



North Fair Oaks
Rezoning & General Plan Amendments
Community Council
Meeting #1 / April 28, 2022

AGENDA

Our Team

What is Zoning / Rezoning?

Background / Analysis

Issues and Themes

Schedule and Next Steps



Rezoning Team - Technical Advisory Committee

NFO Community Council

Brooks Esser, Chair

Blair Whitney, Vice Chair

Xitlali Curincita, Youth Member

Planning Department

Melissa Ross, Planning Manager

Will Gibson, Project Manager

Chanda Singh, Transportation Planner

Housing Department

Bryan Briggs / Tim Ponti

Helen Tong-Ishikawa

Public Works Department

Anne Stillman, Director

Office of Supervisor Warren Slocum

Maggie Cornejo

Office of Sustainability

Joel Slavit

Office of Community Affairs

Emma Gonzalez

Kenny Chu

Caltrans Representative

Joel Mandella

Rezoning Team - Consultants

Wallace Roberts and Todd (prime, zoning, policy)

Matt Taecker, Project Manager

Poonam Narkar, Senior Associate

Peninsula Conflict Resolution Center (engagement)

Tracey Rogers-Tryba

Evelia Chairez

Nuestra Casa (outreach)

Miriam Yupanqui

Rincon Consultants (EIR)

Darcy Kremin

Aileen Mahoney

W-Trans (transportation)

Mark Spencer

CSW|ST2 (civil engineering)

Robert Stevens

What is Zoning / Rezoning?

SETS RULES FOR DEVELOPMENT ON PARCELS

PROPERTY OWNER DEFINES PROJECT (but within rules)

PROPERTY OWNER DECIDES TIMING

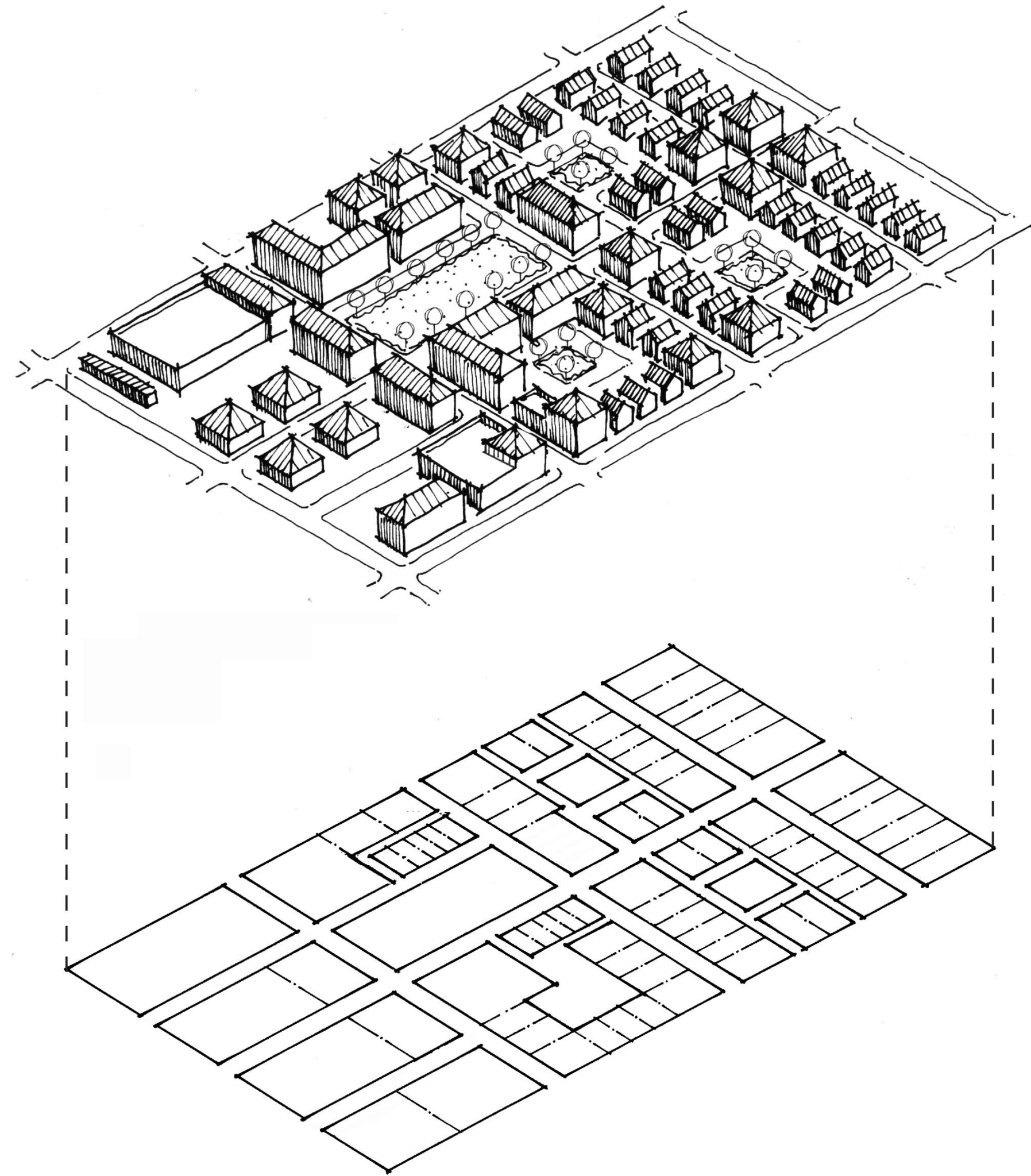
GETS IMPLEMENTED ONE PROJECT AT A TIME

DIFFERENT FROM GOVERNMENT PROGRAMS

(but can require contributions, like fees for housing)

