

North Fair Oaks Zoning Community Workshop

Fair Oaks Community Center
2600 Middlefield Rd., Redwood City
September 18, 6:30pm-8:30pm

Meeting Notes

Meeting Purpose: Community members understand the reason for and process for rezoning, understand opportunities to participate in the future and provide their feedback.

Meeting Objectives:

Community members understand:

- the reasons for the proposed rezoning
- the range of possibilities for rezoning
- next steps and opportunities for further engagement

Welcome and Introductions:

- Group Agreements
 - Speak one at a time
 - Speak respectfully
 - Listen for understanding
 - Speak from your own experience
 - Let the facilitator guide the process
 - Silence devices

Presentation on Rezoning

Questions and Answers on Rezoning:

1. What's the process for making IMU more rigorous in terms of uses?
2. Will zoning changes impact current or future business?
3. What is considered the business—the landlord or the tenant?
4. Are you looking for feedback on building heights?
5. What is the density limit?
6. What about transit? Rail spur?
7. Any recent traffic or parking studies?
8. Are there plans for light rail?
9. Is there a traffic study for the whole area? What is the plan for improving transportation in the whole area?
10. IMU: Are there restrictions on R&D and office?
11. Is there any place for office in NFO?
12. What zoning rules apply to grandfathered businesses that want to make a change?
13. It looks like the rezoning will increase density 8 to 15 times—is that right?
14. What businesses exist now? What about residences with businesses in homes?

15. What is the transit plan for Stanford in RWC?
16. How is the County coordinating with RWC?

Station 1: Community Plan

1. Which of the goals of the Community Plan will benefit you, your family and your business?
2. What questions do you have?
 - Will there be step/ set backs on major streets?
 - Will there be low income housing? 20% usually
 - Will new businesses need environmental plans? If they match the plan, probably no
 - What about odd-shaped lots and grandfathering?
 - For multi-use units, is grandfathering only for the same use in each unit?
 - Spring street and auto use businesses will they be disallowed? They are grandfathered.
 - What's planned for Spring Street?
 - Impact on utilities? Will rates be affected?
 - Will parking permit programs be used?
3. Other Comments
 - Transit needs ridership
 - Need more bike storage near transit
 - Would like to see a tram or something similar
 - Contamination-some hold property to avoid having to clean it up
 - Can you use Nextdoor for communications?

Station 2: Zoning Basics

1. What else would you like to learn about zoning? What questions do you have?
 - How long do you have to be in operation to be grandfathered in?
 - What are the options for parking?
 - Parking merit regulations
 - Must park car on property
 - Limit number of cars per property

Station 3: Commercial Mixed Use Area

1. What types of land uses would you like to see/not like to see?
 - Work with Stanford shuttle to add 3 stops in the community
 - Would like to see trailer parks maintained
2. What concerns do you have about redevelopment in this area?
 - Concern about having enough parking

3. What questions do you have?

- Is affordable housing permitted?-20%
- Are community centers included?-in planning stages
- Would transit center impact parking spaces?
- What does mixed use include?
- What is the plan for the circle area near Fair Oaks Health Center?
- What uses would be nonconforming?
 - Heavy industrial
 - Automobile repairs
 - Storage
 - Equipment rental
- Are there alignments with building department at 3rd and Middlefield
- Why is the section past Edison left unmarked?
- Is there anything changing along the railway along Northside Ave?
- Have you received applications about development?
- Is there a set back on redevelopment between Northside Ave and San Mateo Ave?
- Are there going to be density bonuses?
- Where would the set backs apply to?

Station 4: Industrial Mixed Use Area

1. What types of land uses would you like to see/not like to see?

- Continue office in area
- Want more parking for businesses
- Look at problem of fleet vehicles in the right of way
- Would like to see more retail and office space instead of industrial uses
- Would like to see landscaping, mechanics, painters, light industrial uses maintained
- Want more efficient, compatible industrial uses
- Could see potential live work in NW corner (e.g., 4th street in Berkeley)
- Preserve R &D use
- Consider allowing office use
- Maintain industrial
- Want to see light industrial operations to serve the area
- Don't want too much office; leads to higher rents for everyone
- Concern about traffic from businesses along Edison
- Health concerns about industrial use in triangle by RR tracks and dump at 1st, 2nd, Edison and Flood
- Concern about noise from wire factory in triangle
- Concerns about air quality impacts of existing businesses

2. What concerns do you have about redevelopment in this area?

- Concern about traffic and parking impacts if there's another school by Synapse
- Would like to see Spring St. improvements (pedestrian crossings are a challenge)

3. What questions do you have?

- How can this area relate to Stanford and provide services?
- When will zoning get locked in?
- What about planning applications submitted now? How will they be impacted?
- Is the plan to keep it industrial?

Next Steps:

- The County will compile notes from the meeting
- The County will develop a list of existing businesses (including businesses in homes) and make available on website and at future meetings