

North Fair Oaks Zoning Workgroup

Fair Oaks Community Center

March 22, 2017



COUNTY OF
SAN MATEO



Meeting Purpose and Objectives

PURPOSE:

- Present Revisions to Land Uses, Development Standards, Design Guidelines and Parking Standards in response to Working Group Comments
- Thank Working Group for its service

OBJECTIVES:

- Members understand proposed revisions and provide input on proposed revisions to standards



Meeting Outline

- Welcome and Thank You
- Meeting Agreements and Agenda Review
- Land Uses and Design Guidelines
- Development Standards and Parking Standards
- Next Steps
- Q & A

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Related North Fair Oaks Initiatives

- Residential Permit Parking Program
- Encourage housing developers to give priority to local residents
- Encourage projects to include public or recreational space, such as plazas, courtyards, and rooftop parks
- Pocket parks program
- Provide planning assistance to property owners and businesses that want to redevelop
- Pursue enhanced bus/shuttle service and improved bike lanes
- Tree, landscaping, and sidewalk maintenance/cleaning
- Garbage collection programs

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NFO Zoning Workgroup: Workplan

Allowed Uses

Types of Residences
Business
Other Uses

10/6/2015

11/3/2015

1/12/2016

Development Standards

Density, Bulk, Height,
Setbacks, etc.

1/12/2016

3/1/2016

7/6/2016

11/29/2016

Wrap Up Meeting

Allowed Uses
Design Guidelines
Development Standards
Parking

3/22/2017

Design Guidelines

Public / Private Realm

12/13/2016

Parking Standards

Project Requirements

2/15/2017

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Land Uses

- Implementing basic land use regulations of the NFO Community Plan
- Focus on uses that work well in a mixed-use setting
- Local and regional serving
- Compatible with adjoining residential use

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Land Uses – Proposed Changes

- Removed bowling alleys from the use definitions (Workgroup removed this as allowed use in 2016; definition removed for consistency)
- Precluded wholesale bakeries or other large-scale food production or processing establishments” in Food and Beverage Stores definition.
- Removed “drive through” from the definition of Food Establishments Specializing in Take-Out Service.

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Land Uses – Proposed Changes

- Removed Outdoor Retail Sales, Rental or Repair Establishments from the definitions and use tables.
- Precluded Retail Cleaning Establishments using or handling hazardous materials, such as perchlorethylene.
- Clarified the definition of Indoor Exercise and Leisure Facilities: Large, (facilities greater than 2,000 square feet).

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Design Standards

- Derived from Chapter 7 of the Community Plan and from examples from other cities
- Community Plan:
"...Design Standards...provide direction for the physical development of North Fair Oaks...and a clear vision of the type and quality of development the community desires and expects."

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Design Standards

Standards for Public and Private Realms

- **Public Realm** (Street Trees, Sidewalk Width, Public Art, Bicycle Parking, Bulbouts, Trash Receptacles, etc.)
- **Private Realm** (Siting and orientation, massing, articulation, fenestration, materials, health and ecology)

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Design Standards- Revisions

- **Public Realm**

Trash Containers added as required benefit; clarified that street trees (including along the alley) and bike parking will be required; bulb-outs and public art are discretionary

- **Private Realm**

Added new materials section for all buildings, including parking garage entries

Clarified the purpose of the standards was to integrate with and complement existing development

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Design Standards- Revisions

Private Realm

- Added standard: how building tops meet the sky, e.g., should be an expression of form, ornament and detail and flat roof forms or roof decks shall integrate a roof parapet detail (like a thin eyebrow or solid overhang)
- Precluded use of inexpensive, non-durable roof and siding (plywood, thin wood, non-cementitious horizontal siding) materials, ceramic tile, certain types of glazing and lighting that causes glare or lights the night sky

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Design Standards- Revisions

Private Realm

- Expanded green infrastructure standards to include use of precipitation for irrigation, and require landscaping on undeveloped portions of sites
- Required screening of garbage and recycling areas

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Development Standards

- Establish regulations for the basic allowed **size, bulk, height**, and placement of a building on a property:
- Maximum height, required setbacks and stepbacks, maximum density (residential units per acre), lot coverage (the amount of a property that may be covered by a building), and ratio of square footage of building to the square footage of the property (FAR)
- Current zoning: C-1 or C-2, allows 3-story, 36-ft. height, 6-ft. rear setback, requires no stepbacks, and has no FAR limits
- NFO Plan designated these areas for 5-story, 60 foot height, a 2.0 FAR and very small, or no setbacks.

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Development Standards- Revisions