DIFFERENT FROM PUBLIC IMPROVEMENTS

(but can require contributions, like adjacent sidewalks)



Planned Public Improvements (related but separate projects)

MIDDLEFIELD ROAD IMPROVEMENT PROJECT
(County)

BICYCLE & PEDESTRIAN RAILROAD CROSSING
(County)

EL CAMINO REAL BUS SPEED & RELIABILITY STUDY
(SamTrans)



Middlefield Design Recommendation (above)
and Existing Condition (below)

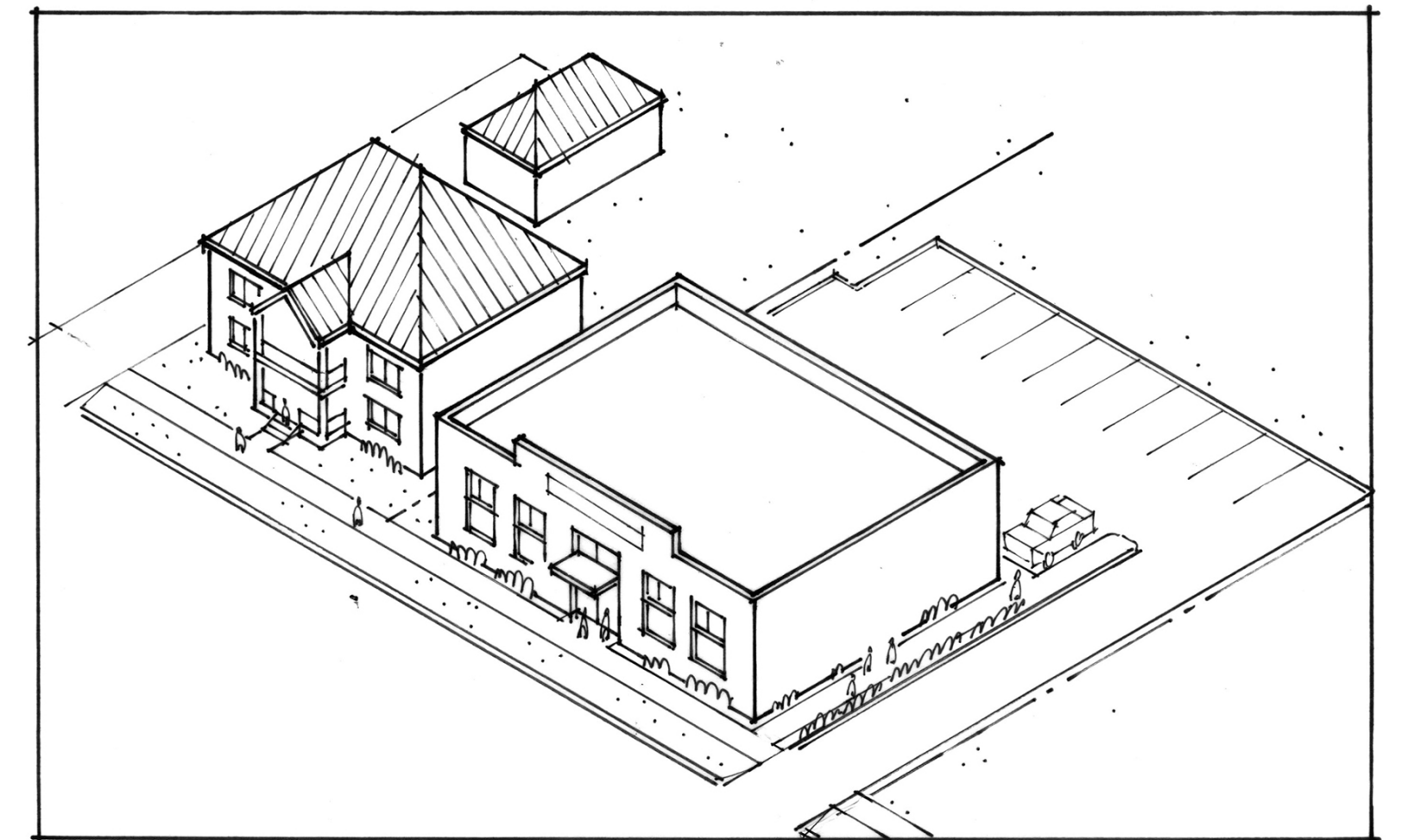
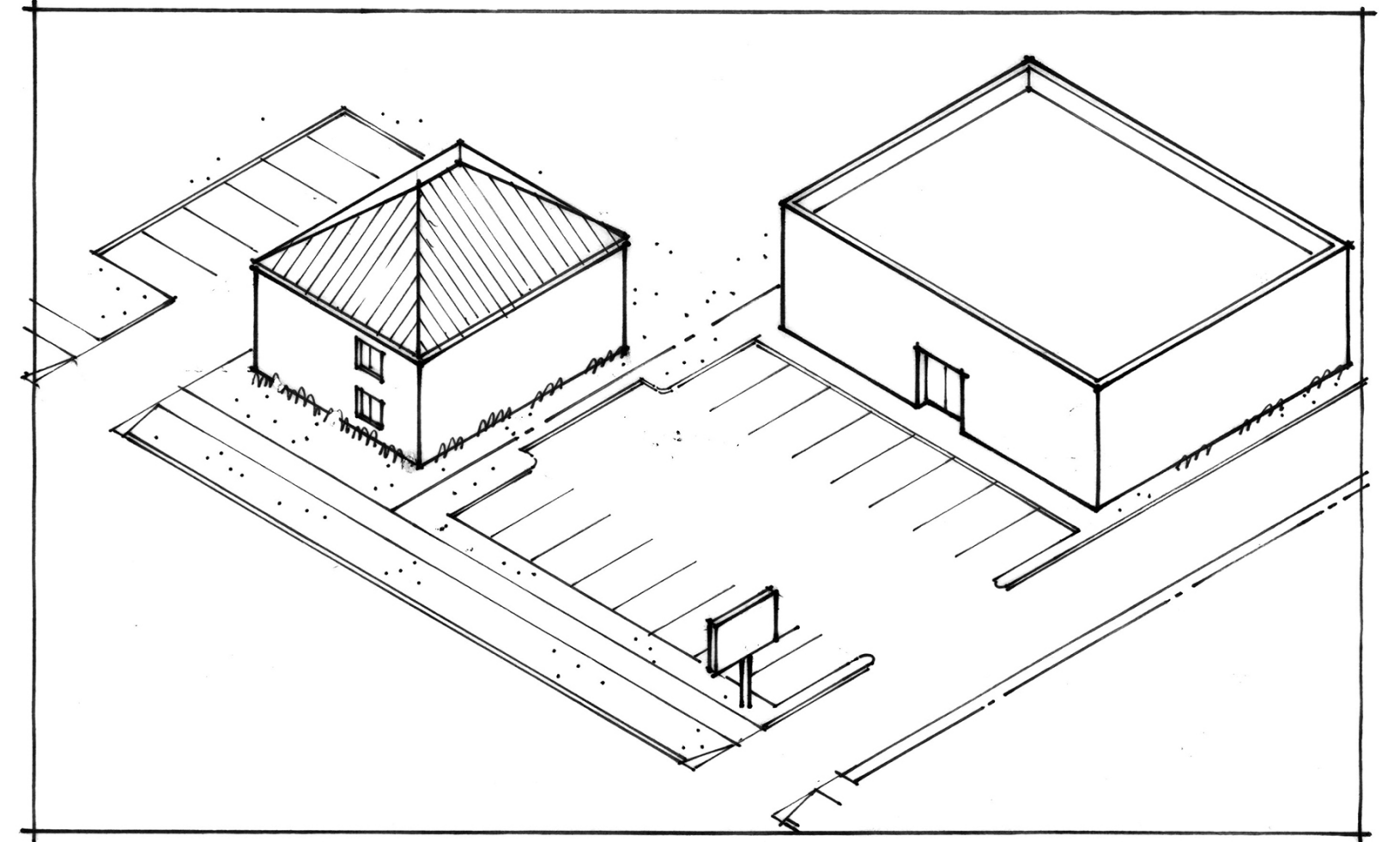
What is Zoning / Rezoning?

