

North Fair Oaks Working Group
11/29/16 Meeting Notes

Questions on Development Standards

- How do you service mixed use buildings fronting El Camino? Consider alley-loaded
- FAR objective: less boxy?
Stepbacks and FAR make it less boxy, as well design standards

Comments on Development Standards

- 5th Ave is different from El Camino—should review zoning along 5th Ave
- Uses have not been approved—can't have outside rental on El Camino
- 3 stories max along Dumbarton Oaks portion of El Camino
- Consider a study of health and safety and traffic in multi-family area
- Is 5000 ft² typical? Can you draw typical lot size for each zone?
- Hard to imagine expansion without knowing what parking will exist for CMU1
- Parking problem between Berkshire and Northumberland
- Will have a different picture when current parking violations are dealt with
- Find a balanced solution—not a cookie cutter plan—each neighborhood is different
- Concern about density—will increase problems outlined in letter
- Letter from Selby Park neighborhood to Working Group (10/19/16)
- Want all properties surrounding the Selby Park neighborhood to conform to NMU
- Safety concerns outlined in letter
- Concern about shadows in Selby Park
- Selby Park neighborhood statement based on 10/19 letter, want 3 stories, 1.5 FAR

County: plan is a ceiling, not a floor

- Need 3D sense of physical form of standards
- Trying to encourage development while providing adequate setback for neighborhood—good balance, height is more constrained than RWC
- Potential for vibrant space

Public Questions and Comments

- What is the current FAR for Selby Park neighborhood? Approx. 1.5 but no regulation
- Concern about density along 5th Ave. What traffic study can you do to mitigate increased traffic? Will you study the traffic impacts
- What is the red line? Where does setback start?

- Can you show 3D picture of 5 stories against residences and shadow lines? We want 3 stories, not 5. Concern about trucks And access to properties along El Camino
- Heard that parking and traffic was not a concern. Esp 5th Ave traffic and Selby Park parking
- Businesses between Waverly and El Camino should be 3 stories
- Every foot of height makes a difference-should be 36 feet
- 20 SP residents support letter
- Nancy handout-who is for higher height? Traffic on 5th Ave in AM
- No talk about beautification—neighborhood has been promised more parks
- Already crowded-who needs more office-will ruin neighborhood-doesn't make sense

Action Items/Next Steps:

- County will show typical lot for each zone
- County will show 3D drawing of proposed development
- Next meeting December 13, 5:30-7pm, Fair Oaks Health Center