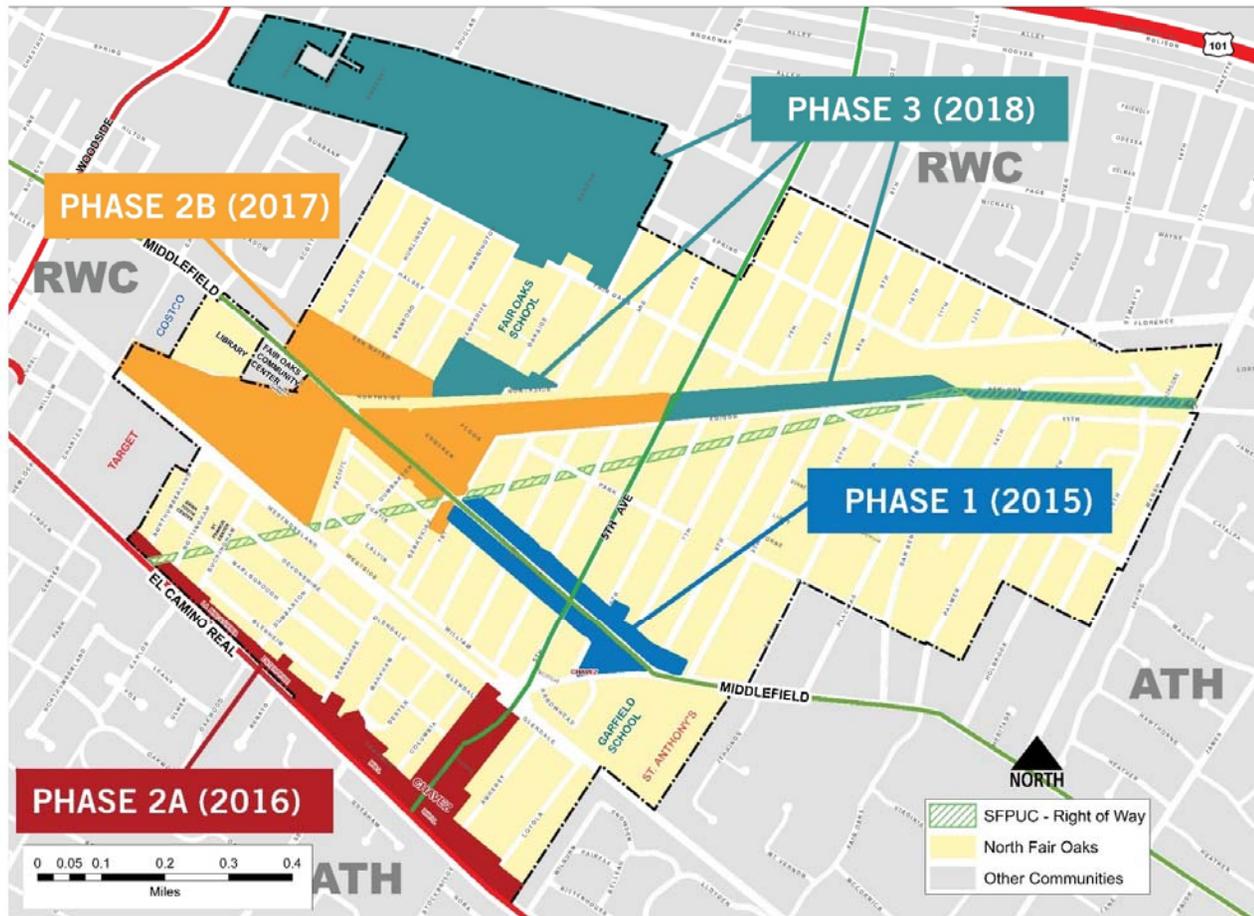


NFO Zoning Workgroup: Background

- NFO Plan adopted 2011
- Broad, community-wide goals, policies, and programs
- Many policies require additional implementation;
 - Parks, Public Art, Parking, Middlefield Redesign, other
- Land use changes only to specifically designated areas
- Land Use Changes require zoning changes to implement
- Zoning Workgroup created as advisory body to rezoning process:
 - To help turn NFO Plan land use designations into zoning regulations



Rezoning Phases





NFO Zoning Workgroup

- Rezoning in multiple phases:
 - NMU Zoning (Middlefield); CMU (El Camino, 5th Ave);
Redwood Junction; Industrial Areas
- NMU (Phase I, Middlefield) is complete
- Workgroup continued and renewed for Phase II (El Camino Real)
- Phase III, Phase IV planned for 2017, 2018



NFO Zoning Workgroup: Workplan

Zoning Update - Stages:

1. *Allowed Uses (types of residences, businesses, other uses)*
 - DONE
2. *Development Standards (height, density, bulk, setbacks, etc)*
 - IN PROGRESS
3. *Design*
 - NEXT (December)
4. *Parking*
 - AFTER DESIGN (January)

