



NORTH FAIR OAKS REZONING & GENERAL PLAN AMENDMENTS

COMMUNITY COUNCIL REVIEW MARCH 23, 2023

Presentation Outline

- 1) Project Purpose
- 2) Outreach & Engagement
- 3) Project Context
- 4) Organization of Chapters
- 5) Use Regulations
- 6) Development Standards
- 7) Design Standards (Street, Building, Site)
- 6) Performance Standards
- 7) Parking
- 8) Community Plan Amendments
- 9) Next Steps
- 10) Discussion



Core Team

County Planning & Building Department

Wallace Roberts & Todd (prime, zoning, policy)

Miller Planning Associates (zoning)

Nuestra Casa (outreach)

Rincon Consultants (EIR)

W-Trans (transportation & parking)

CSW|ST2 (civil engineering)

Technical Advisory Committee (7 meetings)

NFO Community Council

Brooks Esser, Chair
Blair Whitney, Vice Chair
Xitlali Curincita, Youth Member

Planning Department

Will Gibson, Project Manager
Chanda Singh

Housing Department

Helen Tong-Ishikawa
Tim Ponti

Public Works Department

Anne Stillman, Director

Office of Supervisor Slocum

Maggie Cornejo

Office of Sustainability

Joel Slavit

Office of Community Affairs

Emma Gonzalez
Kenny Chu

Caltrans Representative

Joel Mandella

PROJECT PURPOSE

AMENDMENTS TO EXISTING MIXED-USE ZONING

Needed for consistency with State law, greater clarity, and ease of administration

REZONING OF RESIDENTIALLY-ZONED PARCELS TO MIXED-USE ZONING

54 parcels would assume mixed-use designation of adjacent mixed-use district

AMENDMENTS TO COMMUNITY PLAN

Needed for consistency with zoning and to remove outdated and problematic provisions

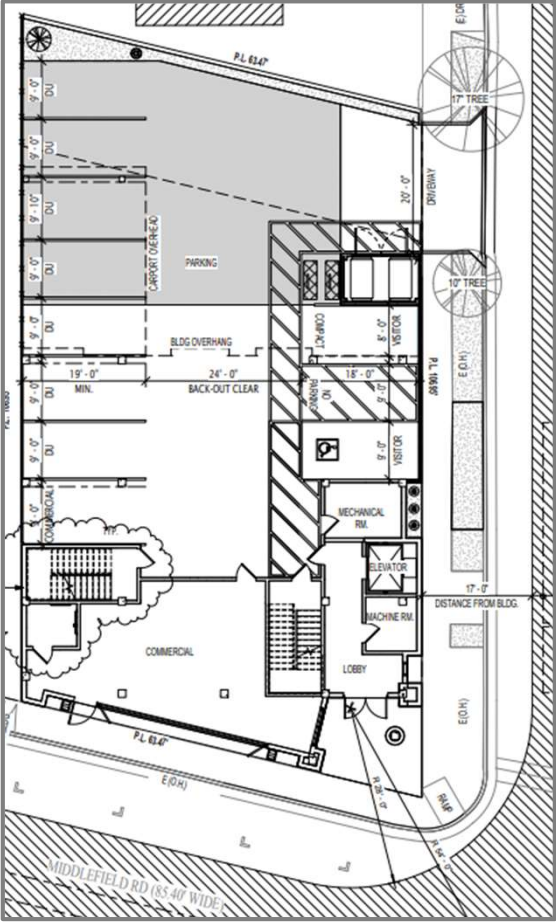
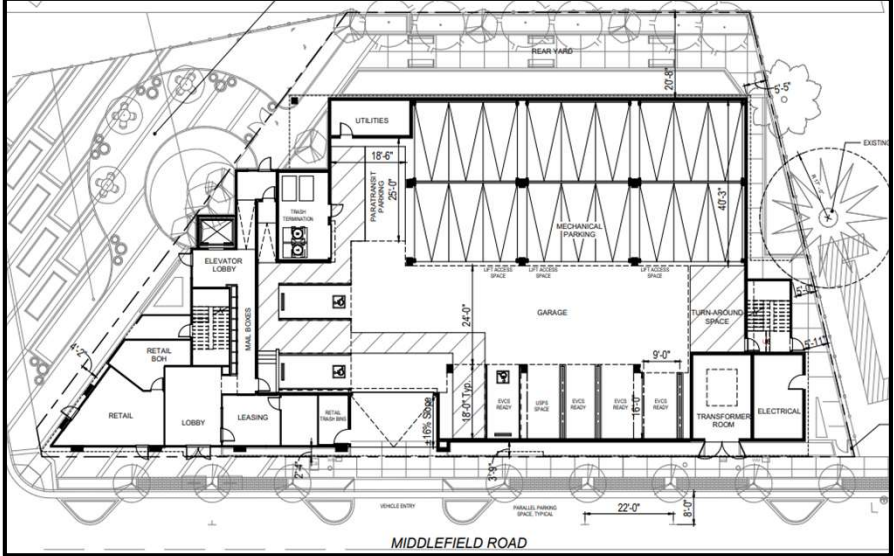
ENVIRONMENTAL ANALYSIS

To identify potential impact and mitigate impacts when possible
Draft Environmental Impact Report expected April 18

