

**North Fair Oaks Zoning Community Workshop:
Commercial Mixed Use Area (Phase 2b)**

Fair Oaks Community Center
2600 Middlefield Rd., Redwood City
April 9, 2019, 7pm-9pm

Meeting Notes

Meeting Purpose: Community members understand the proposed draft zoning, provide input on the draft zoning and understand opportunities to participate in the future.

Meeting Objectives:

- Community members understand:
 - the draft Commercial Mixed Use zoning
 - how their input was incorporated into the draft zoning
 - next steps and opportunities for further engagement
- Community members provide feedback on the zoning proposal

Attendance: Approximately 35 attendees, not including County and PCRC staff. Attendees included residents and property owners and a few Spanish speakers.

Questions and Answers on Rezoning Presentation:

Q: Question regarding density – how does it work between properties? 4 acres =480 units?

A: Density is one constraint but there are other constraints that limit the size of buildings – parking, setbacks, fire, etc. Also, there are no 4 acre parcels in the area—the parcels are smaller. Buildings will be smaller due to small parcel size.

Q: What about roads and traffic?

A: The community plan calls for traffic improvements. Also, looking at transit along Middlefield provided by Stanford. Large projects will require traffic studies. Transportation and traffic improvements will happen over the 25-30 year timeframe.

Q: What about Facebook rail project? Concern about rail at grade.

A: We do not know if it will happen. It could provide valuable transit but we don't know how it will affect development.

Q: Are you coordinating with transit agencies and other jurisdictions to deal with more cars?

- A: Yes – Samtrans and Redwood City. Not so much with rail.
- Q: Map: how far do height changes go?
- A: Height changes are limited to the areas bounded by the rezoning.
- Q: Are you planning to reduce number of lanes on Middlefield?
- A: Yes, this has already been already decided. It is not part of the rezoning project, but a separate project.
- Q: What is the timeline for rail?
- A: The environmental document will be completed in 1 ½ years but then they need money, approvals, other actions.
- Q: Can you put proposed zoning code changes on the website?
- A: Yes
- Q: Many properties are in an opportunity zone – how does this impact that?
- A: Focus is on housing now versus office/jobs. But this does not negate the opportunity zone. The opportunity zone gives a tax advantage, but is not related to the zoning, and is not a County project (economic opportunity zone is Federal/State program).

Information Exchange At Stations

Proposed Land Use

- Is office space allowed in this area?
 - In some areas, with special permits.
- Changes in use but not density and height – not currently that height?
 - On 5th – industrial use / residential
- Clarification on areas/colors on the map
- Caltrain – where does it meet?
 - Caltrain crosses Dumbarton Rail at Middlefield Road
- Concerned about traffic , bike and pedestrians access
- Everything looks ok so far but there are a lot of changes
- There will be parking lot changes along Middlefield

Design

- Space between properties: concern/fear we aren't accounting for potential wall of buildings that will come without thinking of spaces in between development.
- Concern that there will not be affordable housing with influx of new owners—Stanford, etc.

- At least 20% of the units in any new residential project must be affordable.
- Not realistic for heavy industrial businesses to have residential use above (concern of noise, dust, air quality, big trucks, etc.)
 - Heavy industrial uses will be disallowed by the new zoning.
- Want to see more trees
- Want to see more parks built-in

Development Standards

- Existing structure, no stepback, setback is fine
- Questions about space between buildings, windows size
- Clarification: very tall buildings next to small scale residences
 - The zoning requires setbacks and stepbacks to buffer adjacent residential areas.
- Getting rid of drones testing?
- Clarification: in certain areas, changes are uses, not heights
- Clarification: timeframe 25-30 years? Just changing rules for buildings.
- No one forced to change existing structures? No
- Concern about 5th Ave density
- Concern about Redwood City and 5-6 story buildings
- Where is the green space? Fund more parks. There is too much concrete. Now is the time to think about green spaces.
- Would like to see community gardens
- Want to know how current businesses are businesses affected
 - No existing businesses are required to change or close.
- Are you rezoning to raise the heights?
 - Height is one of many factors affected by the zoning.

Comments from Evaluation Forms:

Additional Questions and Comments from Evaluation Forms:

- Traffic other than Middlefield does not appear to be addressed
- Explain better that this is overlay zoning, preserving existing uses
- Playground for children

Suggestions for Improving Future Meetings:

- Continue with the stations. They were great.
- Try a Saturday
- A little more time in explaining
- More information
- Post more flyers
- Put ads on TV
- Advertise more