**Zoning Phase 2a – Informational Session**

Thursday, August 18, 2016, 6:30pm – 8:30pm

Fair Oaks Community Center

**Table Discussion Notes**

**Table 1: Joe LaClair, Bryan Albini, and Jenifer Logia**

Questions/Comments:

* What’s the difference between setbacks and step backs?
* What can we do about 2nd units that don’t provide parking?
* What happens to parking when there are multiple cars per unit?
* Can we adjust the set back on Blenheim? Maybe consider loft
* Is there a plan to open Dumbarton from El Camino to Middlefield Rd?
* How soon will new development come?
* Are there places for parks?
* How soon would parking permits be implemented? How would you implement them for visitors?
* Does CMU-1 include the area along Blenheim?
* Could more housing lower the cost of housing/rent in the overall area?
* How will the proposed zoning affect residential neighborhoods?
* Should people living in these areas be prepared for new construction?
* Will homeowners get an automatic parking permit? How much would they cost and could you get a permit for the front of your house?
* What about street trees?
* It would be great to see new buildings replace the old/vacant buildings on El Camino

Top three concerns/ ideas:

* People were generally supportive of the changes
* It could be better for our community than what exists now, as long as the new buildings have enough parking
* Want to see more trees, parks, and open space

**Table 2: Steve Monowitz and Debbie Schechter**

What residents like about their community:

* Strong community, family oriented
* Good weather, Good community to bike
* Wonderful community / United community
* Community has value to grow
* Good diversity
* Democratic energy
* Local business owners

Question 1: What did you learn?

* County is listening/ proposal not final
* County is cleaning up illegal dumbing and graffiti
* Learned about the set backs
* Zoning can affect heights
* Zoning is broken into two parts: CMU1 and CMU2

Question 2: Questions from residents

* What are the parking requirements?
* Can the open space be the requirement for zoning? Can it be a private property?
* Can architectural standards for new development be a part of the plan?
* Will there be opportunities for the public to give input on what the new development will look like?
* Will there be an architecture review board?
* Concerns about traffic and parking
* What are the landscaping requirements?
* When do we expect for this to take effect? What is the timeline?
* What will happen to existing tenants?
* When can we expect to see new development?
* Can existing business stay the way they are?
* Can zoning establish what kind of housing will be build?

Question 3: Concerns

* Concern about parking and density
* Landscaping; would like to see trees, “beautification”
* People driving through the neighborhood of Selby Park
  + Racing of cars on Devonshire
  + Density of cars/ donuts done on Dumbarton
  + Traffic on Dexter Ave
* Traffic count
* Concern about racing in the street (Selby Park)
* No mandated percentage below market; Want to see a mandate percentage (2)
* Exsisting property owners can’t afford to stay
* Updating non-conforming structures
* Need to provide housing for people who make the city run; Teachers can’t afford to stay
* New zoning will make parking and traffic worse
* When do you say no to more people?
* Housing shortage contributes to traffic and parking problem
* New units will need more parking

Question 4: Ideas & suggestions

* New bus and development to do something to improve quality of life
* Require new development to provide parks and other benefits
* Pedestrian crossing on El Camino
* No more bars/ adult entertainment
* Starbucks or more coffee shops
* No parking zones at intersections
* Better street lighting for those who bike
* Underground parking lot
* Redesign residential streets to create more parking

**Table 3: Lisa Aozasa, Seini Mateialona and Victor Gaitan**

Question 1: Comments

* Cost of housing too high
* Too much traffic and it takes too long to get through neighborhood
* Learn more about proposed zoning changes
* There should be nothing more than 3 stories
* Didn’t learn anything new

Question 2:

* What are we going to do with the people that are currently there?
* Housing affordability
* Would like to re-visit Environmental impacts study and proposed uses
* Question about researching heritages trees
* Have developers approached the County?
* Is the County going to interfere with current businesses?
* Residents feel like they’re being “stepped on” - Huge impact to current residents
* Limit curb cuts to help parking issues

Question 3:

* What is going to be done about pollution along Middlefield and El Camino
* Question about how to address the high density issues
* No to vertical subdivisions in Selby Lane
* Where are new kids going to go? Schools are already impacted
* Generally concerned about re-zoning at that height (5 stories); Should stay at 3 stories

Question 4:

* What was the goal of re-zoning?
* Are they proposing housing or just commercial?
* People don’t take the bus
* Mike - what do you think of residential parking permits?
  + What about houses that have a lot of people?
* People park on Amherst and Glendale and walk to 5th already
* Some current buildings are not being used
* New housing in other cities not being filled- too expensive
* What’s going to happen to people that can’t afford new housing developments?
* Can you project the number of units that will be built?
* Re-zone “Bump-outs” to residential use to match the neighborhood
* Would like to see trees/plants in set-back spaces to beautify

Takeaways:

Main questions

* People want to lower zoning to 3 stories
* Restrict parking
  + Advantage parking for new developers (?)

Main concerns

* Displacement of people
* High density
* There will be increased traffic once construction begins - How will that be addressed?

Main ideas

* Beautification
* Making “bump outs” residential use instead of commercial

**Table 4: Will Gibson and Nelmarie Vilaro Caro**

What do residents like about their community?

* Community, Neighbors, People, Friendliness
* Watching children grow up
* Trees, Quality of air, Sky
* Bike friendly
* Scale
* Everything

Question on zoning:

* What can be done if you don’t like proposed zoning?
* What tool can be used to communicate with county?
* Who makes the final decision?
* What mechanisms are available to overturn or stop the zoning changes?
* What is the shelf-life for a General Plan?
* What is the exact area under consideration?
* Is there a possibility to regather data? Such as the Environmental Impact Report
* How will the rezoning impact parking?

Concerns:

* Four and five stories are too tall
* More gradual process would be preferred
* Data gathered in 2009-2011 could be out of date
* If there’s enough parking
* Traffic
* Trees intermingled with electric wires
* How to address existing parking problems
* County has no existing parking policy
* Corporations nearby jurisdictions, such as RWC, Atherton

Ideas:

* Town and country market
* Not just tall buildings
  + across from Berkshire maybe one
* Not cookie cutter, customized based on fit
* Provide more housing
* Context sensitive
* Replace parking lot with Green Buffer
* Green design elements
* Building into plan family owned businesses
* 4 way stop at Marlborough and Dumbarton
* Limit parking
* Bike improvements
* Dexter/ Markham as a park
* Link development with open space projects as well as transit
* Improvements to 5th Ave traffic
* Paring for residents (A, B, C)
* Speed bumps
* Make residential part of 5th more livable