

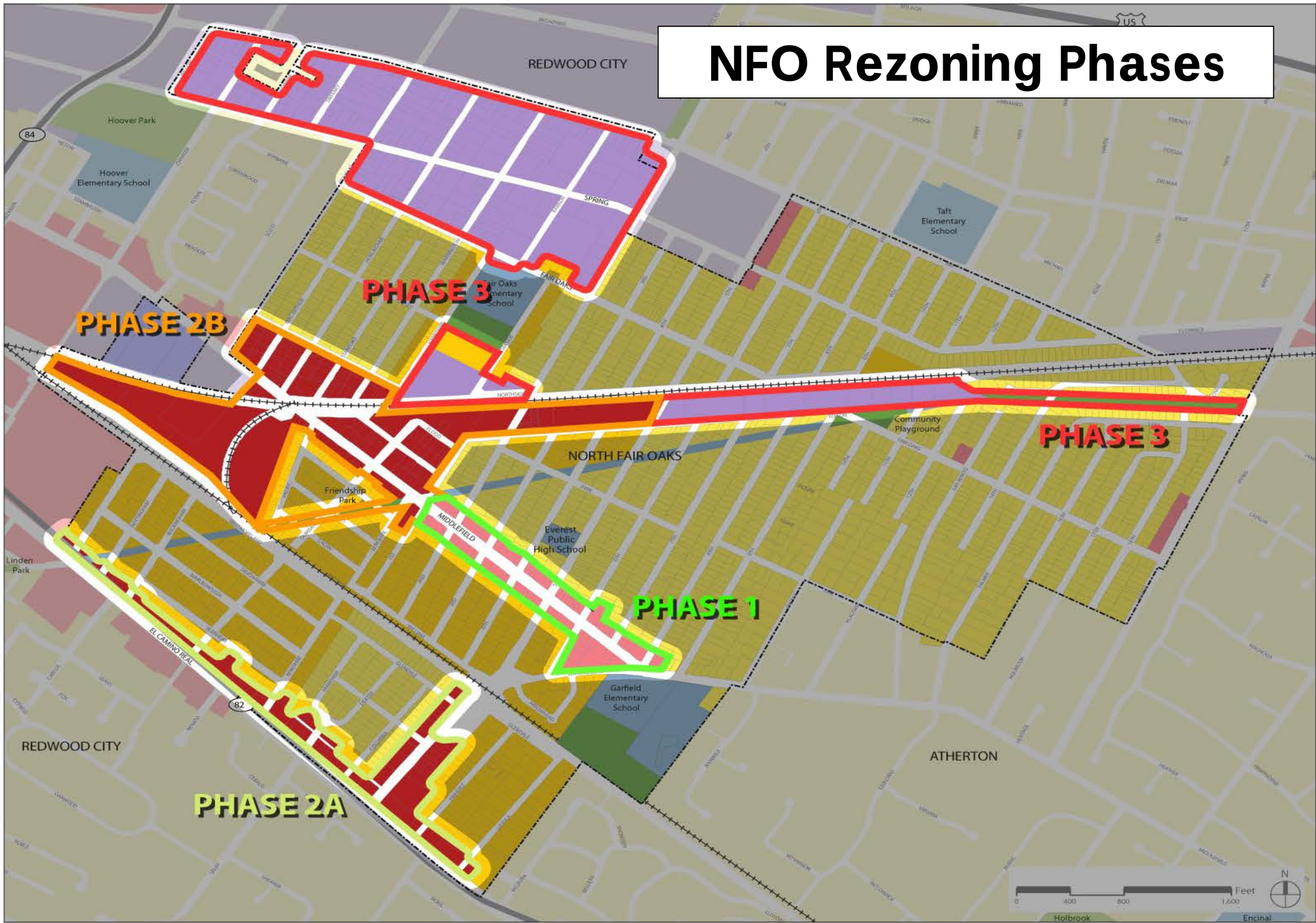


REVISED CMU ZONING

EL CAMINO REAL, UNINCORPORATED NORTH FAIR OAKS

MAY 11, 2016

NFO Rezoning Phases



- North Fair Oaks
- Parcel
- Highway
- Rail Line
- Residential**
 - Single-Family Residential
 - Multi-Family Residential
- Mixed-Use**
 - Neighborhood Mixed-Use (Medium Density)
Commercial / Residential / Public
 - Commercial Mixed-Use (Medium-High Density)
Commercial / Residential / Public / Institutional / Industrial with approval