BUILDING FORM

- Building-to-Street Relationships
- Height and Mass
- Architectural Scale and Character

SITE FEATURES

- Parking Amount and Location
- Loading and Service Areas
- Open Space and Landscape



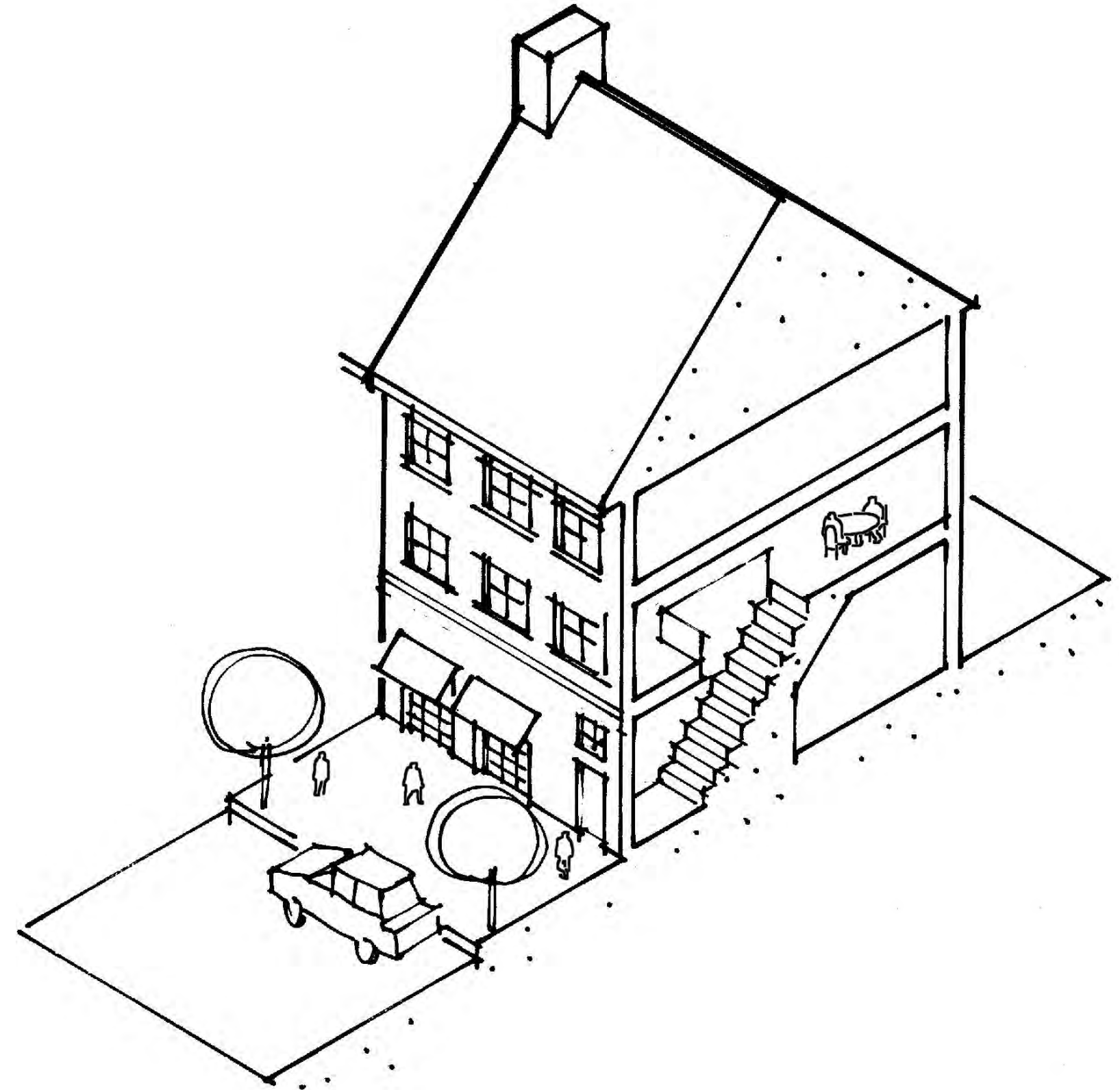
What is Zoning / Rezoning?

