

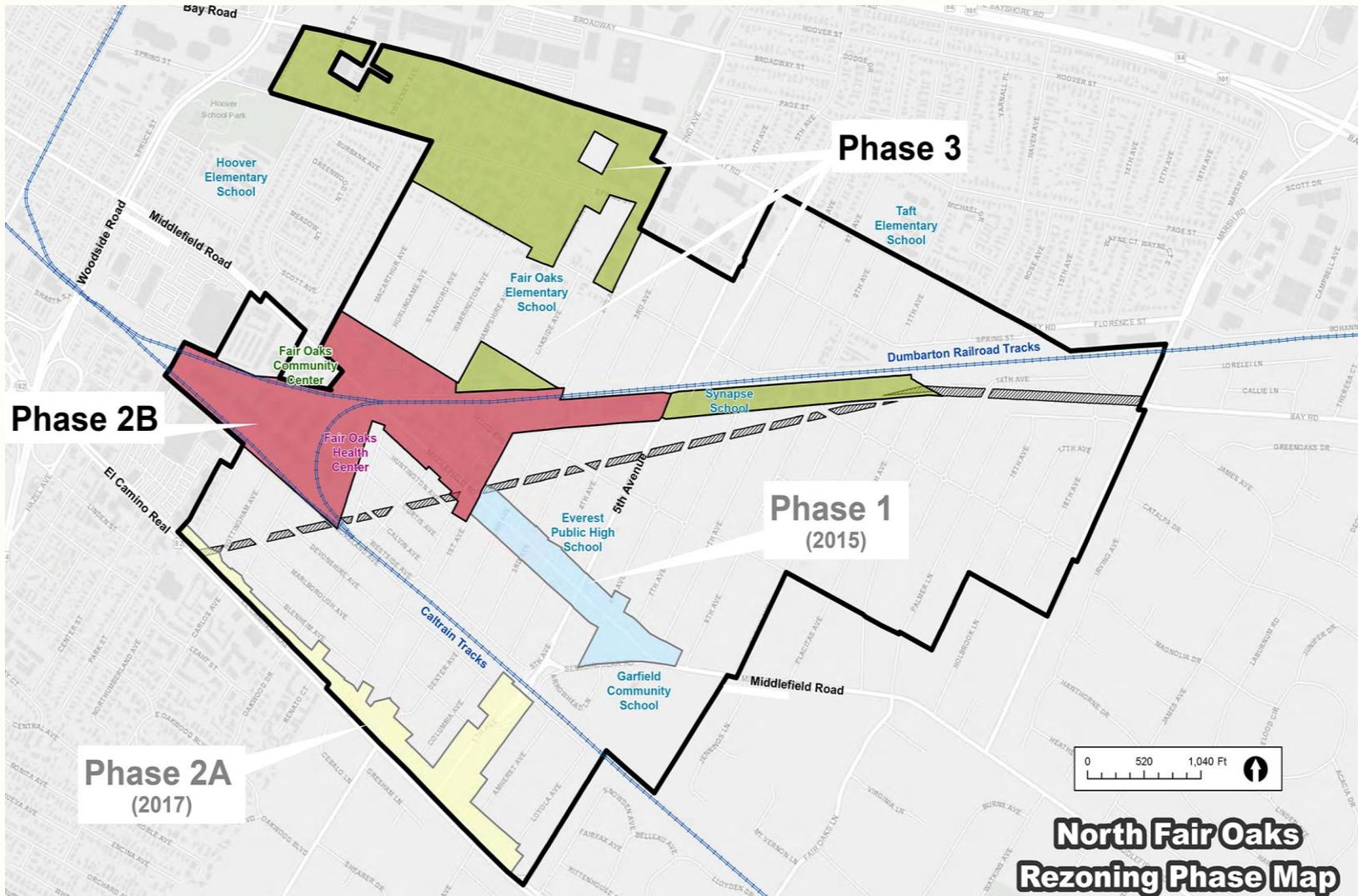
Project Description

1. Expand high-density mixed-use residential zoning in two areas:
 - El Camino/Blenheim
 - Middlefield/Huntington
2. Modify and improve existing newly-adopted zoning districts
 - Correct errors and inconsistencies
 - Apply best practices, lessons learned
 - Conform to new state laws

Background

- County applied for grants from California Department of Housing and Community Development in 2019
- Grants approved 2020, but finalization and disbursement delayed by pandemic
- Board of Supervisors approved contractor selection in 2021
- Project underway! Somewhat later than anticipated

Part 1: Zoning Expansion





e-1
e-2
e-3

Use District El Camino Real

ment District-131

al District (Density Number 73 - North Fair Oaks)

ental District (Density Number 3)

ental District (Density Number 5)