 - Industrial Mixed-Use (Medium-High Density)
Industrial / Commercial / Public / Institutional / Residential with approval
- Industrial**
 - General Industrial
- Public**
 - Institutional
 - Parks
- Land Uses in Neighboring Cities**
 - Residential
 - Commercial
 - Industrial
 - Institutional
 - Parks

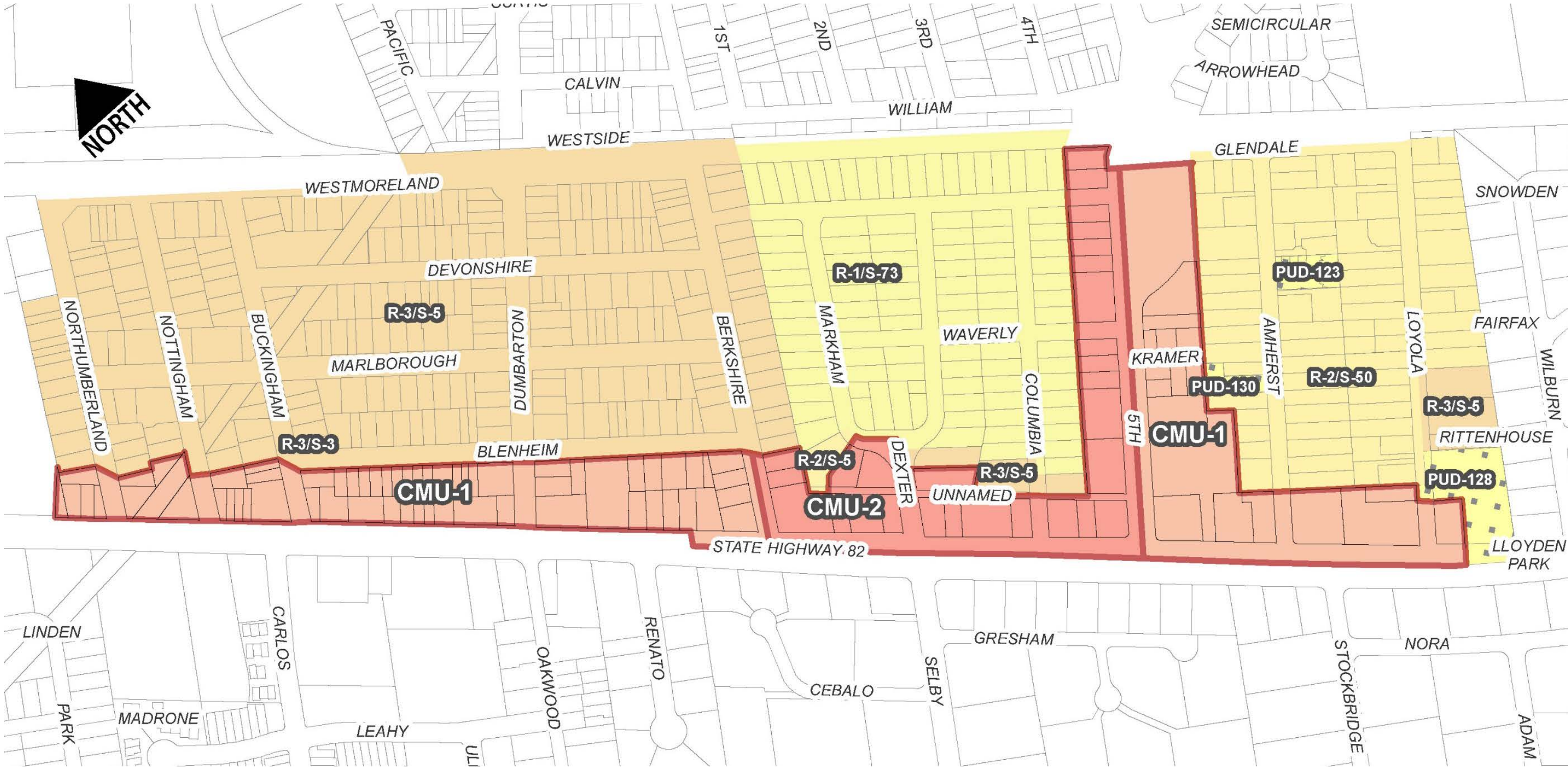
- PHASE 1 (2015)
- PHASE 2A (2016)
- PHASE 2B (2017)
- PHASE 3 (2018)



