



North Fair Oaks Community Council

*A Municipal Advisory Council to the
San Mateo County Board of Supervisors*

2600 Middlefield Rd,
Redwood City, CA
650-363-1800
www.nfoforward.org

Brooks Esser, Chair
Blair Whitney, Vice-Chair
Everardo Rodriguez
Jennifer Ruiz
Juan Carlos Prado
Niket Sirsi
Kathleen Daly
George Saman

April 27, 2023

7:00pm

The North Fair Oaks Community Council provides recommendations on the issues of community health, safety, welfare, public works, and planning for the North Fair Oaks geographic area. It holds regular monthly meetings to address the needs of the community, act as a forum, and serve as an advisory body to the Board of Supervisors.

The North Fair Oaks Community Council was held in person at the Fair Oaks Community Center (2600 Middlefield Rd, Redwood City). It began at 7:00 PM and Spanish interpretation was available.

1. ROLL CALL

Present: Council Members Blair Whitney, Juan Carlos Prado, Everardo Rodriguez, Niket Sirsi, Kathleen Daly, George Saman, Chair Brooks Esser

Staff Present: Deputy County Tim Fox, Deputy County Executive Adam Ely, Community Affairs Office Emma Gonzalez, Kenny Chu, Jennifer Castro-Lara, Diana Hernandez

2. Public Comment

No public comment.

AGENDA

3. North Fair Oaks Rezoning and General Plan Amendment

A. Consideration and recommendation of a zoning map and text amendment and general plan map and text amendment to streamline, clarify, and make consistent with state law the existing NMU, NMU-ECR, CMU-1, -2, and -3 mixed use zoning regulations in North Fair Oaks, to rezone multiple R-1 and R-3 -zoned parcels along El Camino Real and Middlefield Road to the adjacent NMU, CMU-1 and CMU-3 zoning designations, and to amend the North Fair Oaks Community Plan for clarity and consistency.

Presentation by Will Gibson, Planning and Building	<ul style="list-style-type: none"> • Expand high-density mixed use residential zoning in two areas: <ul style="list-style-type: none"> ○ El Camino/Blenheim ○ Middlefield/Huntington • Modify and improve existing mixed-use zoning regulations (NMU, CMU), design standards, and Community Plan standards • Use regulations commercial mixed-use would continue to be required
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	<ul style="list-style-type: none"> ○ On 5th Ave ○ In NMU-ECR on El Camino ○ On Middlefield between Semicircular and First ● Design Standards <ul style="list-style-type: none"> ○ Redacts Section 6565.18 of the Zoning Regulations ○ Amends Chapter 29 to incorporate only objectively applicable standards, consistent with state law ○ Removes hearings and conditional use permit requirements for projects that are otherwise by-right, per state law ○ Removes various outdated and/or overly prescriptive design standards ● Parking Regulations <ul style="list-style-type: none"> ○ County may still be unable to require any minimum parking in NFO (AB 2023, AB 2097) ● Community Plan Amendments <ul style="list-style-type: none"> ○ Clarifies that Floor Area Ratio (FAR) applies only to non-residential uses ○ Residential intensity continues to be governed by maximum density ○ Removal of Community Benefits Section <p>Motion to provide a recommendation that the County Planning Commission recommend that the Board of Supervisors adopt the proposed zoning and community plan amendments.</p> <p>Council Member George Saman / Second: Juan Carlos Prado</p> <p>Verbal roll call was taken: Yes: Whitney, Prado, Sirsi, Saman, Esser (5) No: Rodriguez, Daly (2) Abstain: 0 Absent: Ruiz (1)</p>
<p>Council Members Comment</p>	<ul style="list-style-type: none"> ● Council Member Everardo Rodriguez <ul style="list-style-type: none"> ○ What would be the alternatives for the community to manage parking issues now that parking requirements will go away? ○ Will the county be providing any parking alternatives? ○ Will this rezoning prompt the county to implement/speed up infrastructure that could alleviate the current parking issue? ● Council Member Kathleen Daly <ul style="list-style-type: none"> ○ What can we do to make sure affordable housing and community benefits are implemented with the upcoming changes to the zoning regulations? ○ Are there properties currently for sale in NFO? ● Council Member Niket Sirsi <ul style="list-style-type: none"> ○ For the existing parking lots, will there be additional requirements or zoning modifications? ● Chair Brooks Esser

	<ul style="list-style-type: none"> ○ Would it be possible for someone to submit a request that is outside of the plan and offer us an opportunity to request a consideration for displacement?
Public Comment	No public comment.