USE & ACTIVITY (ground floor versus upper floors)

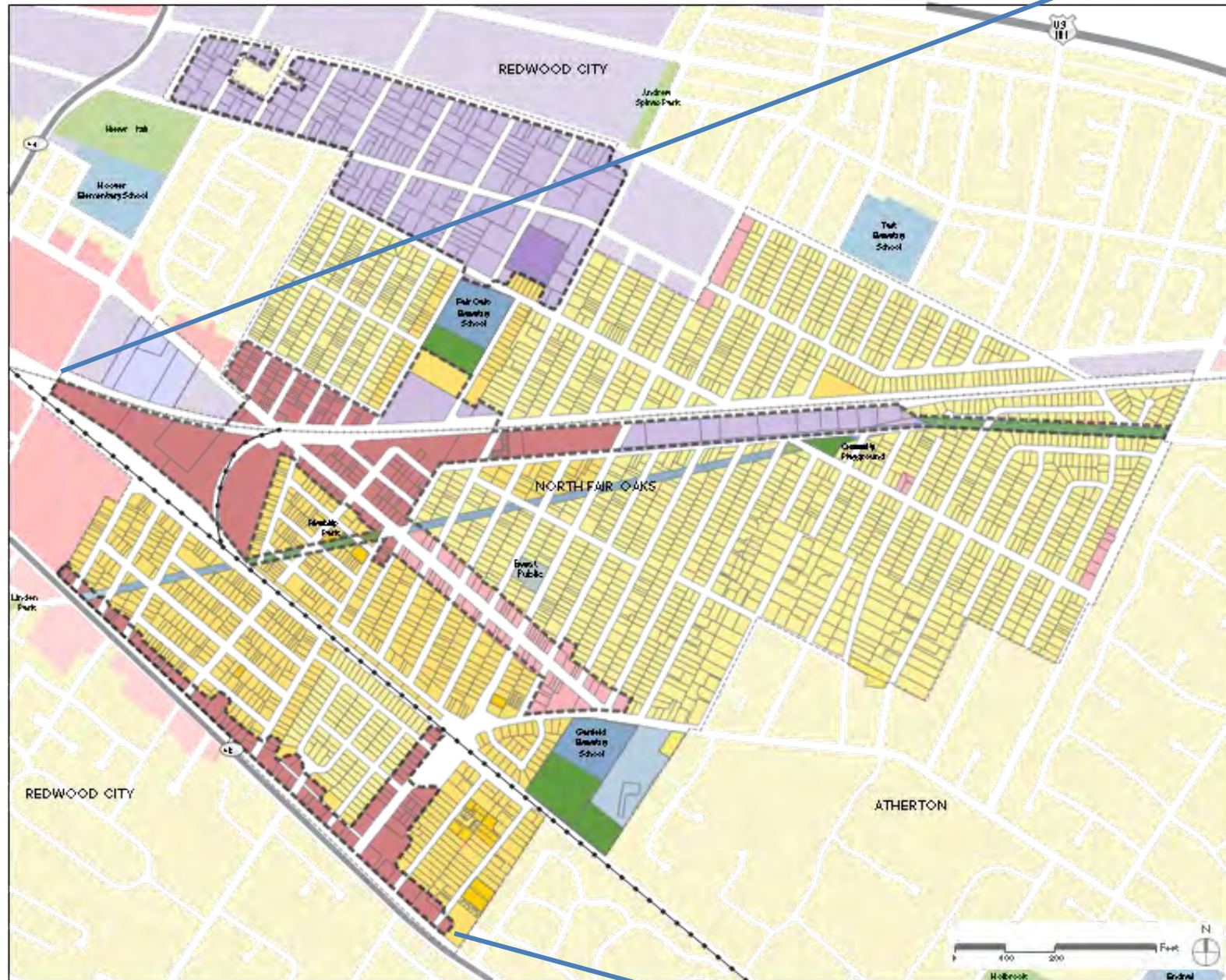
- Neighborhood Commercial
- Residential
- Industrial
- Office
- Mixed Use

DEVELOPER CONTRIBUTIONS ("community benefits")

- Affordable Housing (inclusion or fees)
- Street Improvements (adjacent improvements or fees)
- Parking and Transportation Programs (like transit passes)
- Community Facilities and Art