FOR MORE INFORMATION:

www.rezoningnorthfair Oaks.org

Examples of Development in the Area



396 Third Ave



1st & Middlefield

OUTREACH & ENGAGEMENT

Nuestra Casa

- Deeply Rooted in North Fair Oaks
- Bilingual and Relatable

Focus Groups

- Business Community
- Community-Based Organizations
- Architects and Developers

Direct Engagement

- NFO Festival
- Pop Ups on Middlefield and 5th Avenue
- Direct Door-to-Door Outreach

Survey

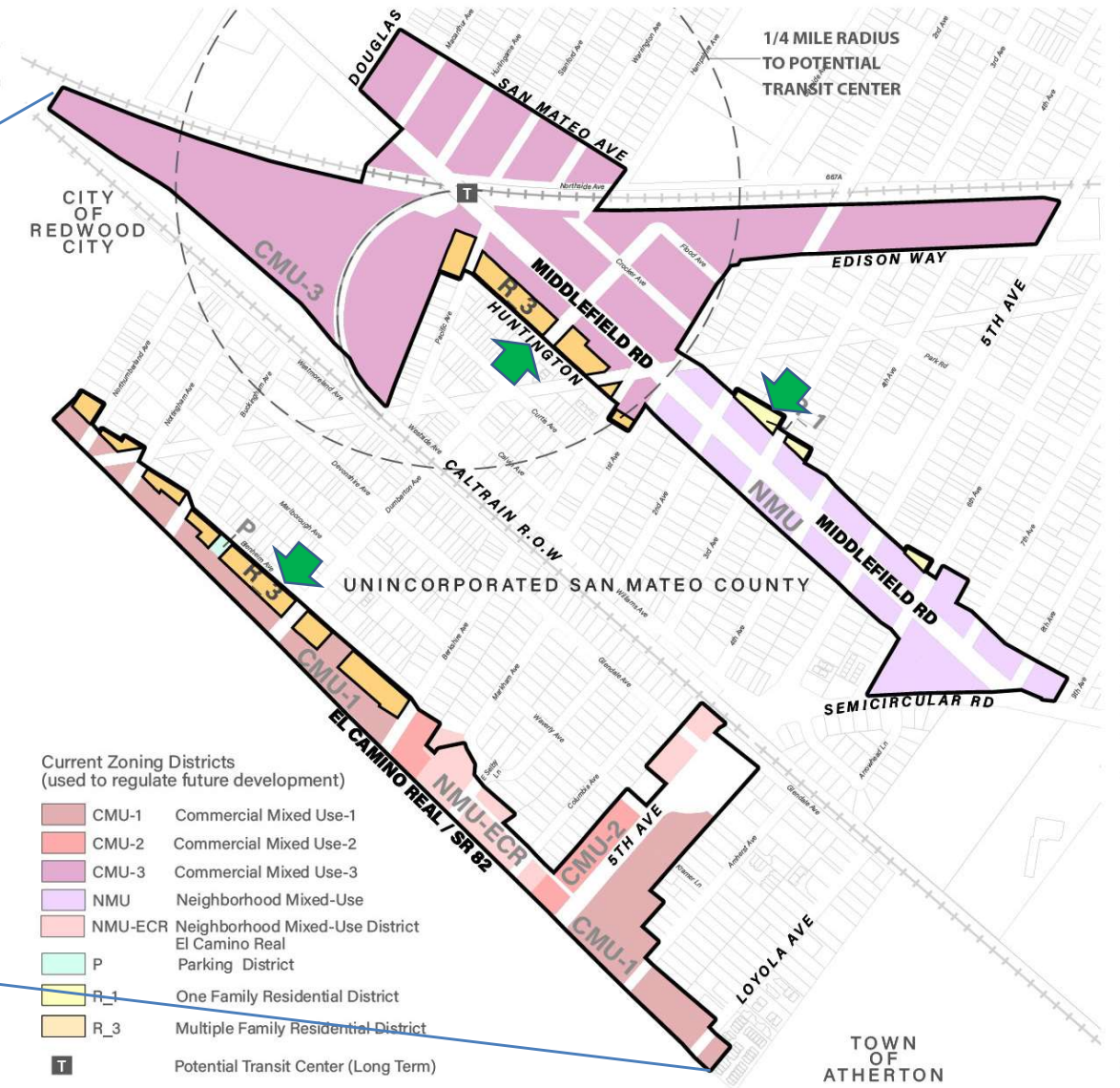
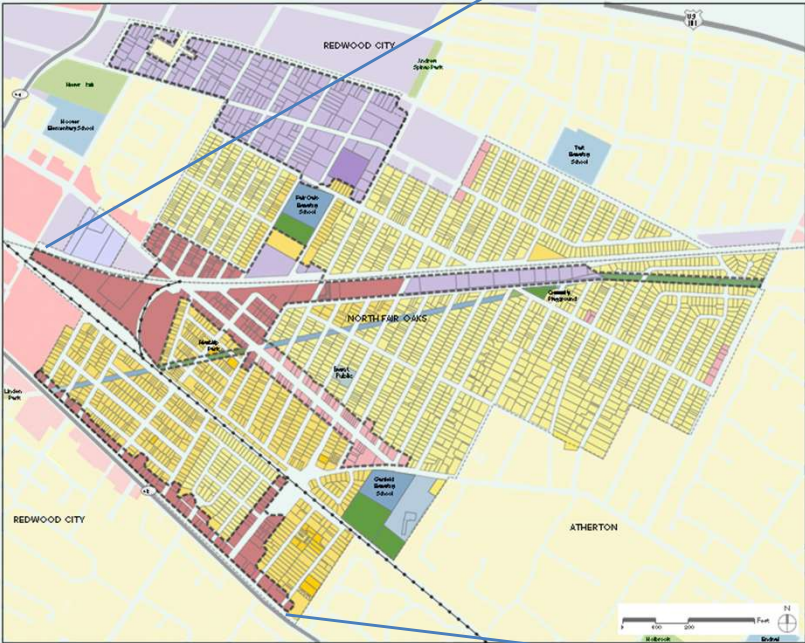
- Over **200** Survey Responses



