



North Fair Oaks
Neighborhood Mixed Use Zoning

NMU Zoning: Middlefield Road from 1st Avenue to 8th Avenue



North Fair Oaks Community Plan

ADOPTED 2011

COUNTY OF SAN MATEO



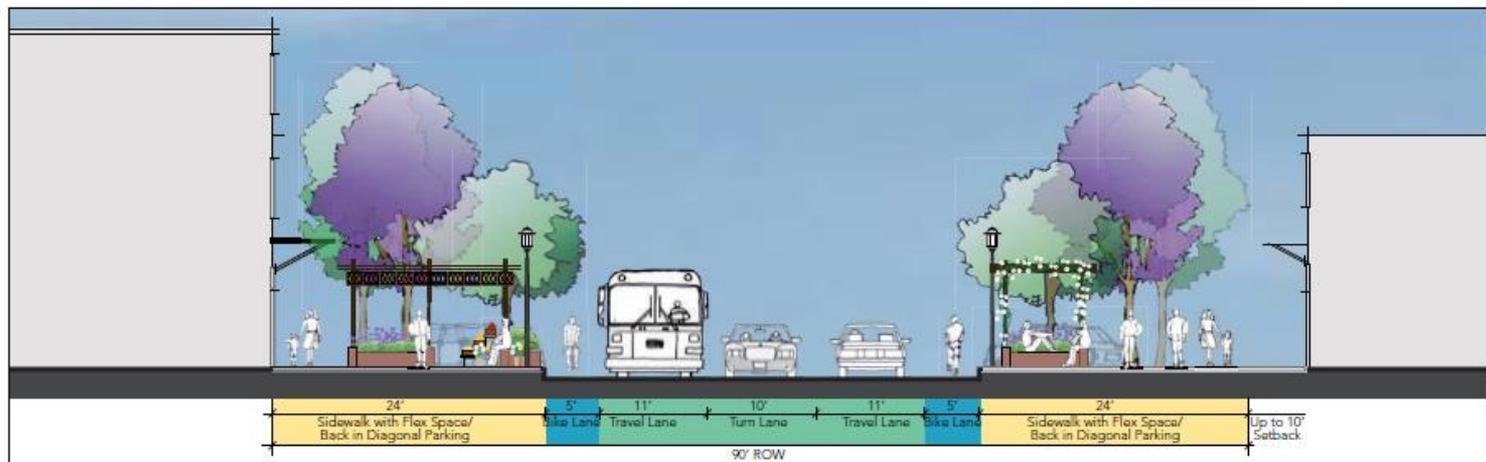
Adequate, unobstructed pedestrian path



Corner gathering area with pedestrian amenities

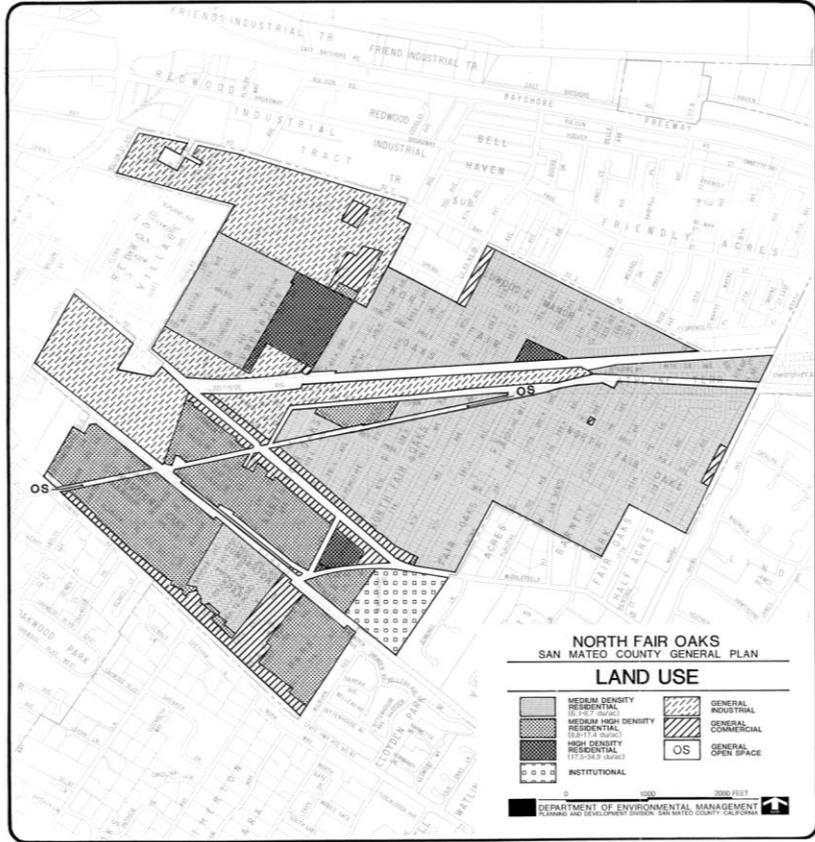


Corner bulbout with seating area



Proposed Middlefield Road streetscape improvements at intersection

North Fair Oaks Community Plan



1979



2011

North Fair Oaks Community Plan



1 Neighborhood Quality Calidad de Vecindario

place your slots here
ponga sus puntos aquí

challenges and opportunities
problemáticas y oportunidades

1A Revitalization of Major Community Streets Mejoramiento de Calles Principales de la Comunidad

- Beautification
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety



1B Repair of Vacant and Underutilized Parcels Reparación de terrenos vacíos o con bajo uso

- Beautification
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

1C Code Enforcement Cumplimiento de la Ley

- Beautification and Maintenance
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

1D Neighborhood Cleanup and Maintenance Limpieza del Vecindario y Mantenimiento

- Beautification and Maintenance
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

1E Incompatible Uses Usos Incompatibles

- Beautification and Maintenance
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

1F Barriers to Development for Some Parcels Barreras de desarrollo para algunos terrenos

- Beautification and Maintenance
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

North Fair Oaks
Community Plan Update

2 Health and Safety Salud y Seguridad

place your dots here
ponga sus puntos aquí

challenges and opportunities
problemáticas y oportunidades

2A Crime and Violence Delincuencia y Violencia

- Crime Prevention
- Community Policing and Neighborhood Watch
- Public Response and Other Traditional Law Enforcement
- Safety of Kids, School and Other Public Places and Areas