COMMUNITY CONCERNS: JANUARY MEETING

- Proposed zoning is too dense
- Don't want a 5-story wall fencing us in
- Transit in the area is insufficient/Traffic is too great
- No Parks in the neighborhood

CMU ZONING & ADJACENT RESIDENTIAL ZONES





Proposed Standards: Amended CMU-1/CMU-2

Location	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	Max Lot Coverage	FAR
Directly adjoining R-1 lot	20	12 ft at 2 stories	50	None	2
Directly adjoining R-2 lot	15	12 ft at 3 stories	60	None	2
Directly adjoining public ROW	15	12 ft at 3 stories	60	none	2
Directly adjoining R-3 lot	15	12 ft at 3 stories	60	None	2
SPECIFIC LOCATIONAL STANDARDS					
Fronting on Blenheim, not extending to El Camino Real	Front Setback: buildings of 3 stories or less, 10 ft; more than 3 stories, 15 ft	Front stepback: 12 ft at 3 stories	60	None	2

No front or side setbacks required except for parcels that face on Blenheim and do *not* touch El Camino. Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

2 story (3 story?) minimum building height required; buildings of less than two stories require conditional use permit.



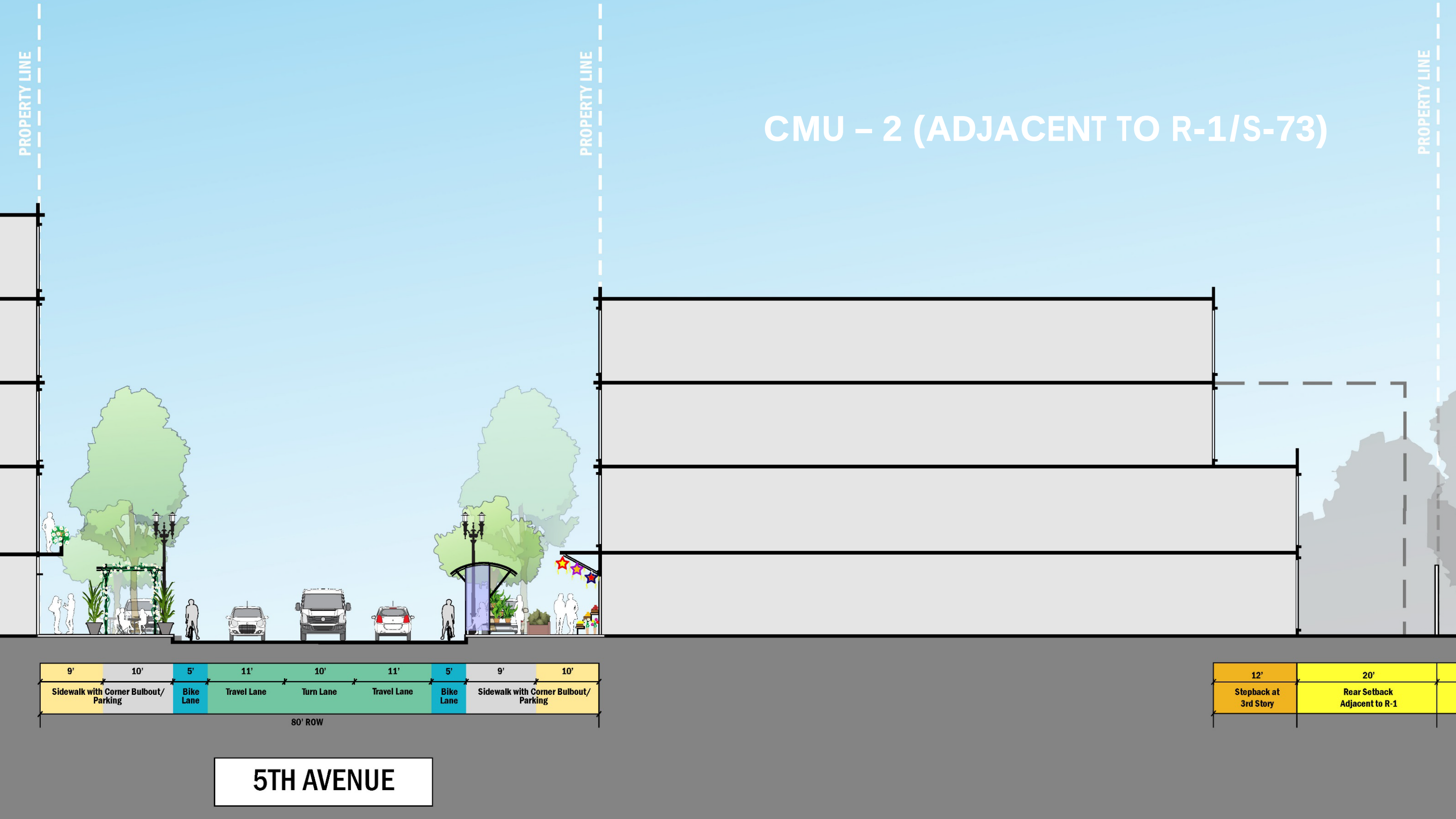
CMU-2 (ADJACENT TO R-1)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CMU – 2 (ADJACENT TO R-1/S-73)



9'	10'	5'	11'	10'	11'	5'	9'	10'
Sidewalk with Corner Bulbout/ Parking		Bike Lane	Travel Lane	Turn Lane	Travel Lane	Bike Lane	Sidewalk with Corner Bulbout/ Parking	

80' ROW

5TH AVENUE

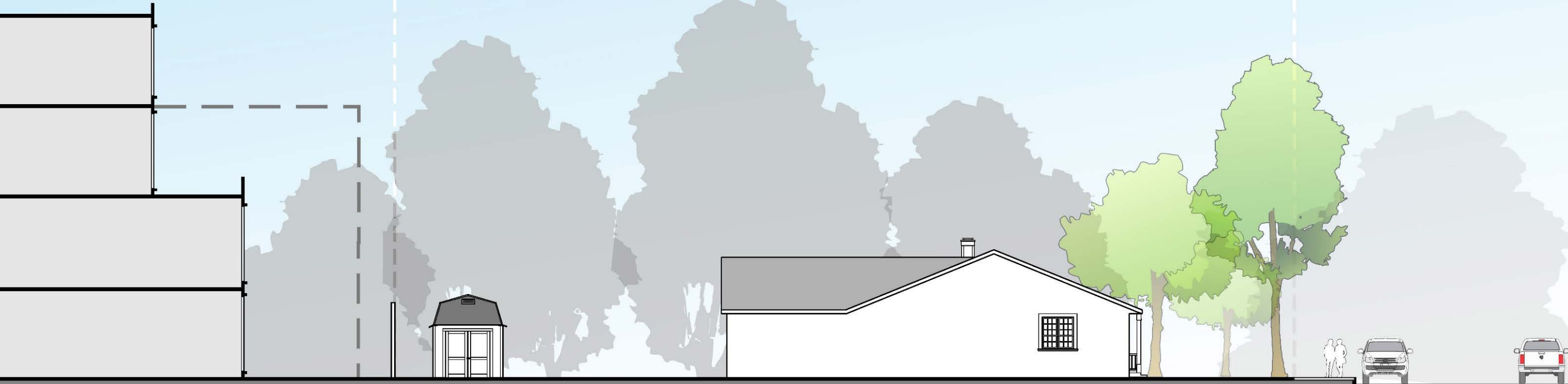
12'	20'	
Stepback at 3rd Story	Rear Setback Adjacent to R-1	

