



North Fair Oaks Rezoning & General Plan Amendments

COMMUNITY COUNCIL UPDATE

September 22, 2022

Wallace Roberts & Todd
with
Nuestra Casa
Rincon Consulting
Miller Planning
CSW|ST2
PCRC
W-Trans



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WEBSITE REFRESH

www.RezoningNorthFairOaks.Org

ABOUT

- Amendments to Zoning
(State law, consistency, clarity, implementation)
- Rezoning of Residentially-Zoned Areas
- Environmental Review

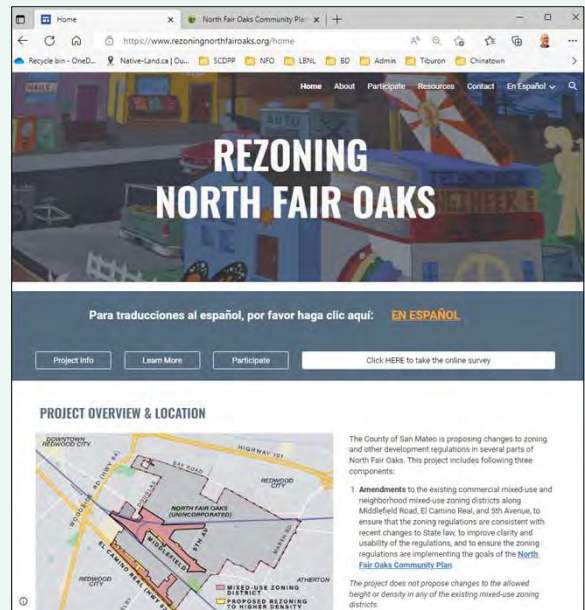
PARTICIPATE

RESOURCES

COMMUNITY PLAN

SAN MATEO COUNTY RESOURCES

*No changes to
maximum height or
density in any
mixed-use zoning
districts.*



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COMMUNITY OUTREACH

STAKEHOLDER INTERVIEWS

- Local Businesses & Residents
- Developers & Builders
- County Staff
- Technical Advisory Committee

POPUP EVENTS

- NFO Festival
- El Camino Real / 5th Ave
(Chavez Market)
- Middlefield Road
(El Concilio / Brew Coffee)

SURVEY

Take the survey (ends Oct 3)
www.rezoningnorthfairoaks.org



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SURVEY RESPONSES (SO FAR)

RESPONSES

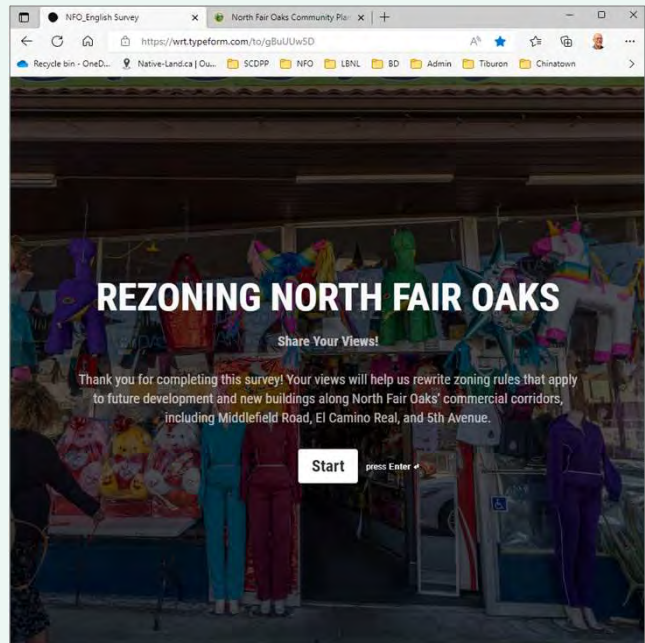
Total 215
 English 64 (30%)
 Spanish 151 (70%)

HALF OF SURVEY TAKERS
LIVE IN NORTH FAIR OAKS

75% OF SURVEY TAKERS
RENT THEIR HOME

MOST SURVEY TAKERS ARE
MIDDLE AGED

Take the survey (ends Oct 3)
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SURVEY QUESTIONS

What do you feel is most important to improve in North Fair Oaks?