COUNTY ZONING





NOTTINGHAM

BUCKINGHAM

MARLBOROUGH

DEVONSHIRE

CARLOS

DUMBARTON

BLENHEIM

LEAHY



EL CAMINO REAL/BLENHEIM EXPANSION

NORTHSIDE

MIDDLEFIELD

FLOOD

DUMBARTON

CROCKER

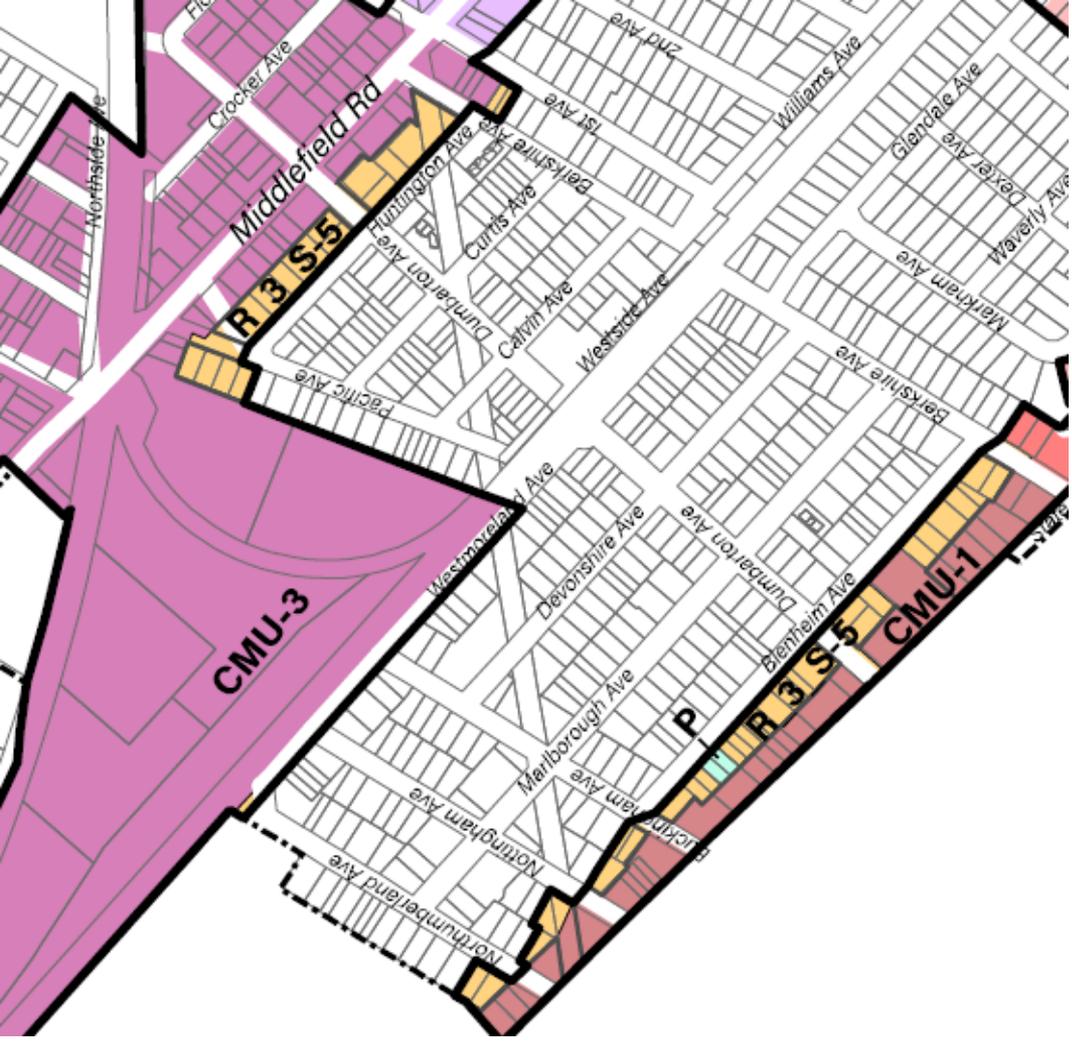
PACIFIC

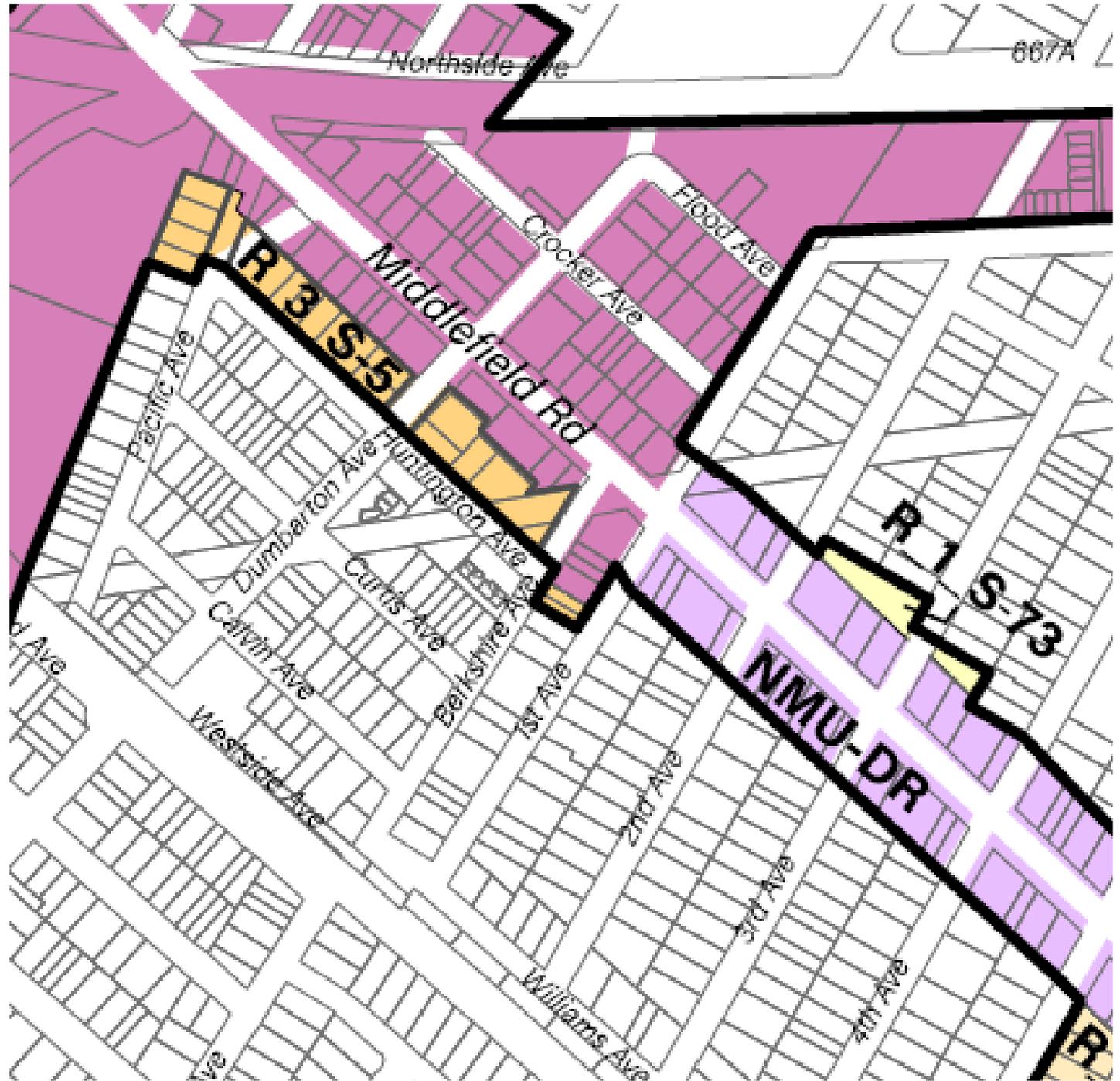
HUNTINGTON

CURTIS



MIDDLEFIELD/HUNTINGTON EXPANSION 92629





Northside Ave

667A

R 3 S-5

Middlefield Rd

Crocker Ave

Flood Ave

Pacific Ave

Dumbarton Ave

Curtis Ave

Calvin Ave

Westside Ave

Huntington Ave

Berkshire Ave

2nd Ave

2nd Ave

2nd Ave

NMU-DR

R 1

S-73

R

Part 2: Zoning Regulations Cleanup

- Revisit and revise standards
- Correct errors
- Incorporate changes to State law
- Clarify regulations
- Apply best practices and lessons learned

Consultant Team

- Wallace Roberts & Todd
- Rincon Consultants
- CSW | ST2
- W-Trans
- Miller Planning Associates
- Nuestra Casa
- Peninsula Conflict Resolution Center

Schedule

Project Kickoff:	March 2022
Analysis:	April – July 2022
Community Outreach:	March 2022 – May 2023
Draft Alternatives:	Sept – Nov 2022
Environmental Analysis:	April 2022 – May 2023
Draft Zoning Amendments:	Dec 2022 – Feb 2023
Final Zoning, Adoption	Mar 2023 – June 2023

Advisory Working Group

- Planning and Building Dept, Housing Dept, Office of Sustainability, Public Works
- Caltrans
- Office of Community Affairs
- Supervisor's Office, District 3
- North Fair Oaks Community Council

Advisory Working Group

- Community Council representation on working group
- Two members (?)
- Formal nomination, March 24 meeting