CMU – 2

R-1/S-73

PROPERTY LINE

PROPERTY LINE

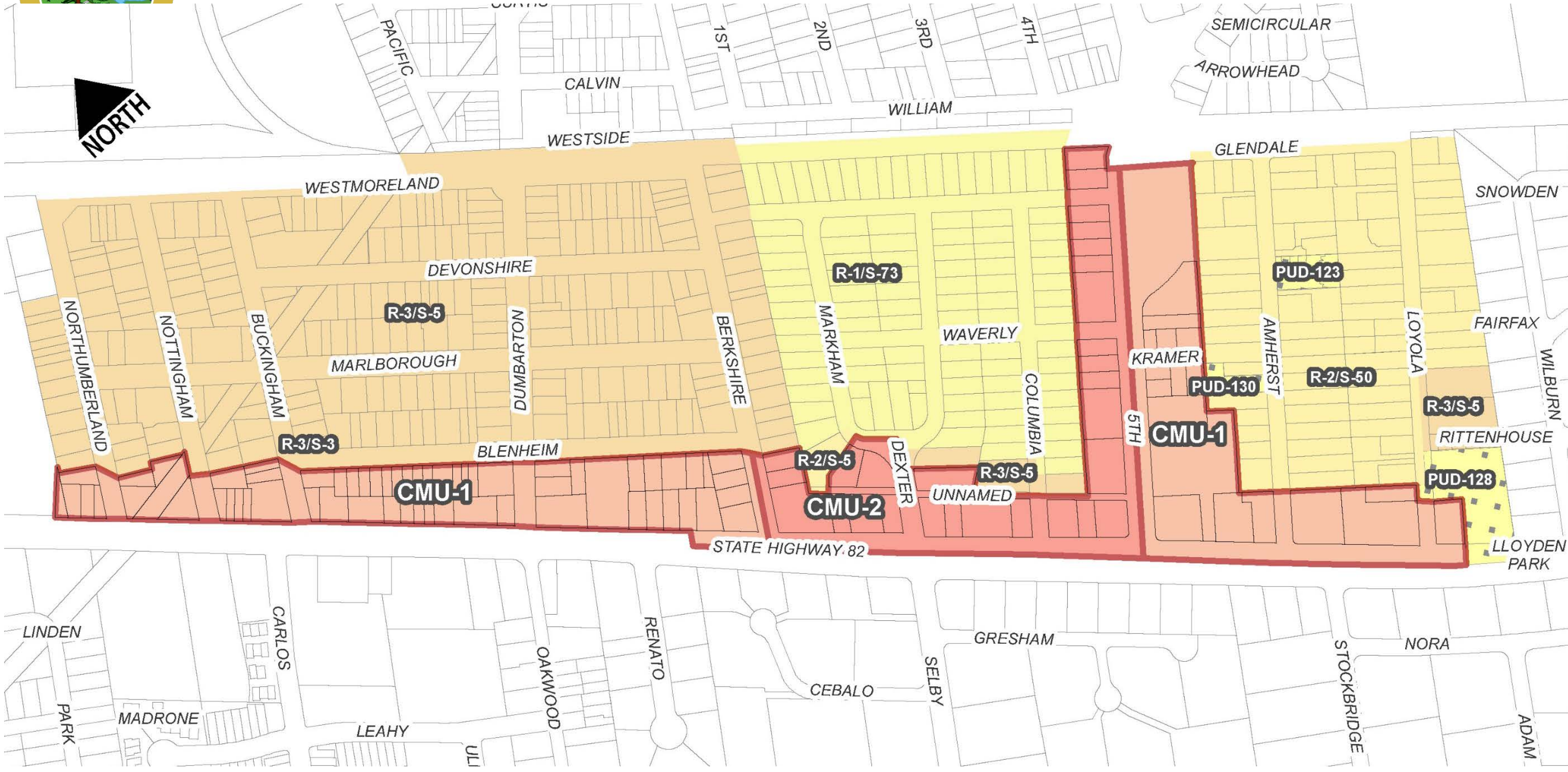


12'	20'	20'
Stepback at 3rd Story	Rear Setback Adjacent to R-1	Rear Setback for R-1

20'	5'-8'
Front Setback for R-1	Sidewalk



CMU ZONING & ADJACENT RESIDENTIAL ZONES





CITY OF
ATHERTON

EL CAMINO REAL

CMU-2

MARKHAM

R-1/S-73

CMU-2 (ADJACENT TO R-1)

CITY OF ATHERTON
PROPERTY LINE

PROPERTY LINE

CMU – 2
(ADJACENT TO
R-1/S-73)