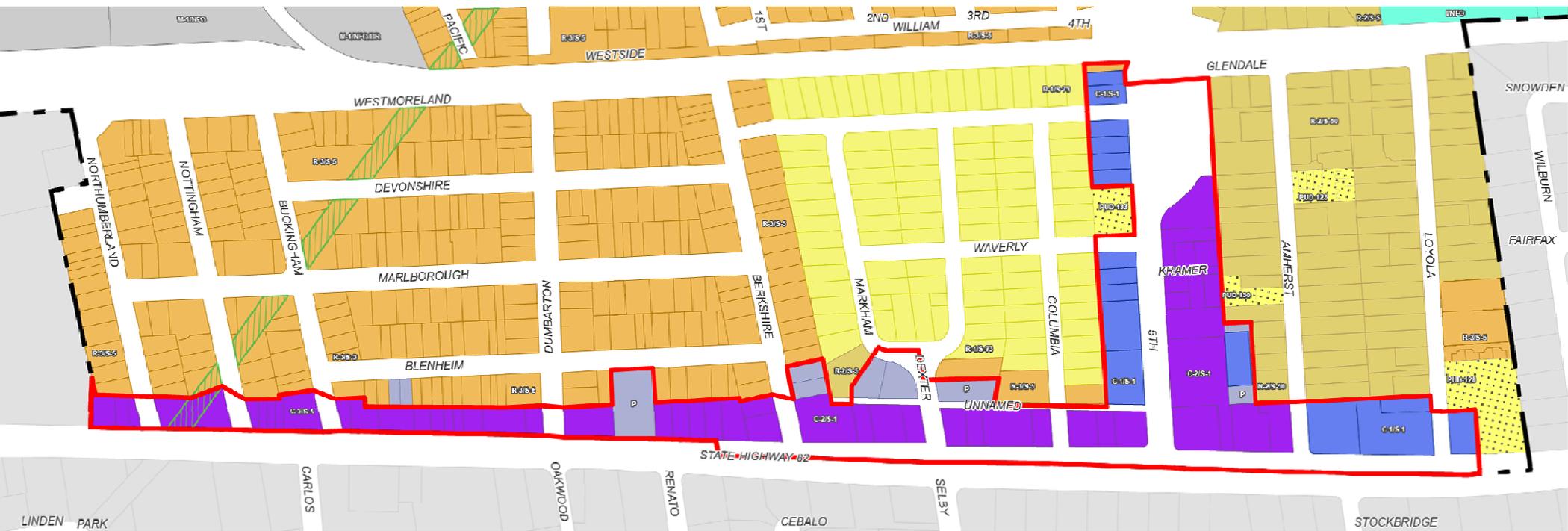


Phase 2A: El Camino Real/5th Avenue

- Based in North Fair Oaks Community Plan:
 - Chapter 2, Land Use
- El Camino Real/5th Avenue land use designation and standards:
 - Commercial Mixed Use designation, Table 2.2, page 38



Development Standards: Existing Zoning



Rezone Area	Existing Zoning
	Commercial
	Institutional
	General Industrial
	Parking
	Planned Unit Development
	One-Family Residential
	Two-Family Residential
	Multi-Family Residential