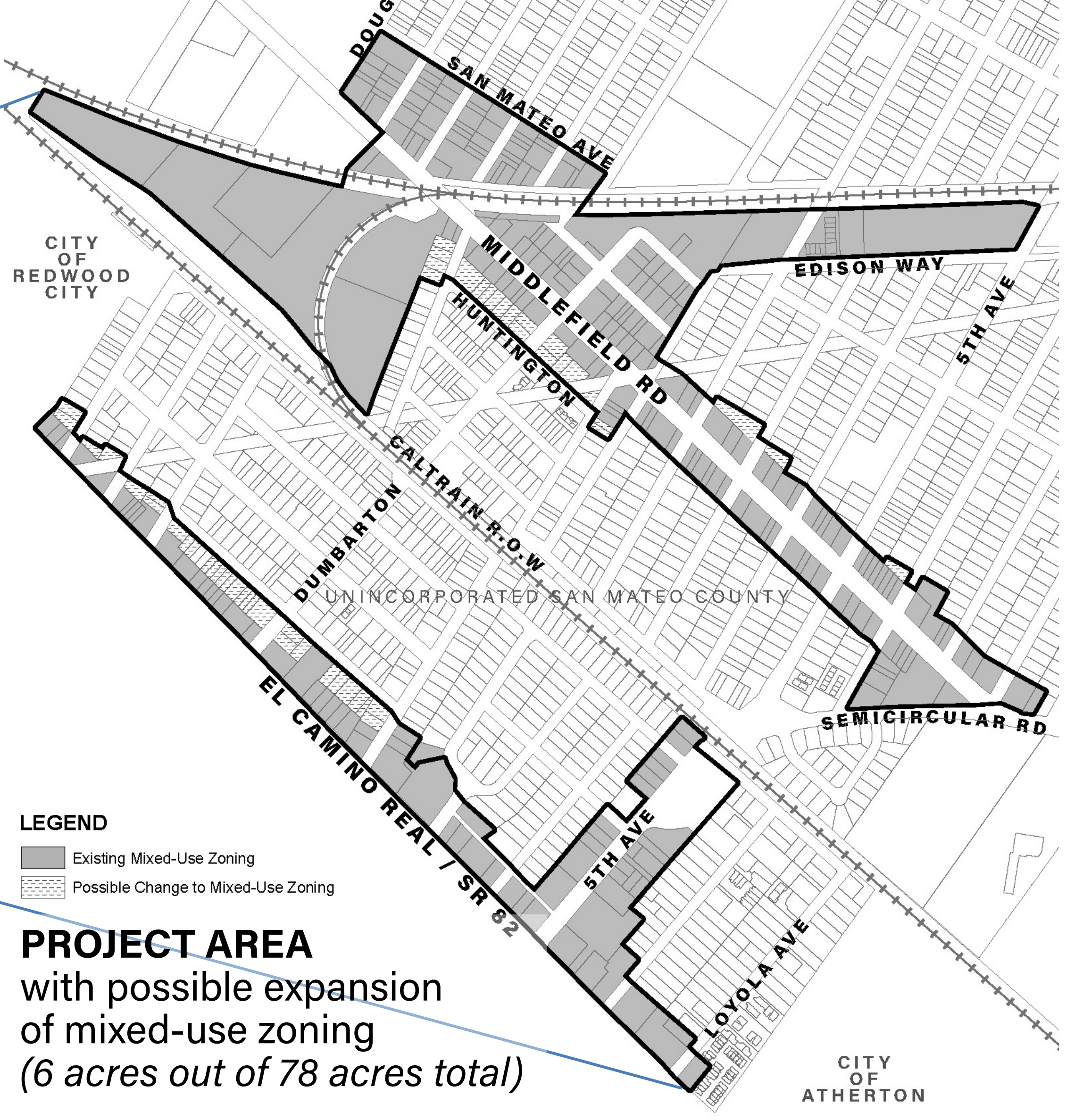


Background/Analysis: Project Area



**LAND USE PLAN
NFO COMMUNITY PLAN**
(adopted 2011)

**REZONING & COMMUNITY PLAN
MUST BE CONSISTENT**



LEGEND
Existing Mixed-Use Zoning
Possible Change to Mixed-Use Zoning

PROJECT AREA
with possible expansion
of mixed-use zoning
(6 acres out of 78 acres total)