- Safer Streets
- Shopping Options
- Housing Options
- More Jobs
- More Community Facilities
- Reducing Industrial Nuisances

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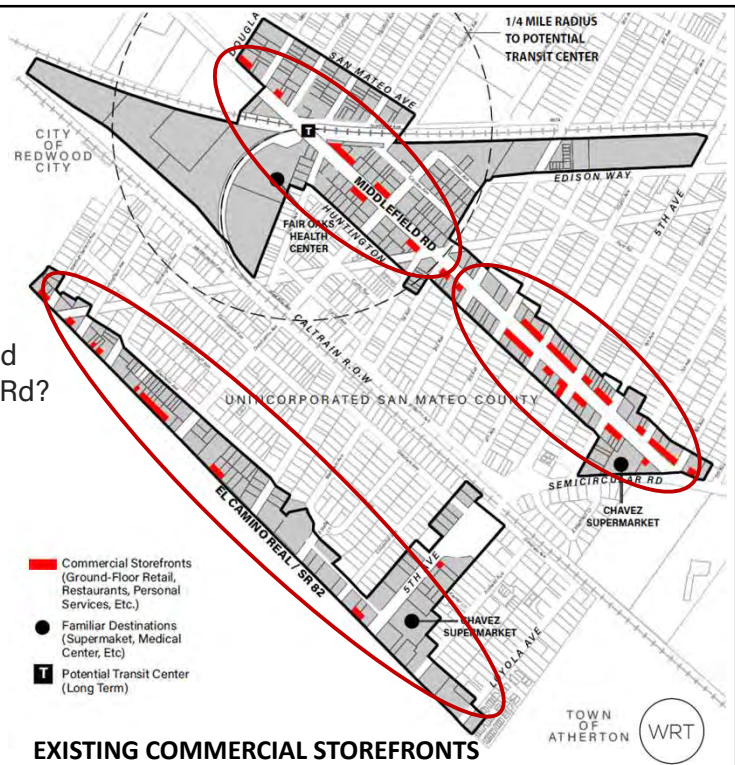
SURVEY QUESTIONS

What would you like to see on Middlefield Rd between 1st Avenue and Semicircular Road?

What ground-floor uses (facing sidewalk) would you like to see along other parts of Middlefield Rd?

... [and/or] along El Camino Real?

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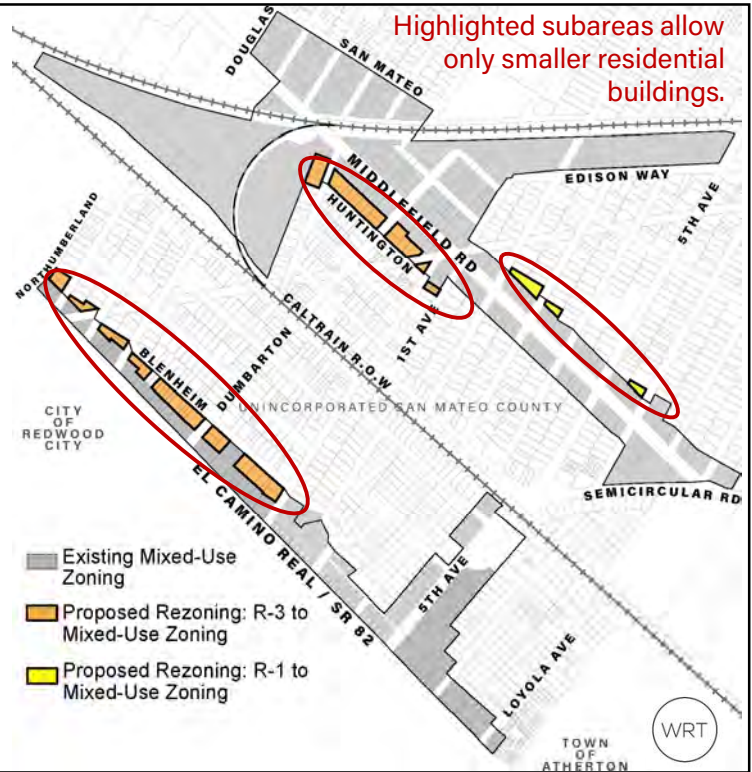
SURVEY QUESTIONS

How can new buildings be a good neighbor to existing homes and buildings?