PROPERTY LINE

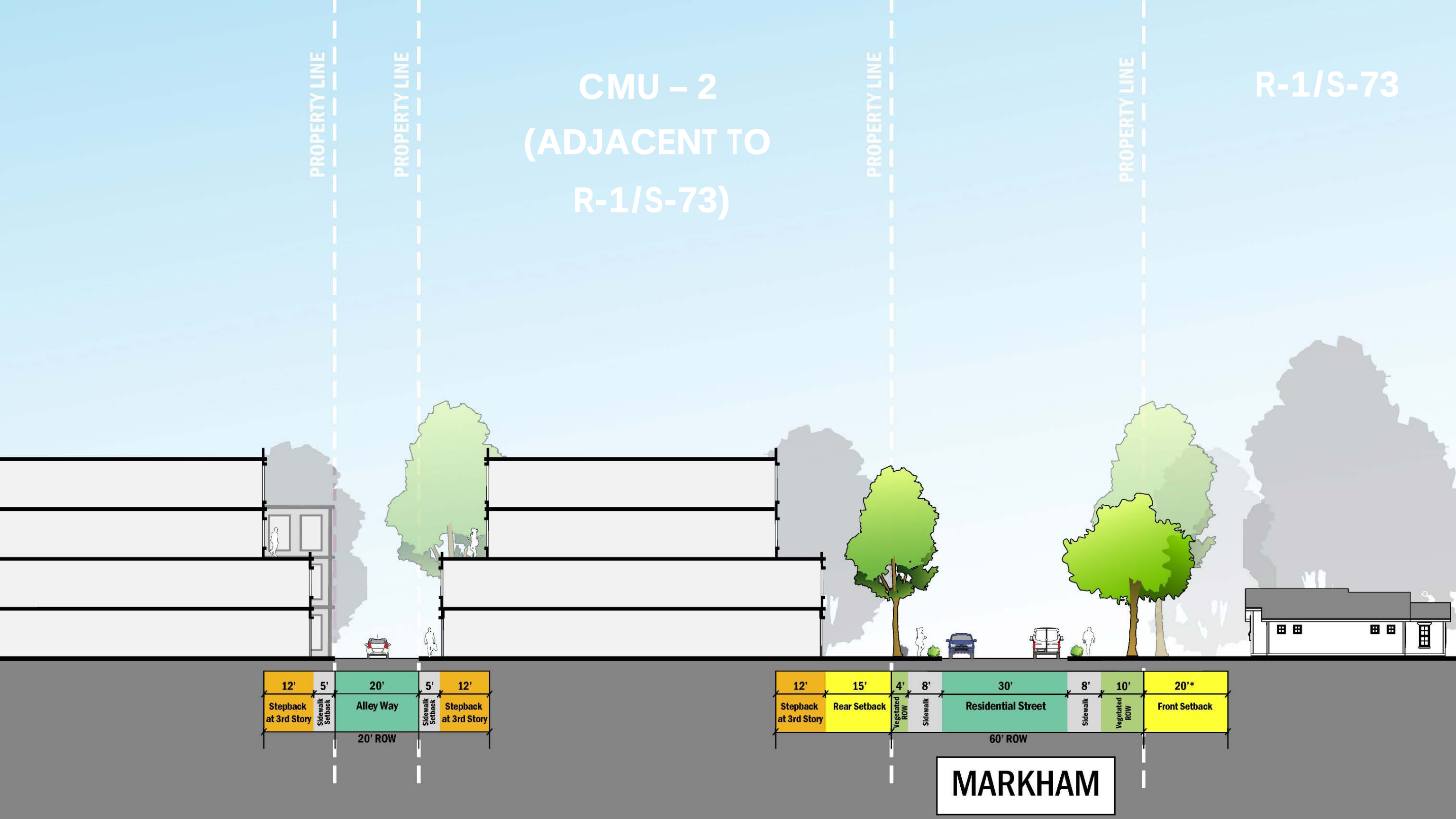
PROPERTY LINE



EL CAMINO REAL

CMU – 2
(ADJACENT TO
R-1/S-73)