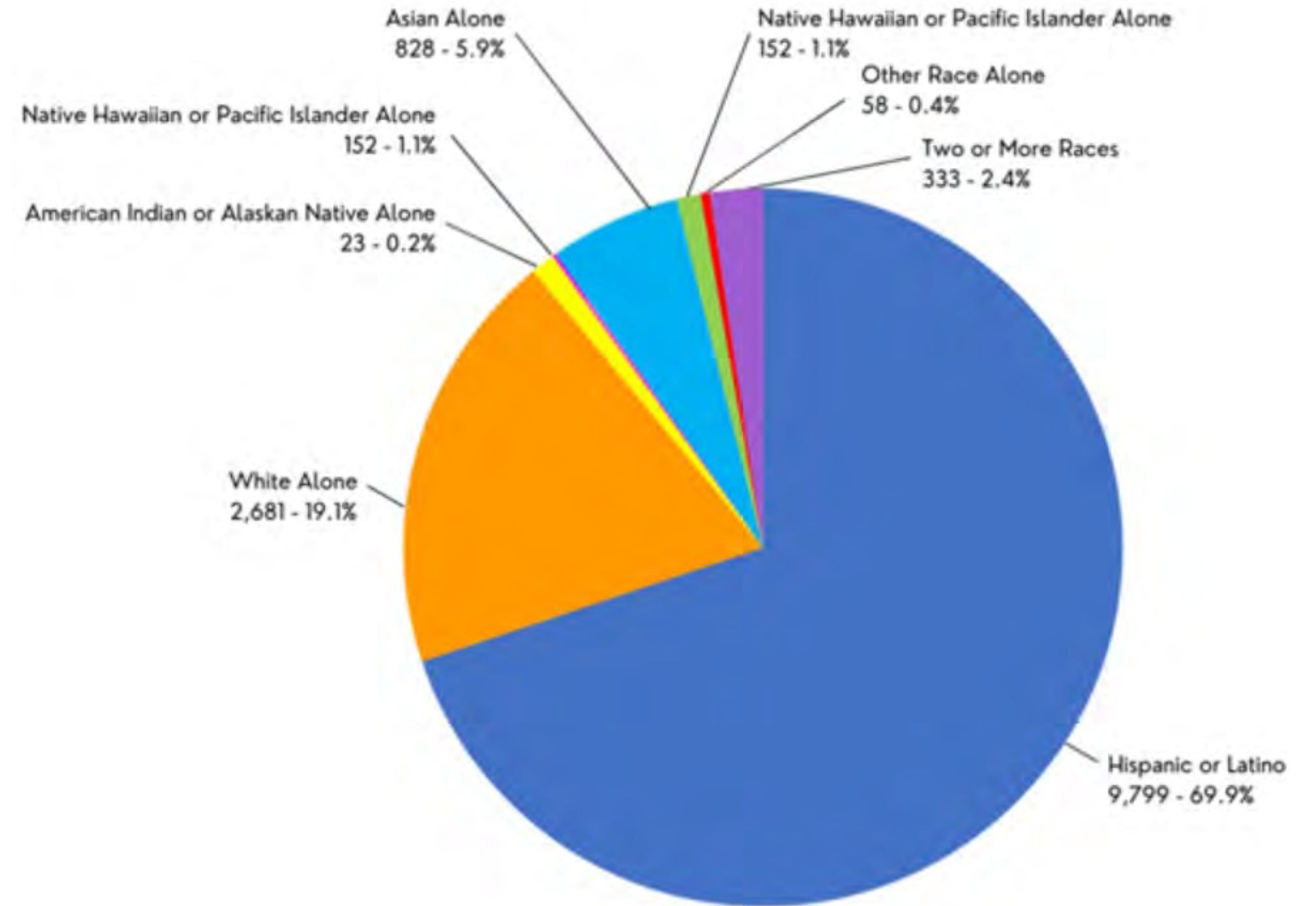
Demographics

Community Needs Assessment Survey

Gardner Center for Youth and Their Communities

Housing Insecurity

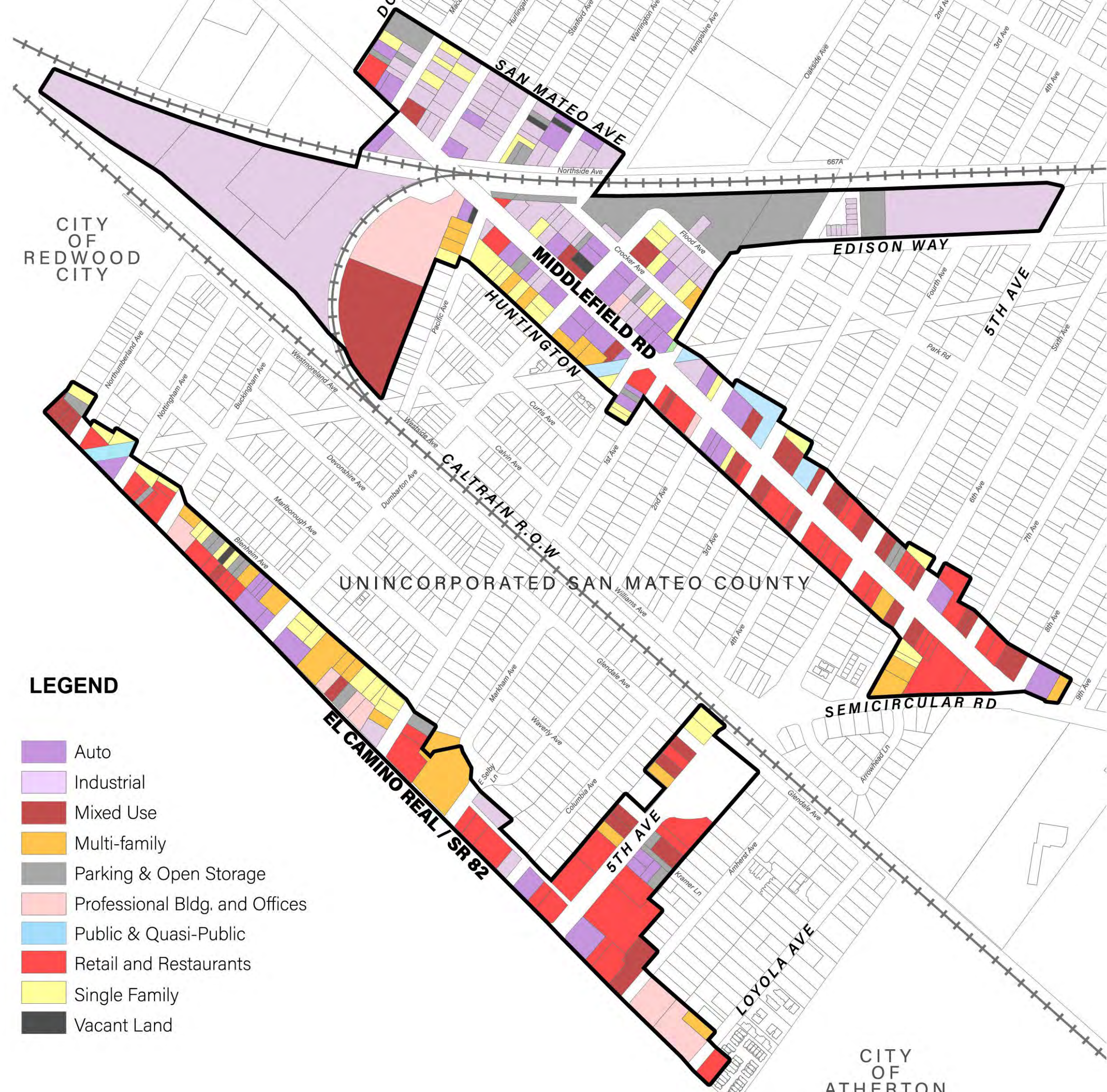
- increased more than other needs
- highest for parents & Spanish language respondents
- many renters are vulnerable to eviction