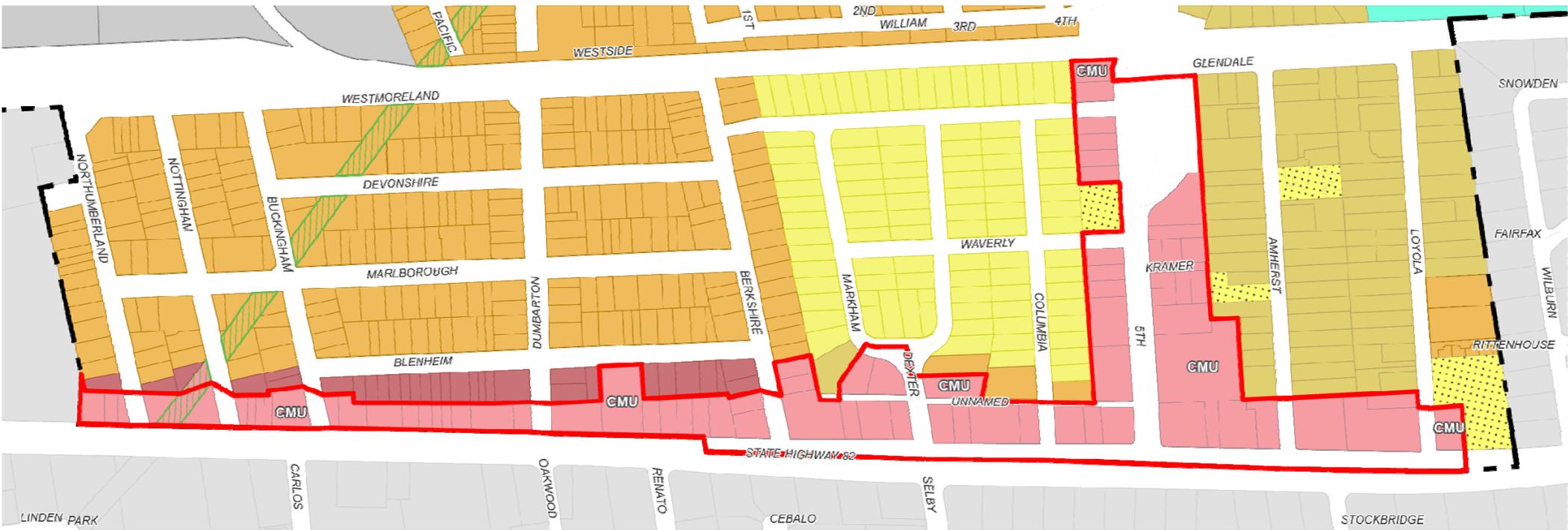
Development Standards: NFO Plan

Development Type	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR	Dwelling Units Per Acre (max)
Residential	None	0 min - 15 max	Unspecified	at 30 feet; depth	50	None	80
Commercial	<i>same</i>	0 min - 10 max	<i>same</i>	<i>same</i>	60	1.5	N/A
Institutional	<i>same</i>	0 min - 10 max	<i>same</i>	<i>same</i>	60	1	N/A
Industrial	<i>same</i>	10 min - 20 max	<i>same</i>	<i>same</i>	40	0.75	N/A
Mixed Use	<i>same</i>	based on ground	<i>same</i>	<i>same</i>	60	2	N/A

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR	Dwelling Units Per Acre (max)
C-1/S-1 & C-2/S-1	None	No front setback	6	No stepback required	36	1.5 to unlimited	<i>Unspecified</i>



Development Standards: Initial Proposal



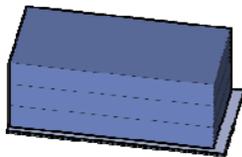
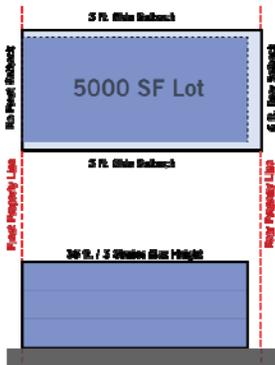
Rezoned Area [Red Outline]	Blenheim Addition [Red Square]	Existing Zoning	
Proposed Zoning		[Blue Square] Commercial	[Yellow Square] One-Family Residential
[Pink Square] CMU-1		[Cyan Square] Institutional	[Light Yellow Square] Two-Family Residential
[Light Pink Square] CMU-2		[Grey Square] General Industrial	[Orange Square] Multi-Family Residential
[Purple Square] NMU		[Dark Grey Square] Parking	
		[Yellow with Dots Square] Planned Unit Development	



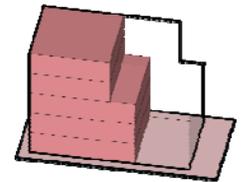
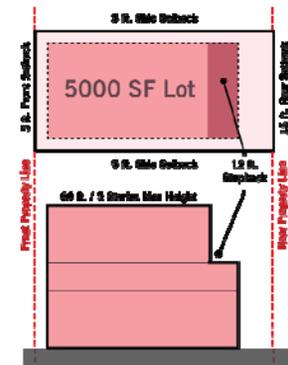
Development Standards: Initial Proposal

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
C-1/S-1 & C-2/S-1 (existing)	None	No front setback required	6	No stepback required	36	1.5 to unlimited
CMU	Fronting on El Camino Real	5	None specified	12 ft at 3 stories	60	2
	Fronting on Blenheim, not Camino Real	Buildings of 3 stories or more than 3 stories, 15	5	12 at 3 stories	60	2
	Directly adjoining R-3 lot	5	15	12 at 3 stories	60	2

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.