R-1/S-73



MARKHAM

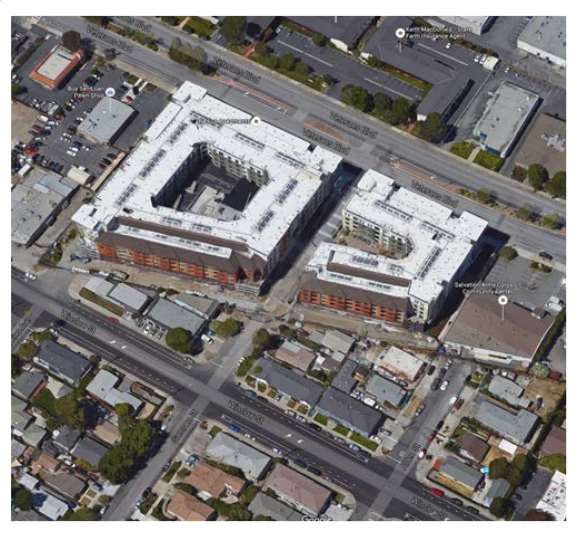
620 VETERANS BLVD

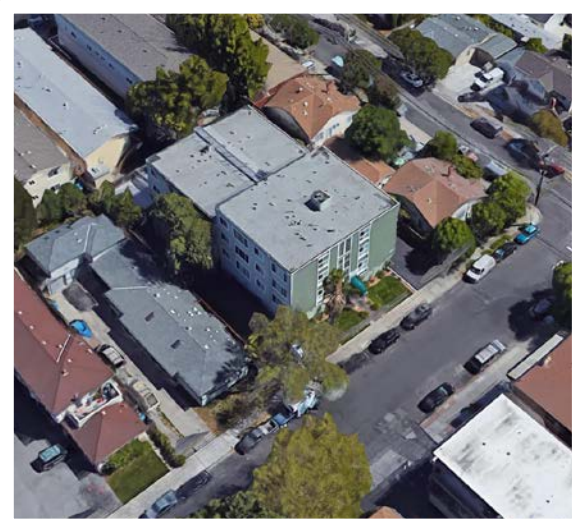
REDWOOD CITY

156,891 SF PARCEL

4-5 STORIES

25 FT.





20 FT.

20 FT.

149 JACKSON AVENUE

REDWOOD CITY

14,000 SF PARCEL

3-4 STORIES

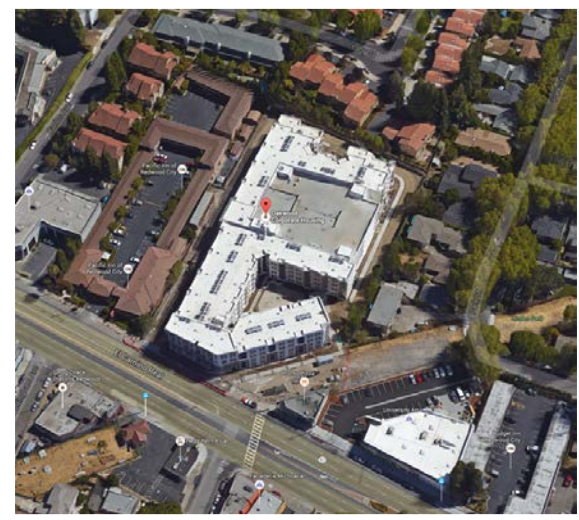
2580 EL CAMINO REAL