4. C/CAG Southeast San Mateo County Community Based Transportation Plan

A. Consideration and recommendation regarding the recommendations and responsibilities

included in the 2023 Southeast San Mateo County Community Based Transportation Plan as they relate to unincorporated San Mateo County.

<p>Presented by Greg Goodfellow, C/CAG</p>	<ul style="list-style-type: none"> ● Community-Based Transportation Plan is MTC funded and led by C/CAG <ul style="list-style-type: none"> ○ Improve mobility for disproportionately impacted census tracts ● MTC guidelines for Adoption include: <ul style="list-style-type: none"> ○ Advisory Committee ○ Community Engagement Plan <ul style="list-style-type: none"> ▪ Bilingual outreach campaign ○ Coordination with CBOs and non-profits ○ Evaluation and Monitoring Plan ○ Identifying funding sources for “high priority” projects ● On June 13, 2023, C/CAG will present to the Board of Supervisors ● Recommendations from unincorporated areas in San Mateo County <ul style="list-style-type: none"> ○ Pedestrian recommendations <ul style="list-style-type: none"> ▪ Install high-intensity activated crosswalks (HAWK) ○ Bike and mobility recommendations <ul style="list-style-type: none"> ▪ New bike paths in North Fair Oaks ▪ Improve access to electronic bikes via equity programs ○ Transit and paratransit recommendations <ul style="list-style-type: none"> ▪ Broaden awareness campaign of Clipper Start Program ▪ SamTrans to implement a 2022 SMC Paratransit Rider’s Guide for senior centers, medical facilities & social service organizations ○ Safety recommendations <ul style="list-style-type: none"> ▪ Areas of dumping and/or blight ▪ Lighting deserts ▪ Poor sidewalk conditions ▪ Increase safety for students of Menlo-Atherton HS who live in East Palo Alto and Belle Haven <p>Motion to provide a recommendation of support to incorporate recommendations and responsibilities included in the 2023 Southeast San Mateo County Community Based Transportation Plan as they relate to unincorporated San Mateo County.</p> <p>Council Member Niket Sirsi / Second: George Saman Motion passed with a unanimous vote.</p>
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Council Members Comment	<ul style="list-style-type: none"> • Council Member Niket Sirsi <ul style="list-style-type: none"> ○ Is C/CAG seeking input from council or asking council to approve the process? ○ What are the differences between the different class bike lanes? ○ Will the bike lanes be incorporated to the construction on Middlefield Rd? ○ Could there be coordination with neighboring areas not part of the study area to support with mass transit and improve traffic flow? Is there too much bias to the EPCs? ○ Would the study research connecting NFO to Sequoia High School and improving the pedestrian bike routes in that direction?
Public Comment	No public comment.

5. SamTrans Zero Emissions Bus Project

A. Recommendation for the implementation of the SamTrans Emission Zero Plan Funding Applications including letters of support from the North Fair Oaks Community Council.