**C-1/S-1 & C-2/S-1
No FAR**



**CMU
2.0 FAR**

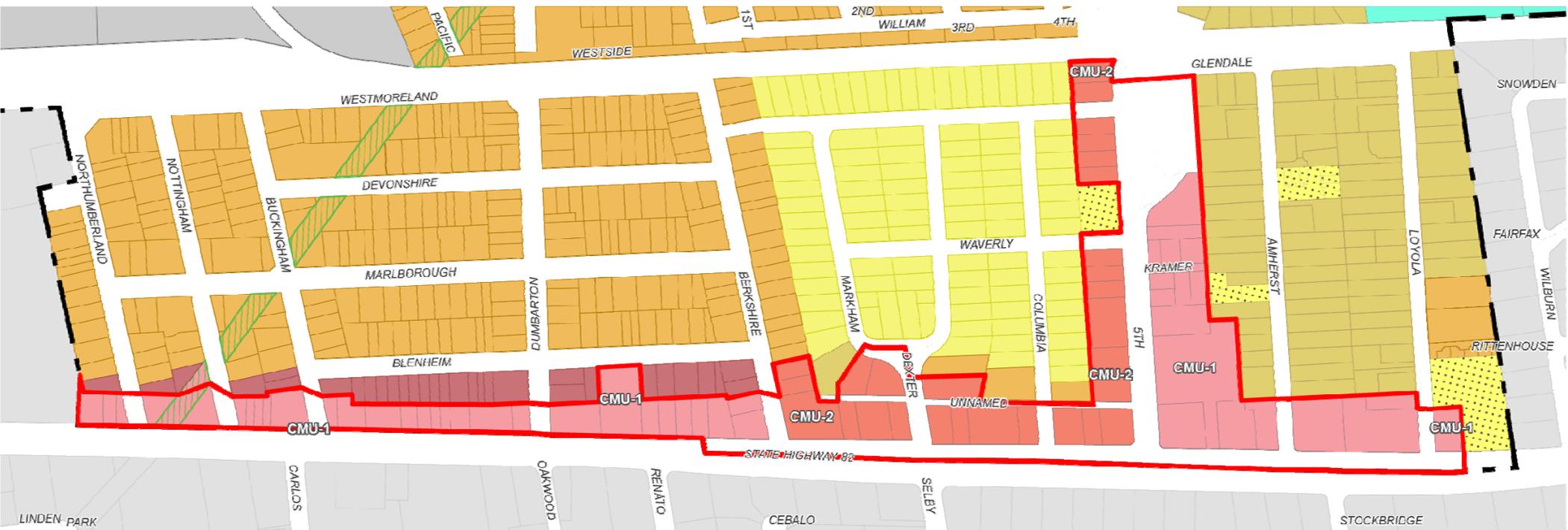


Development Standards: Initial Proposal

- Concerns about height:
 - Shadows, blocked views
- Concerns about neighborhood spillover impacts
 - Parking, traffic



Development Standards: CMU-1 and CMU-2



Rezoned Area	Blenheim Addition	Existing Zoning	
		Commercial	One-Family Residential
Proposed Zoning		Institutional	Two-Family Residential
CMU-1		General Industrial	Multi-Family Residential
CMU-2		Parking	
NMU		Planned Unit Development	



Revised Zoning Proposal: CMU-1 and CMU-2

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
C-1/S-1 & C-2/S-1 (existing)	None	No front setback required	6	No stepback required	36	1.5 to unlimited
CMU-1	Directly adjoining R-1 lot	N/A	N/A	N/A	N/A	N/A
	Fronting on Blenheim, not El Camino Real	Buildings of 3 stories or less, more than 3 stories, 15 feet	5	12 at 3 stories	60	2
	Fronting on El Camino Real	5	15	12 ft at 3 stories	60	2
	Directly adjoining public ROW	N/A	N/A	N/A	N/A	N/A
	Directly adjoining R-3 lot	5	15	12 at 3 stories	60	2
CMU-2	Directly adjoining R-1 lot	5	20	12 ft at 2 stories (15 ft Avenue)	50	2
	Directly adjoining R-2 lot	5	15	12 at 3 stories	50	2
	Directly adjoining public ROW	5	15	12 at 3 stories	50	2
	Directly adjoining R-3 lot	5	15	12 at 3 stories	50	2

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

Corner lots in NMU-ECR may have no more than 5 foot setback on the non-frontage side

*Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 10 foot Markham frontage setback



Development Standards: CMU-1 and CMU-2

- Continued concerns about height and density specifically adjacent to Selby Lane area



Development Standards: CMU-1/CMU-2/NMU



Rezoning Area [Red Outline]	Blenheim Addition [Red Square]	Existing Zoning	
Proposed Zoning		[Blue Square] Commercial	[Yellow Square] One-Family Residential
[Pink Square] CMU-1		[Cyan Square] Institutional	[Light Yellow Square] Two-Family Residential
[Orange Square] CMU-2		[Grey Square] General Industrial	[Brown Square] Multi-Family Residential
[Purple Square] NMU		[Dark Grey Square] Parking	
		[Yellow with Dots Square] Planned Unit Development	