2B Environmental Quality Calidad Ambiental

- Air Quality
- Air Pollution
- Hazardous Waste
- Noise
- Open Space
- Parks and Recreation
- Public Safety
- Safety of Kids, School and Other Public Places and Areas

2C Tree Canopy Cover Cobertura de Hojas

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

2D Access to Program Acceso a programas

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

2E Access to Healthy Acceso a Salud

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety

2F Access to Medical Acceso a Servicios Médicos

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
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North Fair Oaks
Community Plan Update

3 Economic Development Desarrollo Económico

place your dots here
ponga sus puntos aquí

challenges and opportunities
problemáticas y oportunidades

3A Neighborhood-Serving Retail Stores Tiendas Comerciales que Abastecen al Vecindario

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety



3B Support for Small and Local Businesses Apoyo a Negocios Pequeños y Locales

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety



3C Well-Paying Jobs for Local Residents Empleos Bien Pagados para Residentes Locales

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety



3D Job Training and Workforce Development Capacitación Laboral y Desarrollo de Mano de Obra

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
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- Public
- Safety



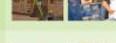
3E Services for Day Laborers Servicios para Jornaleros

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
- Pedestrian
- Public
- Safety



3F Local Business Improvement District or Association Distrito o Asociación de Mejoramiento de Negocios Locales

- Beautification
- Code Enforcement
- Commercial
- Increase of terraces, walkways and bike lanes
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- Public
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North Fair Oaks
Community Plan Update