<p>Presented by Liria Larano, Deputy Chief, Fleet & Facilities Infrastructure, SamTrans</p>	<ul style="list-style-type: none"> • ICT Regulation requires transit providers to transition fleets to zero emission technology by 2040 • SamTrans developed ICT Plan with the goal to convert fleet by 2034 ahead of mandate • Current SamTrans fleet includes 319 fixed-route vehicles • North based facility in South San Francisco to be constructed to accommodate new zero emission buses <ul style="list-style-type: none"> ○ Electric system upgrades ○ Maintenance facility modifications ○ Train workforce of new technology updates • BEB vs. FCEBs <ul style="list-style-type: none"> ○ Vehicle performance, infrastructure needed, life cycle costs, emissions, and resilience <p>Motion to provide a recommendation for the implementation of the SamTrans Emission Zero Plan Funding Applications including letters of support from the North Fair Oaks Community Council.</p> <p>Council Member Juan Carlos Prado / Second: Council Member Niket Sirsi Motion passed with a unanimous vote.</p>
Council Members Comment	<ul style="list-style-type: none"> • Council Member Everardo Rodriguez <ul style="list-style-type: none"> ○ How safe are the hydrogen stations? ○ Will SamTrans be considering reducing bus sizes for less popular routes?

	<ul style="list-style-type: none"> ○ Evaluation of long-term investment of hydrogen facilities. ● Council Member Niket Sirsi <ul style="list-style-type: none"> ○ Has SamTrans considered installing a solar farm, would that change the cost? ○ Could solar energy be installed as supplement support? ● Council Member George Saman <ul style="list-style-type: none"> ○ How is the hydrogen being sourced? ● Council Member Juan Carlos Prado <ul style="list-style-type: none"> ○ Do you foresee the south base facility staying ahead of the mandate as well? Has solar energy been considered?
Public Comment	No public comment.

6. SamTrans Bus Stop Improvement Plan (BSIP)

Presented by Daniel Shockley, Principal Planner, SamTrans	<ul style="list-style-type: none"> ● Project’s goal is to provide comfortable, convenient, and dignified experience for passengers at bus stops <ul style="list-style-type: none"> ○ BSIP is focused on the amenities and features of bus stops ● Another project is underway to study accessibility (ADA) improvements at bus stops ● Current state of bus stops <ul style="list-style-type: none"> ○ Increase in funding opportunities and community interest ○ Opportunity to update bus stop designs and policies ○ Complex/unclear ownership and maintenance responsibilities ● Project Outcomes <ul style="list-style-type: none"> ○ Expanded inventory of existing bus stops ○ Clear design guidelines ○ Implementation plan ● Stakeholder engagement plan will include riders, cities, organizations, agencies, and committees ● Project schedule includes an Improvement Analysis by the summer of 2023 and a final Implementation Plan by Fall 2023 ● Next steps include developing stop typologies and revising the Bus Stop Guidelines
Council Members Comment	<ul style="list-style-type: none"> ● Council Member Everardo Rodriguez <ul style="list-style-type: none"> ○ Has SamTrans thought about adding electrical outlets inside buses to charge phones/devices? Also, installing bike racks or bicycle repair stations near bus stops? ● Council Member Niket Sirsi <ul style="list-style-type: none"> ○ Adding hot spots to bus stations or bus stops? As part of the aesthetics could there be more plants, trees and flowers installed near bus stops? ● Council Member George Saman <ul style="list-style-type: none"> ○ Has the ridership gone down after the covid-19 pandemic?

	<ul style="list-style-type: none"> ○ What percentage of funding comes from State or other sources compared to fare revenue? ● Chair Brooks Esser <ul style="list-style-type: none"> ○ Improving amenities to increase SamTrans ridership
Public Comment	No public comment.