Development Standards: CMU-1/CMU-2/NMU

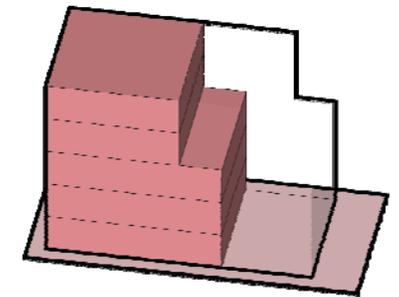
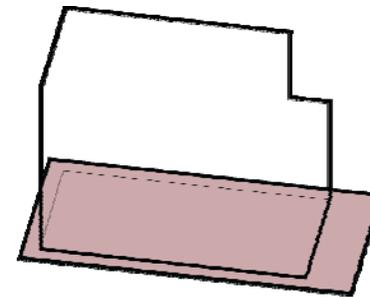
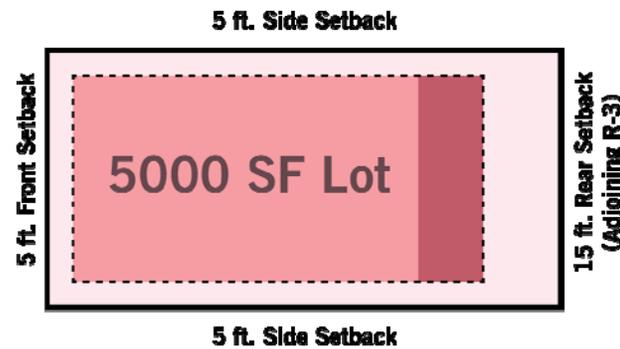
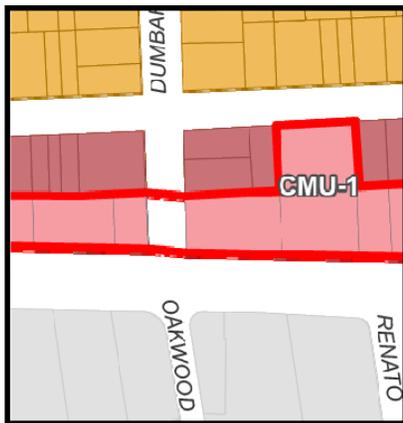
Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
C-1/S-1 & C-2/S-1 (existing)	None	No front setback required	6	No stepback required	36	1.5 to unlimited
CMU-1	Directly adjoining R-1 lot	N/A	N/A	N/A	N/A	N/A
	Fronting on El Camino Real Blenheim,	5 min - 10 max	15	12 at 3 stories	60	2
	Fronting on El Camino Real CMU-1	5 min -10 max	10	12 ft at 3 stories	60	2
	Fronting on Blenheim	15	10	12 ft at 3 stories	60	2
	Fronting ECR or 5 th Ave. R-2 lot	5 min -10 max	15	12 at 3 stories	60	2
CMU-2	Directly adjoining R-1 lot	5 min -10 max	20	12 ft at 2 stories (15 ft Avenue)	50	2
	Fronting on public ROW 3 lot	5 min -10 max	15	12 at 2 stories	50	2
	Fronting on ECR adjoining	5 min -10 max	5*	12 at 2 stories	50	2
	Fronting 5th adjoining R-1	5 min -10 max	20	12 at 2 stories	50	2
NMU-ECR	Directly adjoining R-1 lot	5 min -10 max	20	N/A	40	2
	Fronting ECR locations**	5 min -10 max	5	N/A	40	2
	Adjoining R-2/R-3 lot	10	15	N/A	40	2

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

*Parcels having side yards adjoining alley ROW must have 5 foot side yard setback adjoining alley

**Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 10 foot Markham frontage setback

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
CMU-1	Directly adjoining R-1 lot	N/A	N/A	N/A	N/A	N/A
	Fronting on El Camino Real Blenheim,	5 min - 10 max	15	12 at 3 stories	60	2
	Fronting on El Camino Real CMU-1	5 min -10 max	10	12 ft at 3 stories	60	2
	Fronting on Blenheim	15	10	12 ft at 3 stories	60	2
	Fronting ECR or 5 th Ave. R-2 lot	5 min -10 max	15	12 at 3 stories	60	2



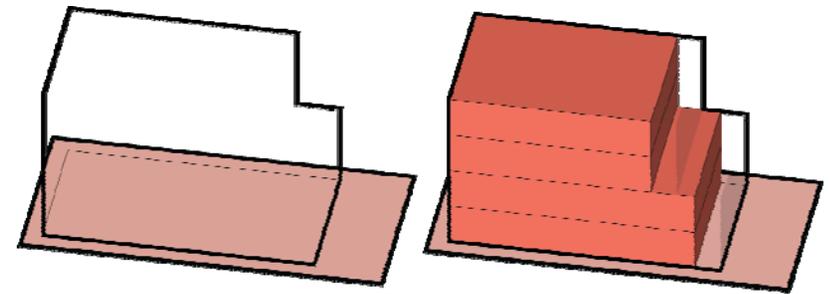
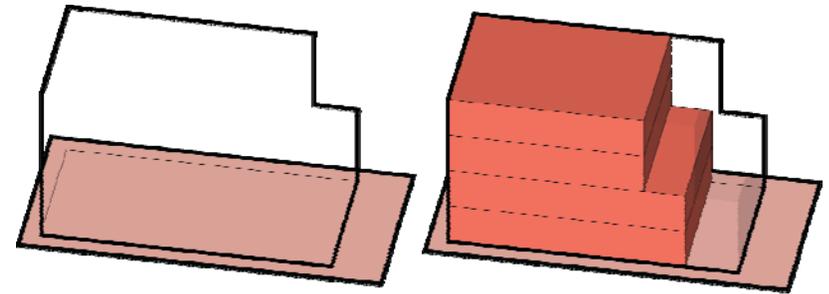
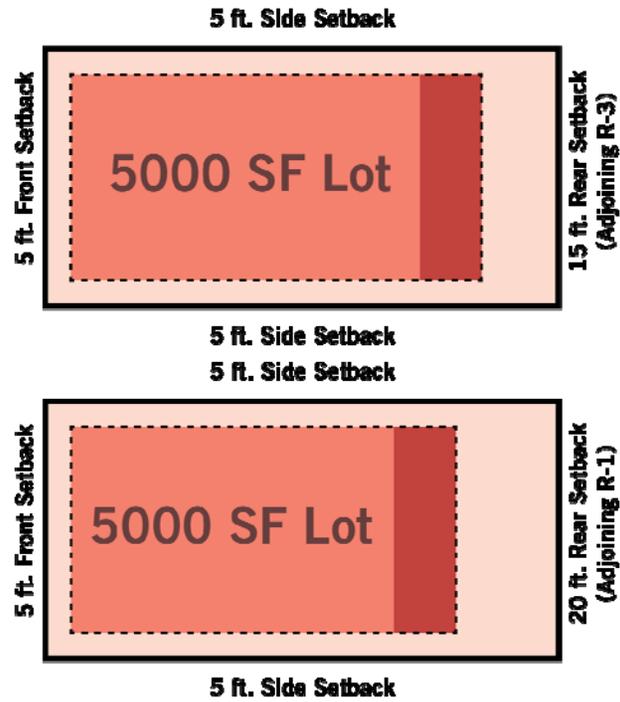
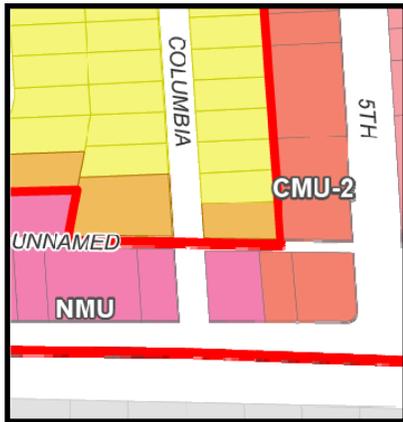
**CMU-1
2.0 FAR**