PROJECT CONTEXT

PROJECT AREA

Community Plan Land Use Map (adopted 2011)



Existing Land Use

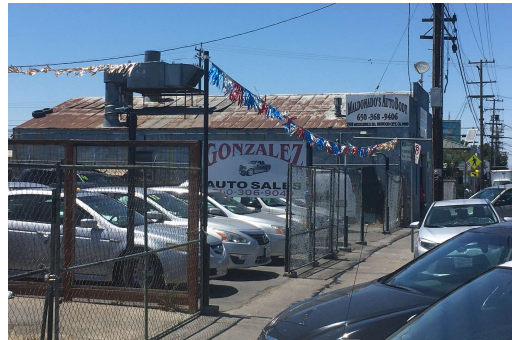
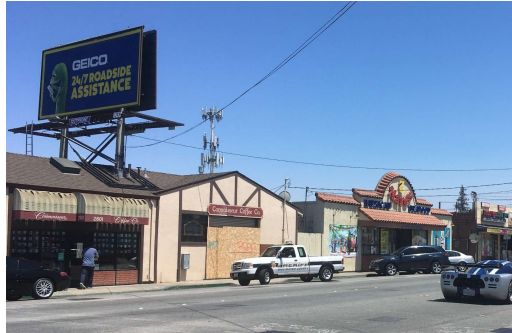
Industrial	23.6	30.4%
Public/Quasi-Public	11.8	15.2%
Mixed Use	8.1	10.4%
Auto-Related	7.3	9.3%
Open Storage	7.0	9.0%
Multi-Family Residential	5.2	6.6%
Neighborhood Comm'l	5.1	6.5%
Professional Office	4.9	6.3%
Single-Family Residential	0.3	0.4%
Vacant	0.3	0.4%
No Data	4.2	5.4%
Total Acreage	77.7	

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



Existing Land Use

Middlefield Subarea Photos



Existing Land Use

El Camino Real & 5th Avenue Subarea



Potential for Development

(existing storefronts in black)

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

Low floor area ratio (F.A.R.) and low assessed value suggest potential for a larger return on investment compared to higher F.A.R.s and assessed values.



Potential for Development

(existing storefronts in black)

Relatively few storefront businesses would become more vulnerable to redevelopment, as a consequence of proposed rezoning from residential to mixed use.



ORGANIZATION OF CHAPTERS

DISTRICT-SPECIFIC CHAPTERS ONLY

Five Districts: 21C NMU, 29.1 CMU-1, 29.2 CMU-2, 29.3 NMU-ECR, 29.4 CMU-3

- **Use Regulations**
- **Development Standards**
height, setback, stepback, floor area ratio, signs
no change in MU zones
- **Design Standards**
incorporates Chapter 29. Design Review & Site Development (remains for M Districts)
and Chapter 28.1. DR Districts standards for Middlefield (chapter eliminated)
- **Performance Standards**
- **Parking Standards**

USE REGULATIONS

Update use allowances in NMU District to be consistent with other Zoning Districts

- *Allow as Permitted: Personal Convenience Service Establishments, Take-out Food Establishments, Community Gardens*
- *Allow with Use Permit: Massage Businesses, Hotels, Theaters, Mobile Vending and Food Trucks, Large Indoor Exercise and Leisure Facilities*

Do not require a Use Permit for child care centers or community gardens (all districts)