North Fair Oaks Community Plan



North Fair Oaks Land Use Designations

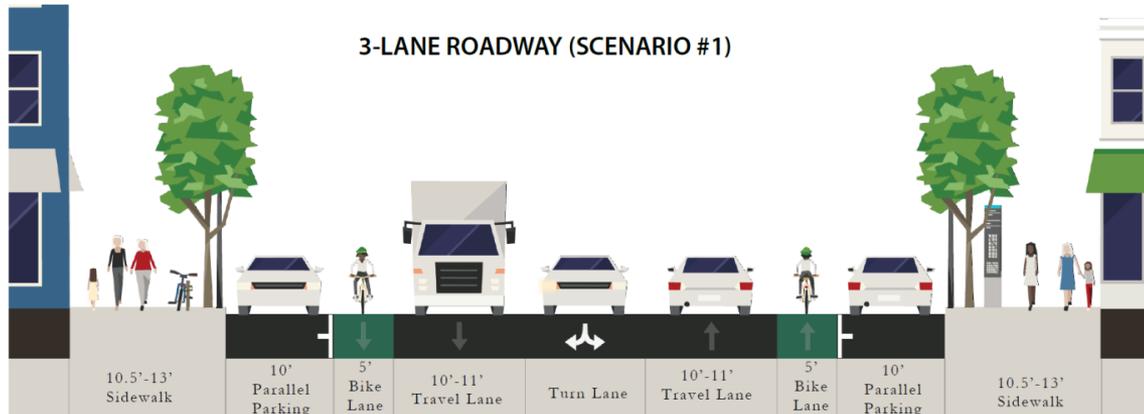


- North Fair Oaks
- Parcel
- Highway
- Rail Line
- Residential**
- Single-Family Residential
- Multi-Family Residential
- Mixed-Use**
- Neighborhood Mixed-Use (Medium Density)
Commercial / Residential / Public
- Commercial Mixed-Use (Medium-High Density)
Commercial / Residential / Public / Institutional / 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

North Fair Oaks Community Plan



3-LANE ROADWAY (SCENARIO #1)



1) All Parallel Parking
Bike lanes
WIDE Sidewalks (10.5' - 13')



Parking Time Limits Tiempo Limitado de Estacionamiento

What is it?
Time limits encourage turnover of parking spaces in commercial areas and discourages employees from parking in spaces directly adjacent to businesses, ensuring greater availability for customers. A wide range of time limits are used for varying circumstances from 10 minute loading and commercial zones to four or six hour zones. Time limits can be effective where businesses would prefer spaces be made available to customers throughout the day.



¿Qué significa?
Límites de tiempo promueven rotación de espacios de estacionamiento en áreas comerciales y previene que empleados se estacionen en lugares adyacentes a negocios, asegurando una mayor disponibilidad para clientes. Una variedad amplia de límites de tiempo es usados para las distintas circunstancias de 10 minutos zonas de carga y comerciales a cuatro o seis horas. Límites de tiempo pueden ser efectivos donde negocios prefieren disponibilidad de estacionamiento para clientes durante el día.

Where should this tool be used in North Fair Oaks? ¿Dónde se debe usar esta herramienta en North Fair Oaks?



Pay Parking/Metered Parking Pago de Estacionamiento/ Parquímetros

What is it?
Paying for parking (mainly through metered parking) is becoming more common in cities all over the Bay Area and on the Peninsula. Like time-limited parking, fee-based parking encourages turnover of parking spaces. Parking fees can be a flat rate, or can be adjusted based on demand. "Demand-responsive" pricing shares the cost of parking according to level of demand to ensure that parking is used efficiently. Parking fees are higher in areas with higher demand (such as downtowns and commercial districts) and lower in areas with less demand. Fees may also vary at different times of the day. By refining prices periodically, it is possible to ensure that on-street parking remains available for customers, without excessive waits for available spaces.