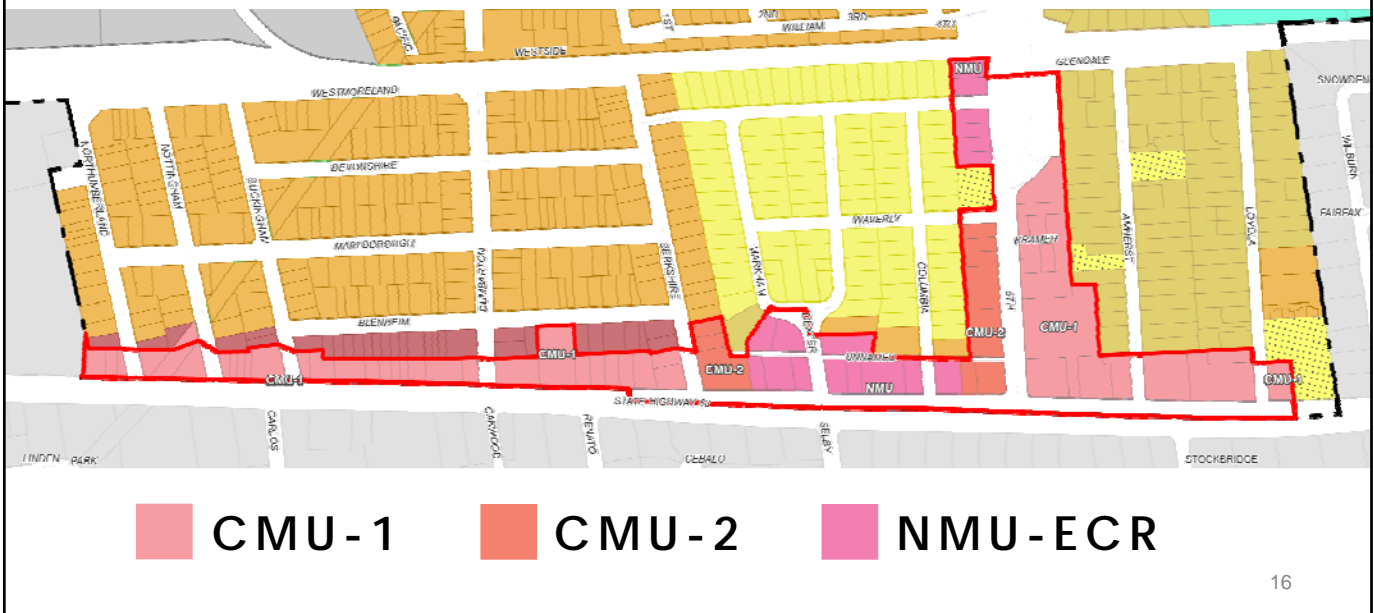
- CMU-1**, closest to Plan intentions, larger setbacks, setbacks

- CMU-2**, allows 4-story heights, requires larger setbacks, and requires 12-foot rear setbacks at the third story. This creates a transition zone between the CMU-2 and the NMU-ECR zone, basically stepping down height and intensity.

- NMU-ECR**, applies adjacent to single-family, and retains the currently-allowed (C-1 or C-2) three-story heights, greater required setbacks, and 12-foot stepback at the second story.



Development Standards- Revisions



Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
C-1/S-1 & C-2/S-1 (existing)	None	No front setback required	6	No stepback required	36	1.5 to unlimited
CMU-1	Directly adjoining R-1 lot	N/A	N/A	N/A	N/A	N/A
	Fronting on El Camino Real Extending to Blenheim,	5 min - 10 max	15	12 at 3 stories	60	2
	Fronting on El Camino Real adjoining CMU-1	5 min -10 max	10	12 ft at 3 stories	60	2
	Fronting on Blenheim adjoining CMU-1	15	10	12 ft at 3 stories	60	2
	Fronting ECR or 5 th Ave. adjoining R-3 or R-2 lot	5 min -10 max	15	12 at 3 stories	60	2
CMU-2	Directly adjoining R-1 lot	5 min -10 max	20	12 ft at 2 stories (15 ft adjoining 5th Avenue)	50	2
	Fronting on public ROW adjoining R-2/R-3 lot	5 min -10 max	15	12 at 2 stories	50	2
	Fronting on ECR adjoining Alley ROW	5 min -10 max	5*	12 at 2 stories	50	2
	Fronting 5th adjoining R-1	5 min -10 max	20	12 at 2 stories	50	2
NMU-ECR	Directly adjoining R-1 lot	5 min -10 max	20	N/A	40	2
	Fronting ECR locations**	5 min -10 max	5	N/A	40	2
	Adjoining R-2/R-3 lot	10	15	N/A	40	2

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.
 *Parcels having side yards adjoining alley ROW must have 5 foot side yard setback adjoining alley
 **Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 15 foot Markham frontage setback



Development Standards- Revisions

Summary

- Reduced Community Plan development intensity in response to community input, **using three zoning classes**
- Received continued community **concern about density**
- Required even **greater stepbacks** and **setbacks**, including increasing setback for parcels adjoining alleys and residential public street to 15 feet
- NMU/ECR allows less development intensity than current C-1/C-2



Parking Standards

Amount and Types of Parking Required for New Development

- **PURPOSE:**
 - Ensure that all new development **“parks itself”**
 - Require sufficient parking for new residences and businesses, ensuring that parking conditions in **surrounding areas are not impacted**
- **BASIS:**
 - Standards incorporated in NFO Plan
 - Analysis of existing conditions, comparable projects

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Parking Standards

Information Sources:

- 2013 Parking Study
- Anecdotal Reports from Area Residents and Observers
- Staff Observations (12/2016 – 3/2017)
- Survey of Recently Completed Projects (1/2017-2/2017)

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Parking Standards - Revisions

The changes include:

- An **increase** in required parking **for larger residential** units in mixed use development
- An **increase** in required parking **for affordable housing** development
- An **increase** in the required parking **for commercial**, office, and food service uses in mixed use development
- **Bike Parking** required for all uses; **EV Stations**, at least one per project

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NFO Zoning : Next Steps

- **Public Workshop** – *April or May*
- **North Fair Oaks Community Council**
- **Planning Commission** – *Late Summer 2017*
- **Board of Supervisors** – *Fall 2017*

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