7. Middlefield Road Improvement Project Update

<p>Presented by Krzysztof Lisaj, Deputy Director of Engineering & Resource Protection and Megan Gosch, Management Analyst, Office of Community Affairs</p>	<ul style="list-style-type: none"> ● Project limits and key components <ul style="list-style-type: none"> ○ Roadway improvements, utility undergrounding, and sanitary sewer replacement ● General layout and elements <ul style="list-style-type: none"> ○ New lane configuration, widened sidewalks, streetlights, buffered bike lanes, high visibility crosswalks, and rectangular rapid flash beacon ○ Traffic signals, street trees, bike racks, benches, trash receptacles, public Wi-Fi, undergrounding overhead utilities, and green infrastructure/stormwater treatment features ● Construction updates <ul style="list-style-type: none"> ○ 99% completed with sanitary sewer work ○ 100% complete for new underground storm drainpipes ○ Remaining green infrastructure work includes phases 5, 6, 7, 8, and 10 ○ 80% joint trench work completed ○ 50% complete with surface improvements, remaining phases include 10, 6, 7, 8, and 5 ● Winter rainstorms earlier in the year caused flooding and delays with project ● Access to businesses during construction remains a priority for public convenience ● Signage includes reminding passersby to slow for the cone, stop signs at intersections on Middlefield Rd, and lane configurations ● Communication and Outreach Highlights <ul style="list-style-type: none"> ○ One on one bilingual outreach in person with businesses who have questions, concerns, or feedback ○ Online outreach includes sending out detailed updates via emails, updating the MRIP website, and adding detours on google maps ○ Printed resources include advertisements on La Bamba, billboards in NFO, quarterly newsletters, and printed courtesy notifications ○ Updates to the NFO Business directory on the NFO Forward website ○ Construction announcements to be featured on local radio stations including La Raza 93.3, Lazer 102.9, and Latin Mix 105.7
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	<ul style="list-style-type: none"> • Positive feedback from community members about the improved beautification, better pedestrian mobility, and having access to current construction updates • Challenges include delays to project, unexpected closures of roads and driveways, and CalWater and AT&T causing detours to storefronts
Council Members Comment	<ul style="list-style-type: none"> • Council Member George Saman <ul style="list-style-type: none"> ○ What is the estimated completion date for project? ○ Any future road closures? ○ Any funds to support local small business on Middlefield Rd from the county? ○ Will there be upgrades to the power capacity? • Council Member Everardo Rodriguez <ul style="list-style-type: none"> ○ When will the street trees be installed? ○ Suggestion to launch survey asking businesses how the construction is impacting their business. • Council Member Juan Carlos Prado <ul style="list-style-type: none"> ○ Consideration for heavy traffic on Middlefield Rd during construction and lane configurations? • Council Member Kathleen Daly <ul style="list-style-type: none"> ○ Are there any county grants for small businesses? ○ Develop more promotion encouraging locals to support small businesses
Public Comment	No public comment.

8. Report Out

<p>Supervisor’s Report</p> <ul style="list-style-type: none"> • No report out. <p>County Executive’s Report, presented by Adam Ely, Deputy County Executive</p> <ul style="list-style-type: none"> • The County Executive’s Office added a new Assistant County Executive, Iliana Rodriguez, who will work under County Executive Officer Michael Callagy • The Board of Supervisors adopted a new Firework Ordinance • There was a ribbon cutting ceremony to initiate the opening of the new Navigation Center on Maple Street, a project that will support moving the County closer to functional zero homelessness • The North Fair Oaks Economic and Employment Center continues to search for a storefront located on Middlefield Rd with a goal to begin outreach in mid-May <p>Council Member’s Report, presented by North Fair Oaks Community Council</p> <ul style="list-style-type: none"> • Council Member Everardo Rodriguez <ul style="list-style-type: none"> ○ Bike and Pedestrian Railroad Crossing meeting ○ Meeting with the new Community Volunteer Coordinator for the Menlo Park Fire District, hoping to further engage the North Fair Oaks community
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- Council Member Niket Sirsi
 - A zoning approval the council recommended previously for a project located on 12 6th Ave, there were unpermitted tree removals on the property before plan was submitted. Concerns with how a redwood tree's health declined in a couple weeks
- Chair Brooks Esser
 - Vacant seats open for two positions, one council member and one youth council member, to apply online visit www.smcgov.org/bnc/vacancies
 - May's Study Session will be focus on reviewing the changes and updates from the State to the Housing Element for unincorporated areas of San Mateo County

The meeting adjourned at 9:41 p.m.

Next Council Meeting:

Thursday May 25, 2023; 7 p.m. to 9 p.m.

For more information on future meetings, agendas, minutes, and presentations/presentation materials, please visit: <https://www.smcgov.org/ceo/north-fair-oaks-community-council>