Existing Land Use

Industrial	23.6	30.4%
Public/Quasi-Public	11.8	15.2%
Mixed Use	8.1	10.4%
Auto-Related	7.3	9.3%
Open Storage	7.0	9.0%
Multi-Family Residential	5.2	6.6%
Neighborhood Comm'l	5.1	6.5%
Professional Office	4.9	6.3%
Single-Family Residential	0.3	0.4%
Vacant	0.3	0.4%
No Data	4.2	5.4%
Total Acreage	77.7	

Industrial, Auto & Open Storage account for nearly 50% of Project land area.



Middlefield Road Subarea



Railroad Industrial Subarea



El Camino Real & 6th Avenue Subarea



Surrounding Residential

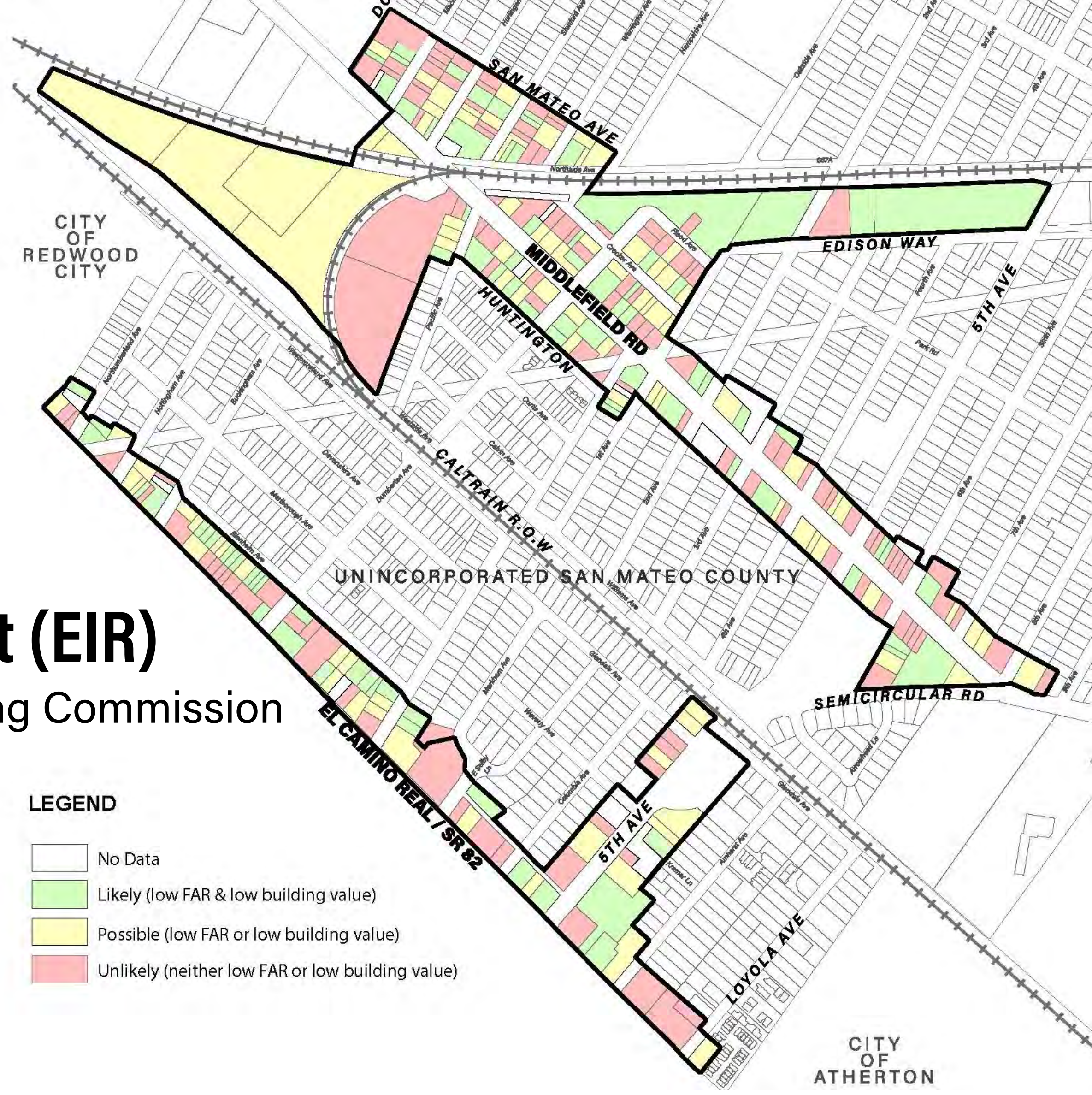


Potential for Development

	Acreage	
Likely	21.1	27%
Possible	23.6	30%
Unlikely	26.1	33%
No Data	7.2	9%

Environmental Impact Report (EIR)

May - EIR Scoping Meeting with Planning Commission



LEGEND

- No Data
- Likely (low FAR & low building value)
- Possible (low FAR or low building value)
- Unlikely (neither low FAR or low building value)

Background Review

A memo will summarize these issues and compare Community Plan policies to Zoning “best practices.”