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

*Parcels having side yards adjoining alley ROW must have 5 foot side yard setback adjoining alley

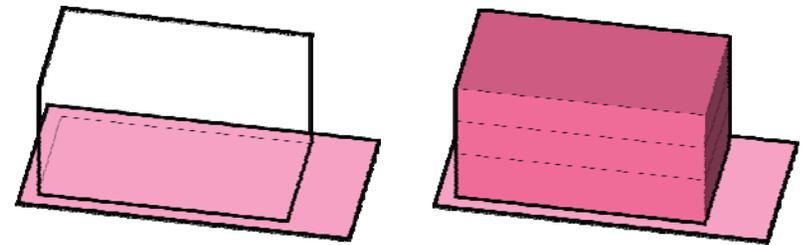
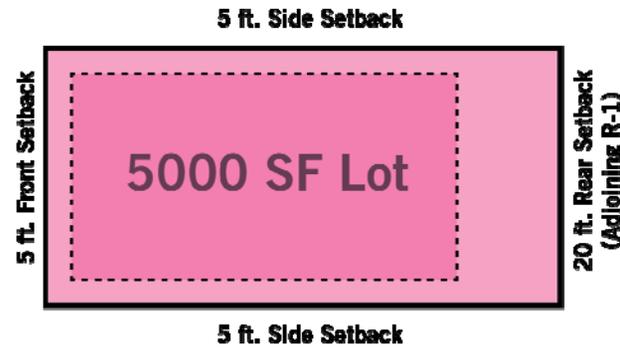
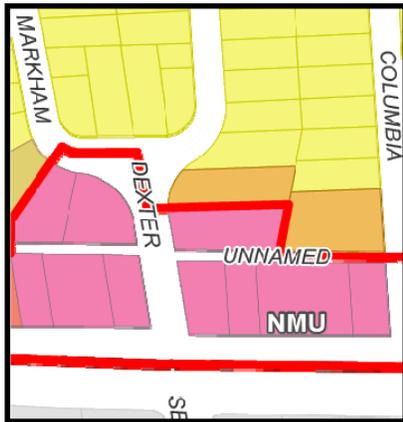
**Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 10 foot Markham frontage setback

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
CMU-2	Directly adjoining R-1 lot	5 min -10 max	20	12 ft at 2 stories (15 ft Avenue)	50	2
	Fronting on public ROW 3 lot	5 min -10 max	15	12 at 2 stories	50	2
	Fronting on ECR adjoining	5 min -10 max	5*	12 at 2 stories	50	2
	Fronting 5th adjoining R-1	5 min -10 max	20	12 at 2 stories	50	2



**CMU-2
2.0 FAR**

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
NMU-ECR	Directly adjoining R-1 lot	5 min -10 max	20	N/A	40	2
	Fronting ECR locations**	5 min -10 max	5	N/A	40	2
	Adjoining R-2/R-3 lot	10	15	N/A	40	2