- *Consistent with the Community Plan and County policies*

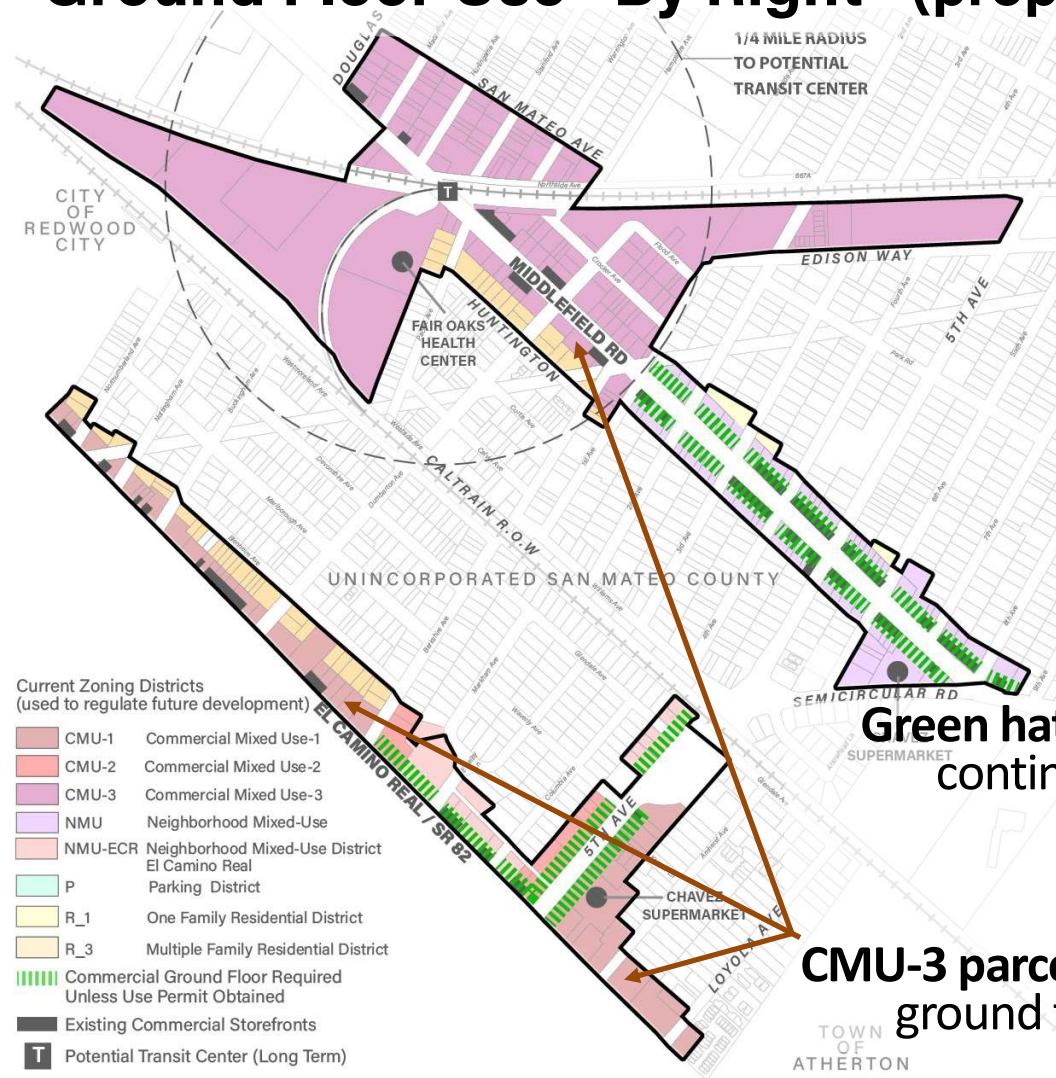
Ground Floor Use “By Right” (proposed amendment)

Use Permit required for all development **except:**

- **All Districts:** mixed-use development (ground floor commercial with residential above)
- **CMU-1:** residential only development allowed on parcels not fronting 5th Avenue (ground floor commercial required along 5th)
- **CMU-3:** residential only development allowed (ground floor residential development)

Green hatch shows where “by right” projects would continue to require ground floor commercial

CMU-3 parcels and CMU-1 parcels would allow “by right” ground floor residential, except along 5th Avenue



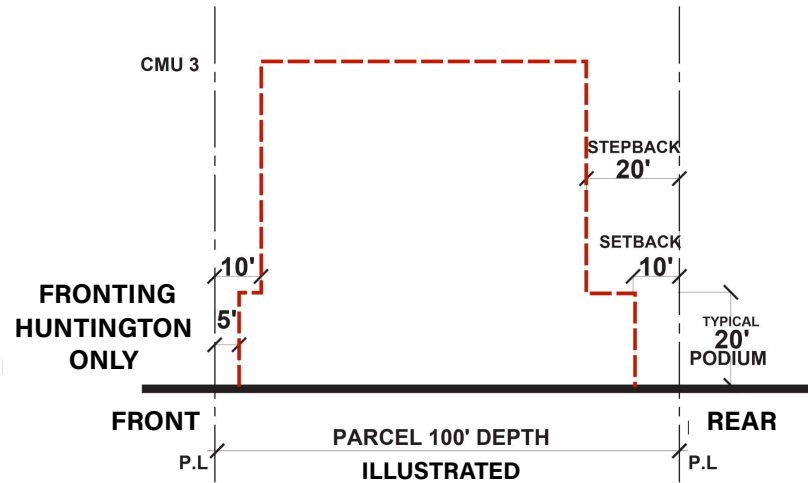
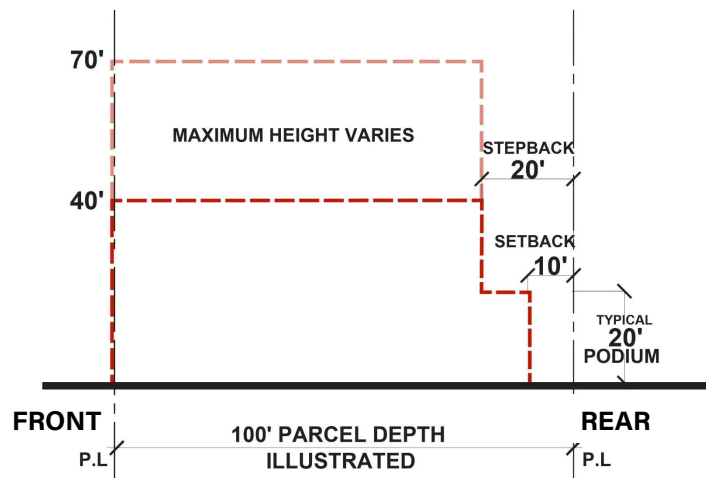
DEVELOPMENT STANDARDS