For now:

- **What stands out?**
- **Was anything incorrect?**
- **Did we miss anything important?**



Issues and Themes - Community Plan

- Reinforce NFO's cultural traditions and sense of place.
- Redevelop underutilized land to support residential variety and local employment.
- Prioritize and eliminate unnecessary barriers to affordable housing.
- Encourage active uses and pedestrian-friendly street frontages.
- Allow a range of uses while limiting industrial nuisances.
- Support local businesses.
- Leverage community-serving facilities and amenities.
- Encourage walking, transit & bicycling, while providing efficient parking.
- Create a more vibrant healthful sustainable equitable community.

Issues and Themes - Community Member Focus Group

- Encourage more affordable housing.
- Enhance walkability and safety (sidewalks, crosswalks, lighting, street cleaning).
- Maintain existing restaurants and small shops.
- Celebrate art, Latino culture, and welcoming small-town feel.
- Address parking demand.
- Provide community space (especially for youth, families, & non-profit organizations).
- Encourage grocery stores, day care, and shared work space.
- Restrict bars, and address problem behavior from alcohol and drug use.
- Buffer industrial uses from residential, and clean up contamination.
- Beautification (such as street trees and greenery).

Issues and Themes - Developer Focus Group

- Make approval process easier. Anticipate community needs in Zoning.
- Maintain development feasibility, such as to allow smaller setbacks and less parking.
- Allow on-site open space needs to be met in urban ways, such as shared space and rooftop space.
- Consider taller buildings to produce more housing and improve feasibility.
- Target where ground-floor commercial should be required (not everywhere).
- Work through fire code and street design/access issues in advance.

Issues and Themes - County Zoning Staff Focus Group

- Make zoning standards easier to navigate and interpret, for everyone involved.
- Eliminate clumsy provisions.
- Tailor zoning to local community concerns while addressing State and County requirements.
- Provide objective development standards as is required for housing projects by State law.
- Consider increasing zoned capacity for housing to help implement County's Housing Element.
- Define acceptable street improvements.
- Avoid discretionary review (public hearings) where it's not necessary, such as for some permits.

Issues and Themes - Technical Advisory Committee

- Integrate community character as part of new development.
- Strive to address gentrification & displacement - of both residents and small businesses.
- Leverage community facilities, such meeting space for "Project Greet."
- Address anxiety over parking. Advance multimodal transportation & transportation demand management.
- Provide adequate infrastructure. Note limited wastewater capacity.
- Plan for maintenance realities, such as street sweeping, sidewalks, and street trees.
- Coordinate Housing Element with development opportunity sites identified by Rezoning.
- Clarify how Rezoning is distinct from other planning efforts in NFO.
 - *Coordinate community outreach with County's local liaison (stationed at Casa Circulo).*
 - *Consider information sheet.*
 - *Use less technical language.*

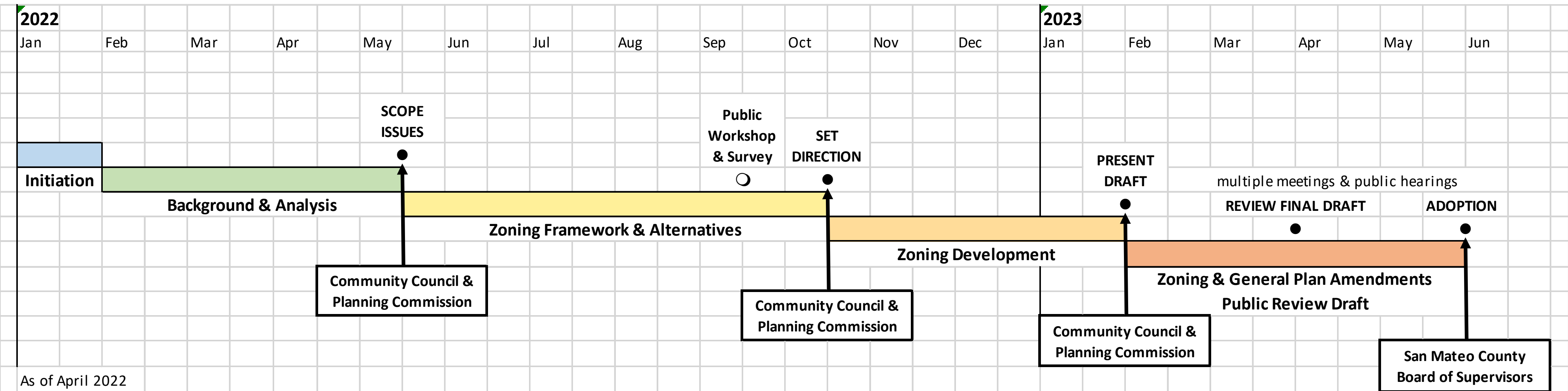
Issues and Themes Discussion

What should be emphasized?

What might have been missed?

SCHEDULE

NFO Rezoning with EIR and General Plan Amendments



April 28 NFO Community Council – introduce Project
October, January, March – tentative Community Council meetings

May 11 Planning Commission - EIR Scoping and introduce Project