REDWOOD CITY

108,013 SF PARCEL

4 STORIES

25 FT.



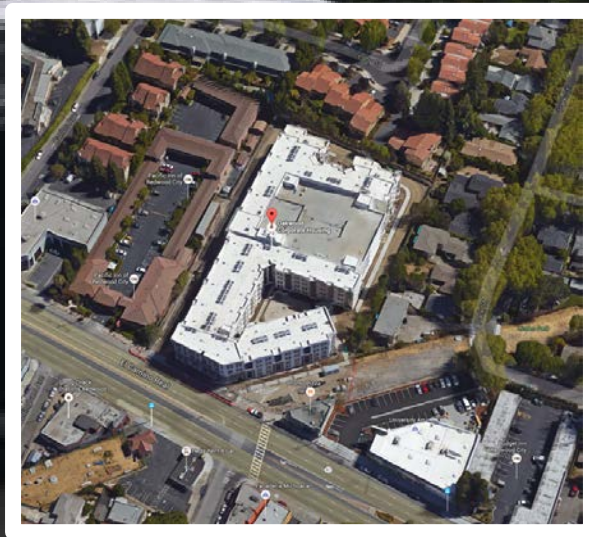
2580 EL CAMINO REAL

REDWOOD CITY

108,013 SF PARCEL

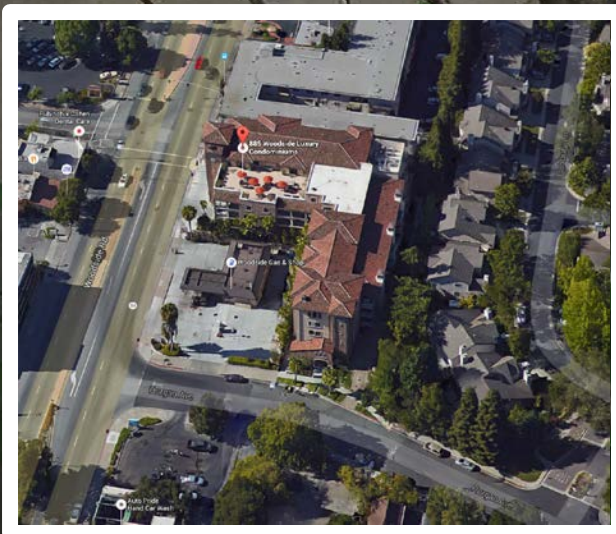
4 STORIES

30 FT.



35 FT.

20 FT.



885 WOODSIDE ROAD

REDWOOD CITY

29,048 SF PARCEL

4-5 STORIES



CMU ZONING & ADJACENT RESIDENTIAL ZONES