	RESIDENTIAL DENSITY	HEIGHT		FLOOR AREA RATIO
	refer to Community Plan	(maximum)	(minimum)	(maximum)
ALL ZONES	NO CHANGE	NO CHANGE	NO CHANGE	APPLY ONLY TO NON-RESIDENTIAL (COMMERCIAL & INSTITUTIONAL)
MIDDLEFIELD ROAD & EDISON WAY SUBAREA				
NMU (Neighborhood Mixed Use)	60 units/acre	• 40 feet	2 stories	• 1.50 for mixed use • 0.75 for all other uses
CMU-3 (Commercial Mixed Use 3)	80 units/acre 120 units/acre within 1/4 mile of Redwood Junction	• 70' within 1/4 mile of Redwood Junction • 60' south of Middlefield adjacent to R-zones • 50' btw 2nd Av & 5th Av	36 feet (3 stories)	• 2.00 for mixed use • 1.50 for commercial • 1.00 for institutional • 0.75 for industrial • No limit for residential
EL CAMINO REAL & 5TH AVENUE SUBAREA				
NMU-ECR (Neighborhood Mixed Use El Camino Real)	80 units/acre	• 40 feet	3 stories	• 2.00 for mixed use • 1.50 for commercial • 1.00 for institutional • No limit for residential
CMU-1 (Commercial Mixed Use 1)		• 60' for mixed use • 60' for commercial • 60' for institutional • 50' for residential		
CMU-2 (Commercial Mixed Use 2)		• 50 feet		

NO CHANGE TO HEIGHT, DENSITY, AND F.A.R. MAXIMUMS

Maximum Setbacks and Stepbacks (Theoretical Maximum)

Consistent across Mixed-Use Districts
Rear Stepback in All Locations
No Front Setback in All Locations except along Huntington



Allowable Projections

Awnings & Signage _____ up to 5 feet

Balconies, Eaves & Bays _____ up to 3 feet



* Encroachments into rights-of-way require encroachment permit

DESIGN STANDARDS

Improvements to Public Rights-of-Way

Sidewalks:

- *minimum path of travel*
- *minimum width using building setback*

Street trees:

- *setback from intersections, driveways, utilities*
- *maximum spacing*
- *minimum size*

Other Features:

- *bike racks*
- *refuse receptacles*
- *utilities*



DESIGN STANDARDS

Buildings

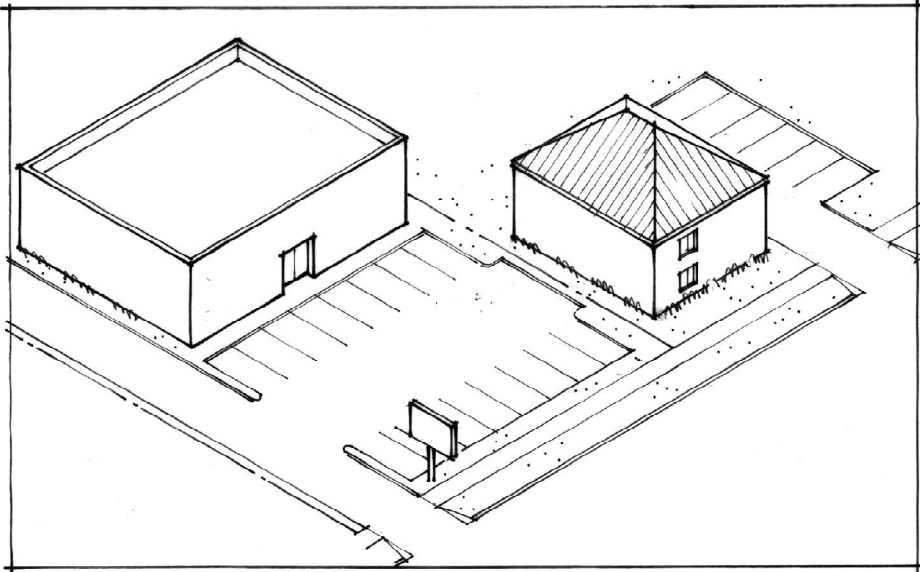
Building Orientation:

- *continuous building frontage*
- *blank walls & transparency*

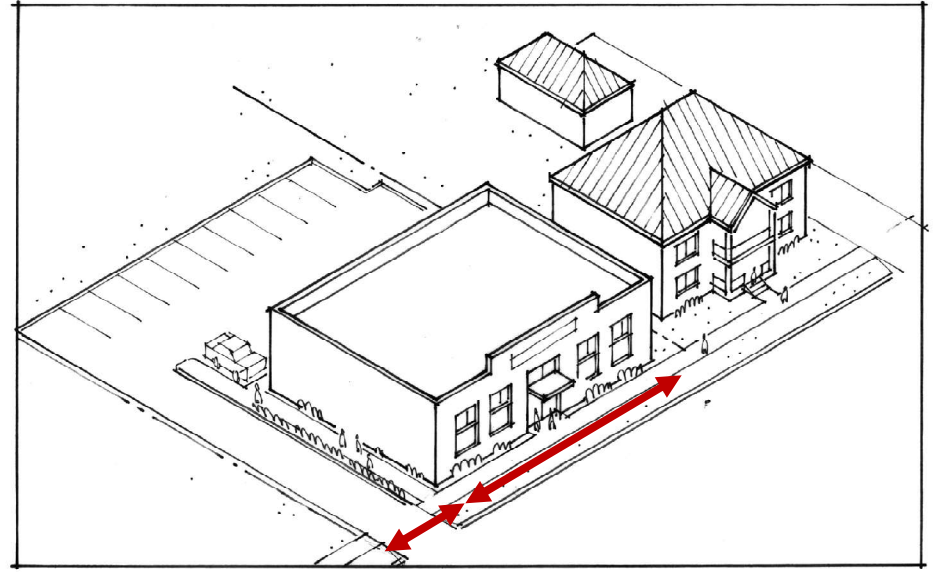
Façade Design:

- *entrance frequency & design*
- *ground-floor commercial storefronts*
- *ground-floor residential porches, stoops, vestibules*

Continuous Building Frontage



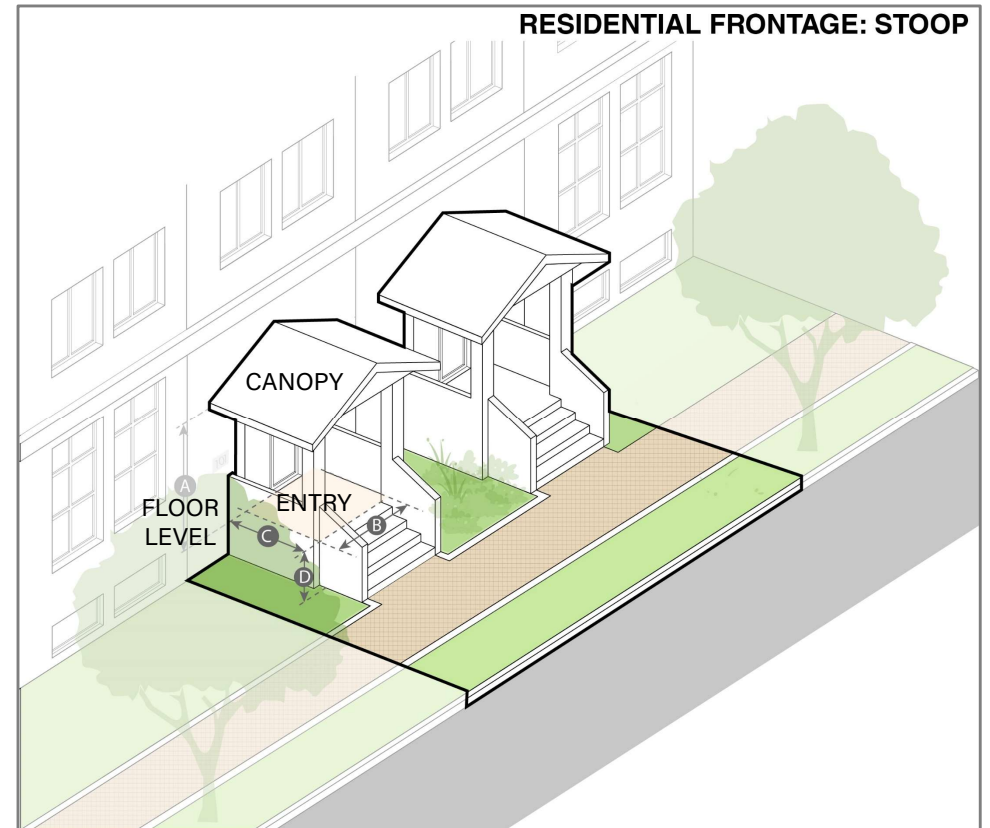
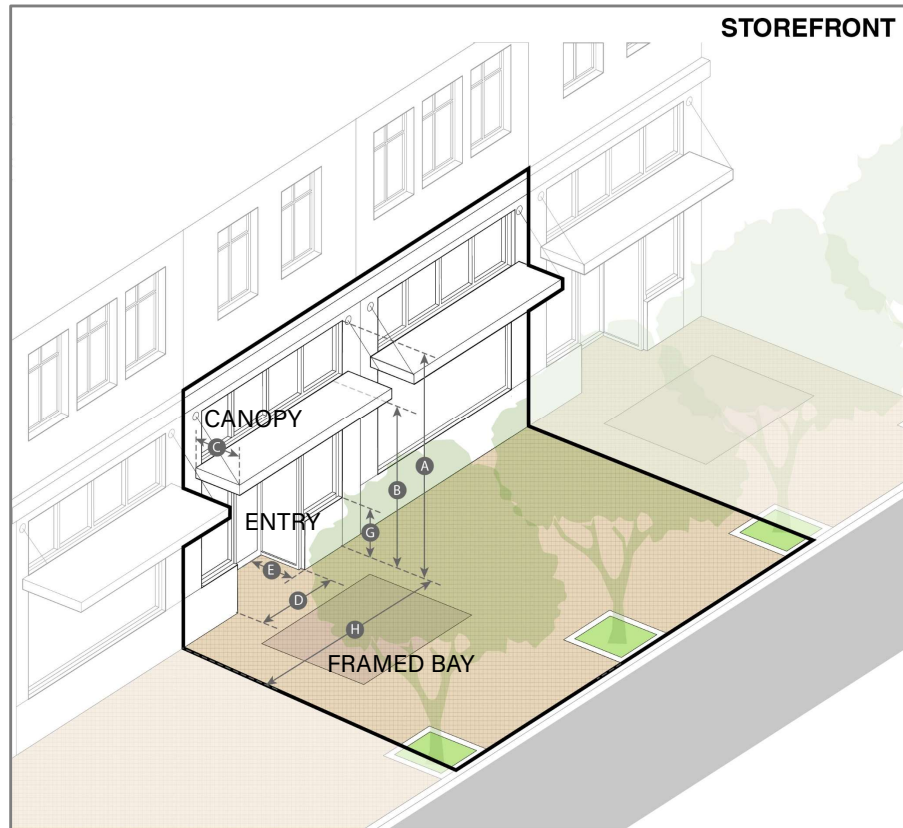
Parking lots & blank walls diminish walkability & neighborhood character.