¿Qué significa?
Pagando por estacionarse (principalmente por medio de parquímetros) se está convirtiendo más común en ciudades en el Área de la Bahía y en la Península. Como tiempo limitado de estacionamiento, estacionamiento basado en pago promueve la rotación de espacios de estacionamiento. Pagos de estacionamiento pueden ser fijos, o pueden ajustarse basados en demanda. Precios "Sensibles a la Demanda" reparten el costo de estacionamiento de acuerdo al nivel de demanda para asegurar un uso eficiente. Pagos de estacionamiento son más altos en áreas con mayor demanda (tales como el centro de la ciudad o distritos comerciales) y más bajos en áreas con menor demanda. Pagos pueden variar también a diferentes horas del día. Refinando precios periódicamente, es posible asegurar que estacionamiento en las calles se mantengan disponibles para los clientes, sin esperar excesiva para el uso de estacionamientos.

Where should this tool be used in North Fair Oaks? ¿Dónde se debe usar esta herramienta en North Fair Oaks?



@ SEMICIRCULAR & MIDDLEFIELD RD



NORTH FAIR OAKS



Neighborhood Mixed Use Zoning Update

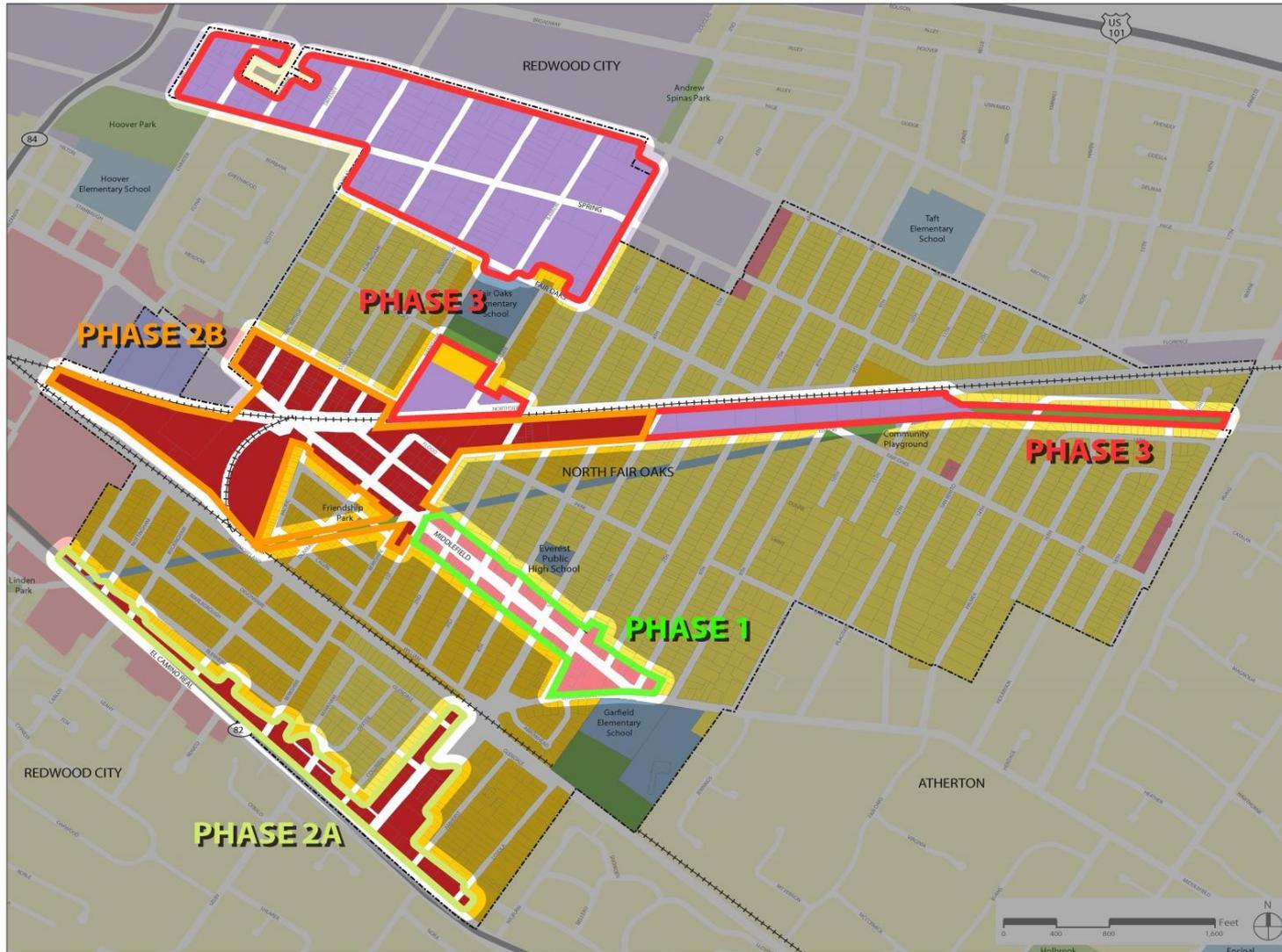