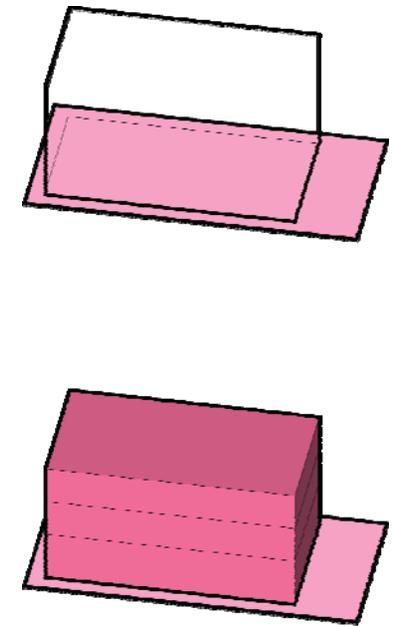
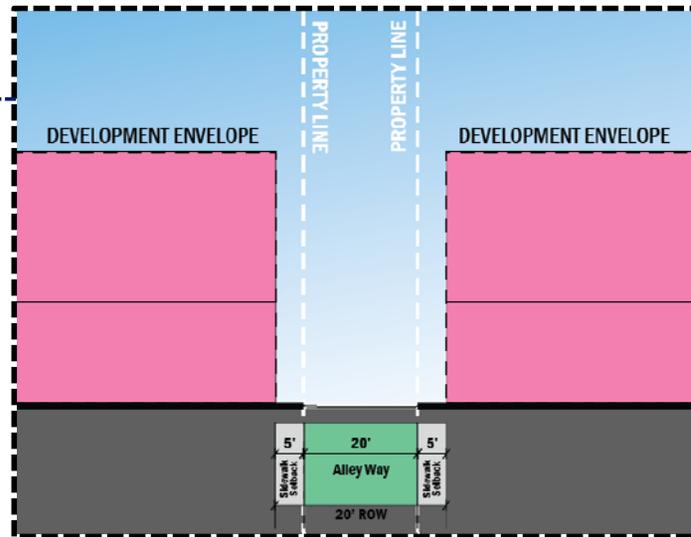
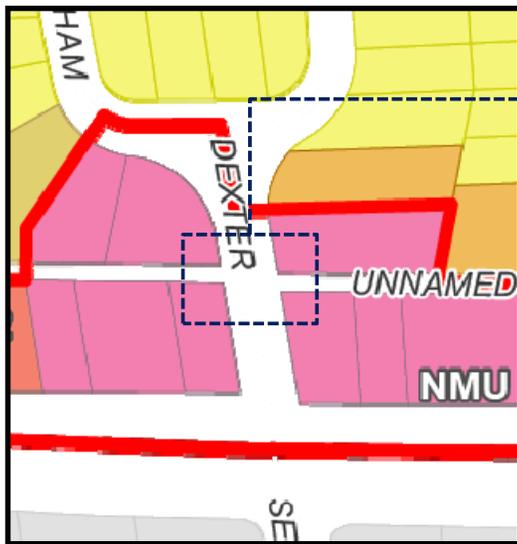
**NMU
1.8* FAR**

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

*Parcels having side yards adjoining alley ROW must have 5 foot side yard setback adjoining alley

**Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 10 foot Markham frontage setback

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
NMU-ECR	Directly adjoining R-1 lot	5 min -10 max	20	N/A	40	2
	Fronting ECR locations**	5 min -10 max	5	N/A	40	2
	Adjoining R-2/R-3 lot	10	15	N/A	40	2



**NMU
1.8* FAR**

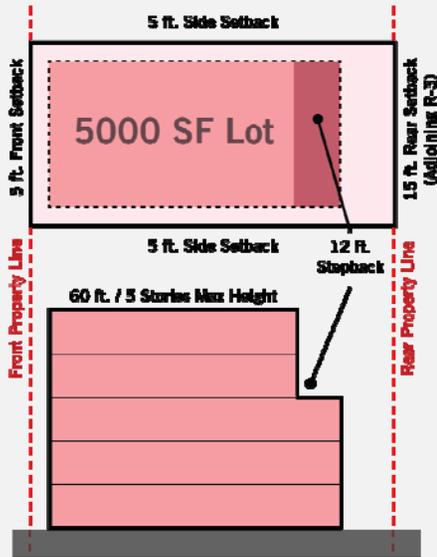
Corner lot at Markham and Selby fronts on Selby: 5 foot **alley side setback; 10 foot Markham frontage setback