Buildings shall comprise at least 65% of street frontage.

Remainder allows for site access, utilities, and landscaping

Façade Design



Exterior Finishes

Prohibited these materials:

- unfinished cinder block
- unfinished cement block
- corrugated metal siding
- glass (but not mirrored glass)

Strike prescriptive requirements:

- brick & brick veneer
- cementitious panels
- wood boards
- stucco
- stone
- metal siding
- glass (but not mirrored glass)

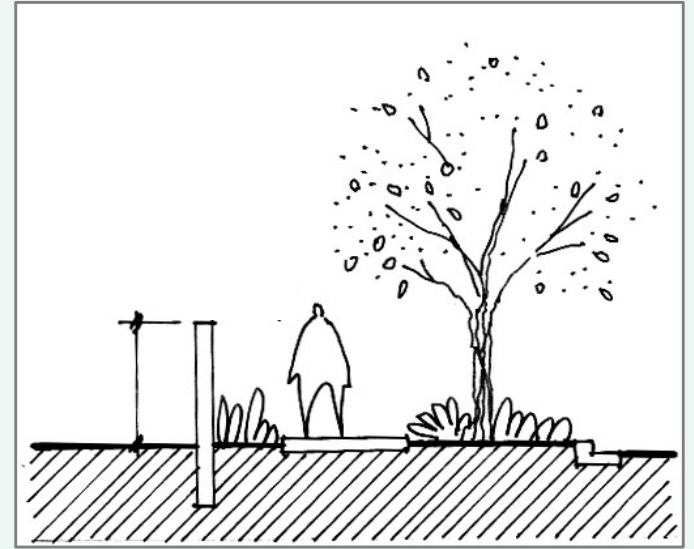


DESIGN STANDARDS

Site Features

Walls & Fences

- *concrete wall along interior property lines (but not in front setback)*
- *maximum height in front setback*
- *chain link & corrugated metal prohibited*



Screen Mechanical Equipment & Refuse Collection Areas

Prohibit Driveways on Middlefield & ECR (unless unavoidable)