Do you support larger buildings that could provide more housing:

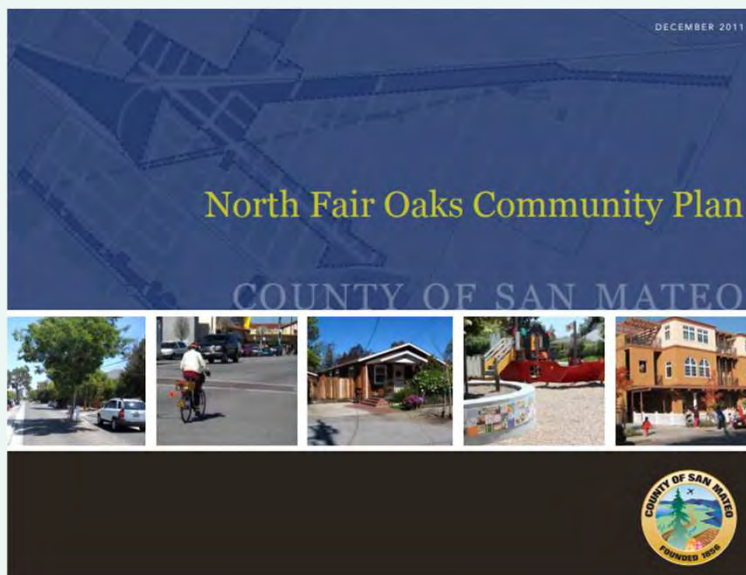
- along Blenheim Avenue (near El Camino Real),
- along Huntington Avenue (near Middlefield), and/or
- behind other parcels on Middlefield?

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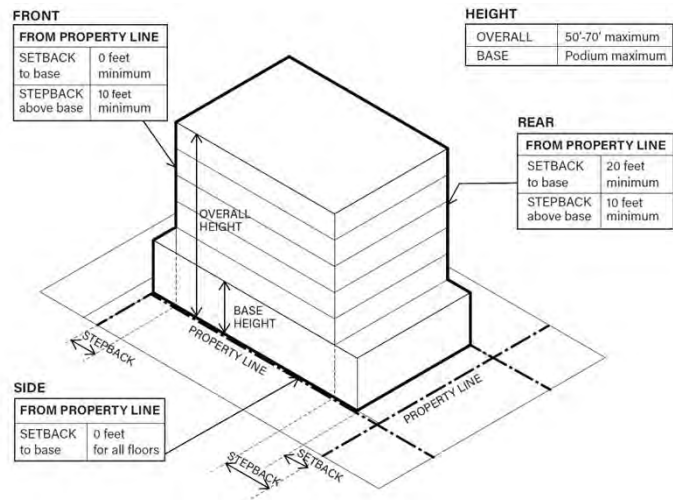
NEXT TECHNICAL ADVISORY COMMITTEE MEETING:

CURRENT ZONING & COMMUNITY PLAN POLICIES



ISSUES FOR ZONING

- Objective Standards
- Rezoning R-Zoned Parcels
- Ground Floor Requirements (shops, office, day care)
- Height / Massing Transitions to Surrounding Neighborhoods
- Parking & Transportation Demand Management



WRT

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ISSUES FOR COMMUNITY PLAN

- Development Feasibility (e.g. ground floor open space contributions)
- Changes in State Density Bonus Law (community benefits discussion)
- Inconsistencies with CALGreen and County stormwater program

NOT IN PROJECT SCOPE

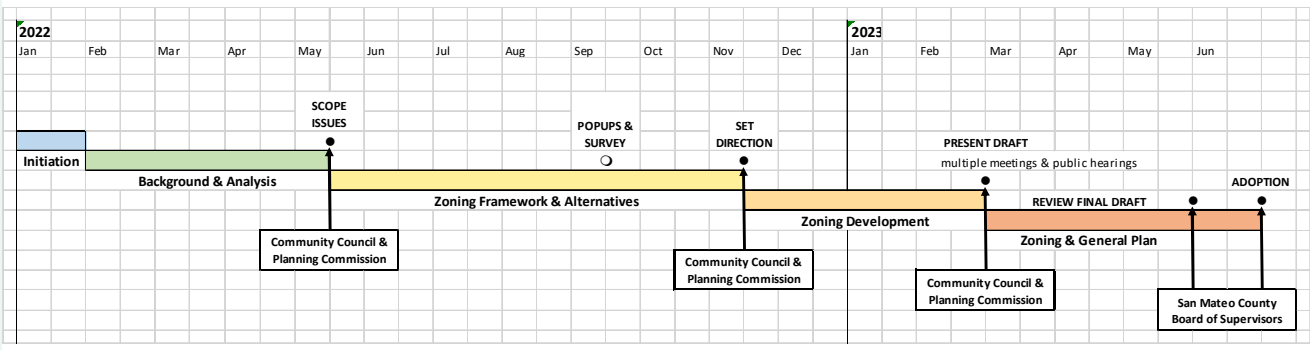
- Public Open Space Creation
- Public Street Improvements

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SCHEDULE

NFO Rezoning with EIR and General Plan Amendments



QUESTIONS & DISCUSSION