Development Standards: CMU-1/CMU-2/NMU

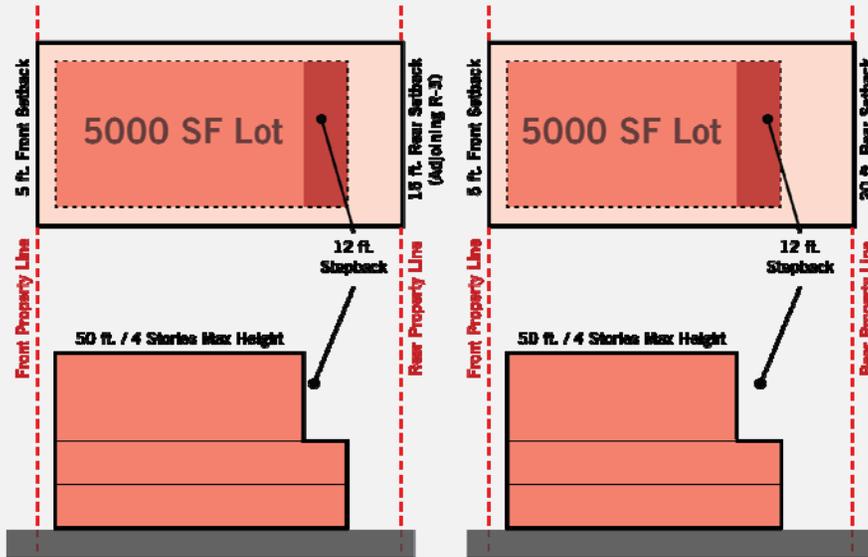
CMU-1

Proposed Zoning
Commercial Mixed-Use District
Zoning Symbol: **CMU-1**



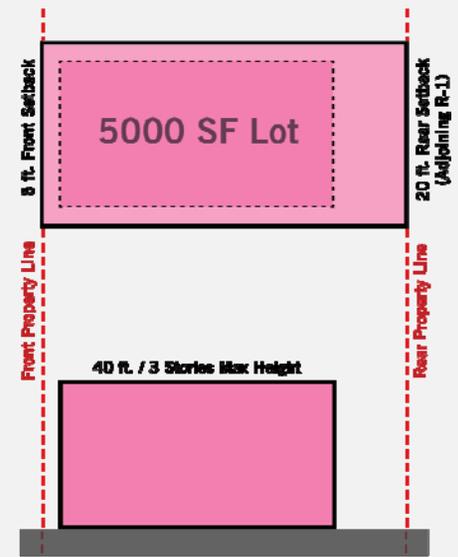
CMU-2

Proposed Zoning
Commercial Mixed-Use District
Zoning Symbol: **CMU-2**



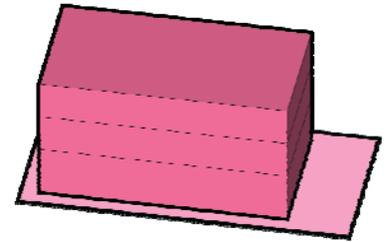
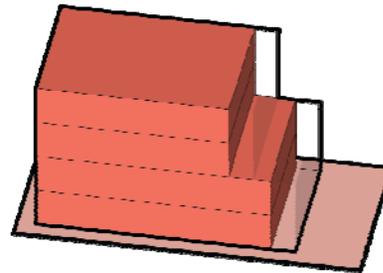
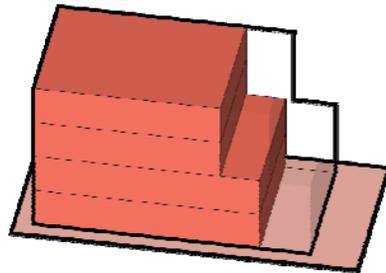
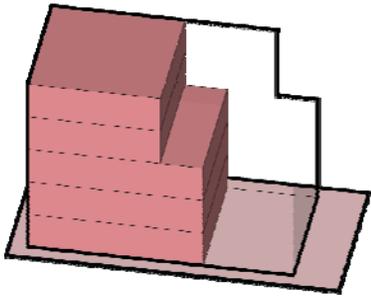
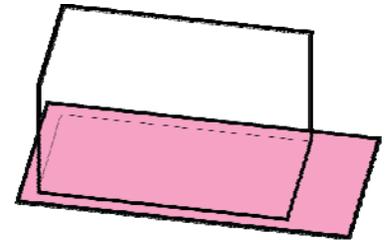
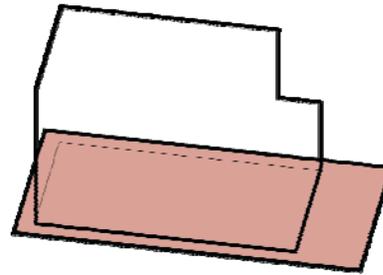
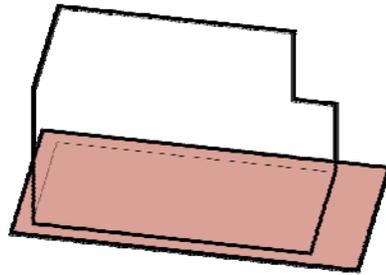
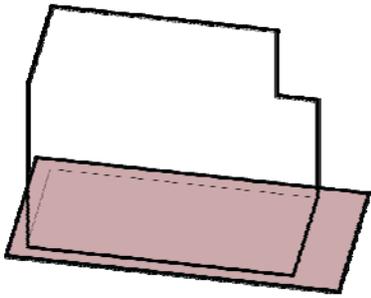
NMU

Proposed Zoning
Commercial Mixed-Use District
Zoning Symbol: **NMU**





Development Standards: CMU-1/CMU-2/NMU



CMU-1
2.0 FAR

CMU-2
2.0 FAR

NMU
1.8* FAR



Development Standards: Current Proposal

- Maintains currently allowed heights and setbacks adjacent to single-family residential areas, while allowing a mix of greater densities adjacent to multifamily areas
- Still guarantees buffer between properties, and between uses
- Results in less density in total
- Respects the intent of the Community Plan while providing area-specific nuance in potentially more vulnerable areas



Development Standards: Current Proposal

- Heights proposed are consistent with areas across El Camino Real
- Redwood City is working on streetscape design standards for El Camino Real (but is not changing zoning or land use designations at this time?)
- Design and Parking standards are scheduled for review, analysis, discussion at subsequent meetings



NFO Zoning Workgroup: Next Steps

- Design Standards: December 13
- Parking Standards: January 10
- Public Workshop
- North Fair Oaks Community Council
- Planning Commission
- Board of Supervisors



NFO Zoning Workgroup: Next Steps



North Fair Oaks Zoning Workgroup
Fair Oaks Health Center
November 29, 2016



**COUNTY OF
SAN MATEO**