Loading Areas for Larger Commercial & Theater Space

Landscape Areas not needed for Building, Access, Utilities, Seating, Play

PERFORMANCE STANDARDS

Noise – *references County standards*

Stormwater Management – *references County stormwater program*

Transportation – *references County transportation demand management program*

EIR Mitigation – *references EIR mitigations (to be identified)*

Lighting – *glare confined to site (no change)*

Trash and Debris – *regular pick up (no change)*

PARKING

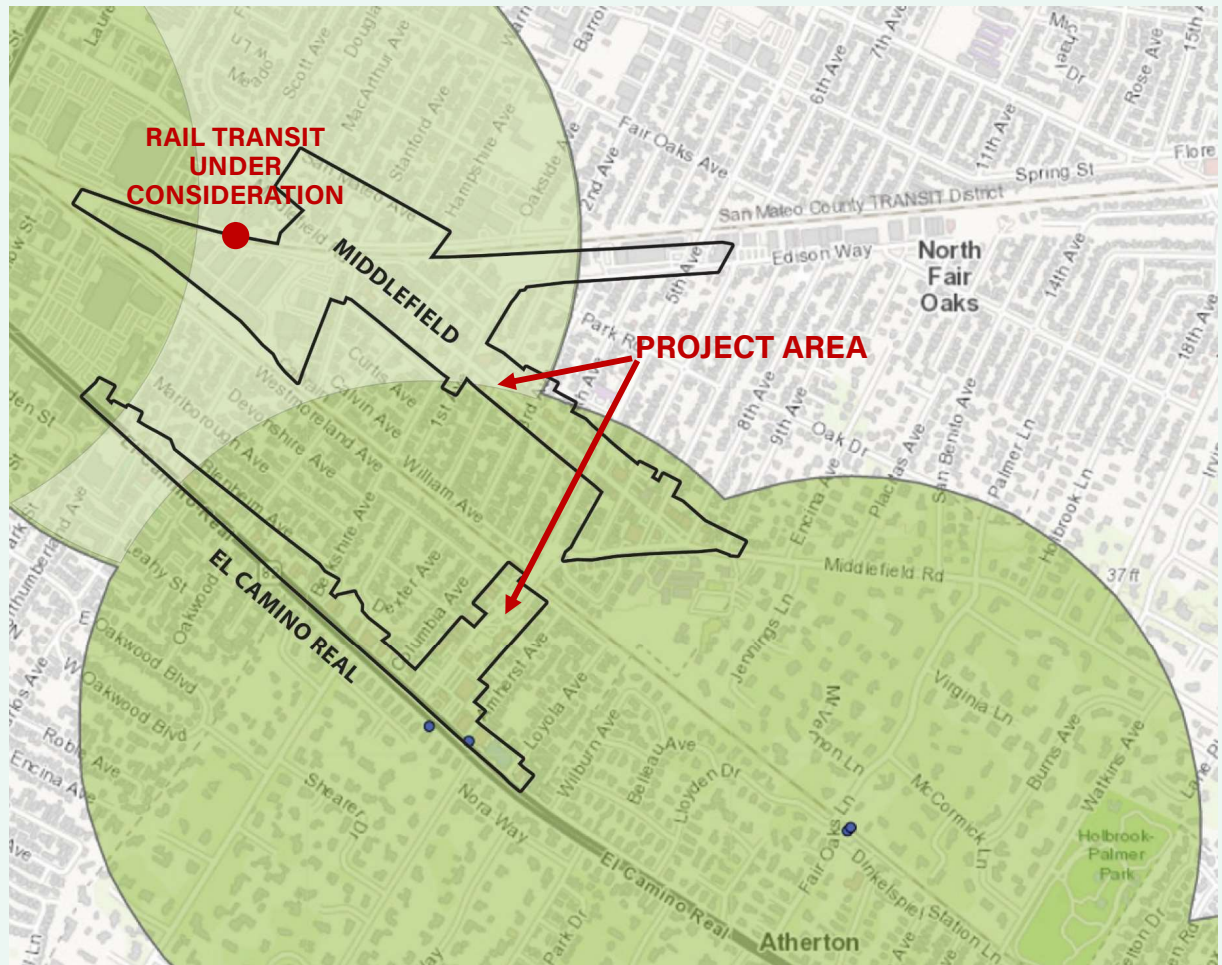
Design – *size and stacking*

Shared Parking

Off-Site Parking

Parking Rates – *minimums*

California Assembly Bill 2097 eliminates minimum parking requirements within ½ mile of major transit lines. Most of the project area is affected.



Existing & Recommended Parking Rates *(W-Trans based on comparables)*

PARKING REQUIREMENTS, NORTH FAIR OAKS						
		CMU-1 NMU-ECR	CMU-2	CMU-3	NMU	Proposed
RESIDENTIAL USE						
Multifamily & Townhouse (RESIDENTIAL ONLY)	<i>Space Per Dwelling Unit</i>					
	0-1 bedrooms	1	1	1	1	Unchanged
	2 bedrooms	1.5	2	2	1.5	1.5
	3+ bedrooms	2	2	2	1.5	1.5
Multifamily (PART OF MIXED-USE PROJECT)	<i>Space Per Dwelling Unit</i>					
	0-2 bedrooms	1	1	1	1	Unchanged
	3+ bedrooms	2	1	1	1	1
Multifamily (AFFORDABLE HOUSING)	<i>Space Per Dwelling Unit</i>					
	0-1 bedrooms	1	0.75	0.75	1	0.5
	2 bedrooms	1	1	1	1	0.75
	3+ bedrooms	1.5	1.5	1.5	1	1
Visitor Parking	<i>Space Per Dwelling Unit</i>	0.25	0.25	0.1	0.25	0
Bicycle Parking	<i>Space Per Dwelling Unit</i>	0.25	0.25	0.25	-	0.25
Public Bike Parking	<i>each 35 feet of frontage</i>	2	2	2	-	2 Zero in NMU
EV Charging Stations	<i>10% (same as CALGreen)</i>					CALGreen

COMMERCIAL AND OFFICE USE	<i>per 1,000 square feet</i>					
Offices, Professional Services		2.5	2	2	2.5	2
Specialized Neighborhood Trades & Services		4	3.33	3.33	4	2.5
Retail Sales, Rental or Repair Establishments		4	3.33	3.33	4	2.5
Indoor Recreation Facilities		2.5	2.5	2.5	2.5	2
Food Services		5	4	4	10	Unchanged
Commercial, Office Food Service in Mixed Use		1.177	1.177	1.177	1	1
Public Bike Parking	<i>each 35 feet of frontage</i>	2	2	2	n/a	Unchanged
EV Charging Stations	<i>effectively 10% of total</i>				n/a	CALGreen
INSTITUTIONAL AND OTHER	<i>per 1,000 square feet</i>					
Community Centers, Child Care Centers, Religious Facilities, Educational Facilities		2.5	2.5	2.5	2	2
Aforementioned Uses in a Mixed-use Development		1	1	1	1	Unchanged
Private Bicycle Parking		1	0.66	0.66		1
Public Bike Parking	<i>each 35 feet of frontage</i>	2	2	2		Unchanged
EV Charging Stations	<i>10% of total</i>					CALGreen
INDUSTRIAL USE	<i>per 1,000 square feet</i>					
Light Industrial, Production, Distribution, Repair (only allowed on ground floor of mixed use projects)	<i>not allowed</i>		1	1		Unchanged
Private Bicycle Parking			1	1		Unchanged
Public Bike Parking			2	2		Unchanged
EV Charging Stations	<i>effectively 10% of total</i>					CALGreen

COMMUNITY PLAN AMENDMENTS

(PART OF COUNTY'S GENERAL PLAN)

TO MAINTAIN CONSISTENCY WITH
ZONING AND STATE LAW, IMPROVE CLARITY, AND
FACILITATE IMPLEMENTATION.

NEXT STEPS

March 23 (Thursday, 7 pm)	review by Community Council
April 18 (expected)	Draft EIR Published
April 27 (if needed)	review by Community Council
May 10 (Wednesday, 9 am)	review by Planning Commission
May 24 (Wednesday, 9 am)	
June 1 (tentative)	Draft EIR Comment Period closes
July 10 (tentative)	Final EIR Published
July 25 (Tuesday, 9 am)	review by Board of Supervisors (target adoption date)
August 1 (Tuesday, 9 am)	