Community Plan adopts broad land use goals and policies

Zoning refines those policies into very specific rules for development

Zoning must be updated to be consistent with the Plan

NFO Rezoning Phases



- North Fair Oaks
- Parcel
- Highway
- Rail Line
- Residential**
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- PHASE 1 (2015)
- PHASE 2A (2016)
- PHASE 2B (2017)
- PHASE 3 (2018)

Neighborhood Mixed Use Zoning Update

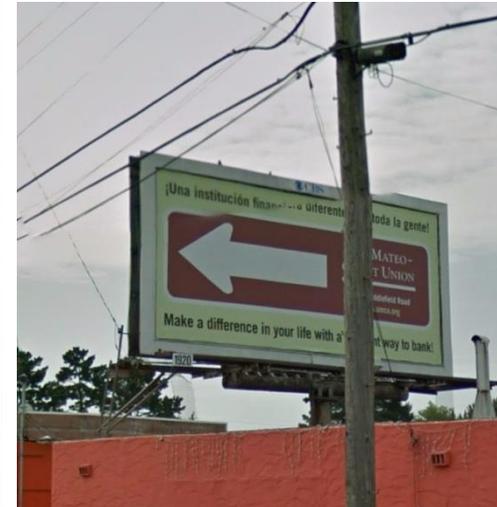


- **Zoning Workgroup – created to oversee zoning update**
- **Workgroup created specific zoning changes for NMU area – new draft zoning**

Middlefield Road Billboards



- **Not allowed by current North Fair Oaks Zoning**
- **Not allowed by new North Fair Oaks Zoning**
- **Zoning is not a tool to remove existing billboards**
- **Other tools are possible, and will be explored**



NMU Zoning

Middlefield Road from 1st Avenue to 8th Avenue



Neighborhood Mixed Use Zoning



NMU Zoning – Middlefield Rd from 1st Ave to 8th Ave

Goal: medium-scaled mix of neighborhood-serving commercial, residential development

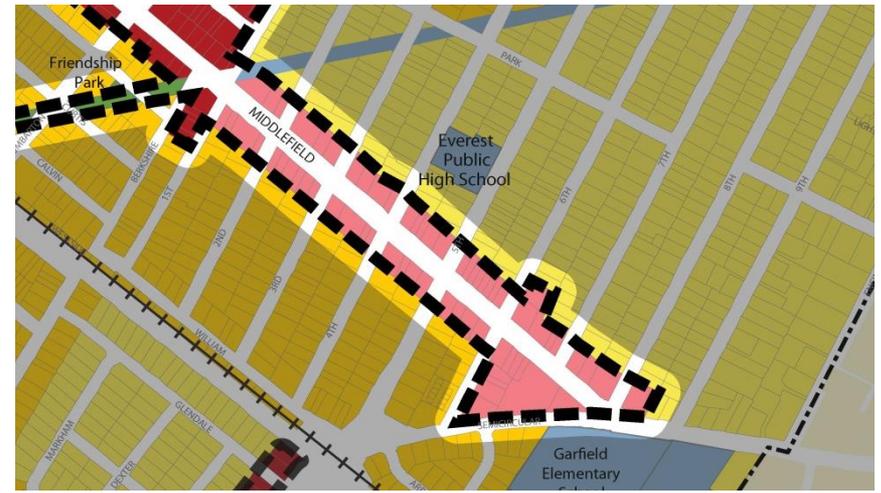
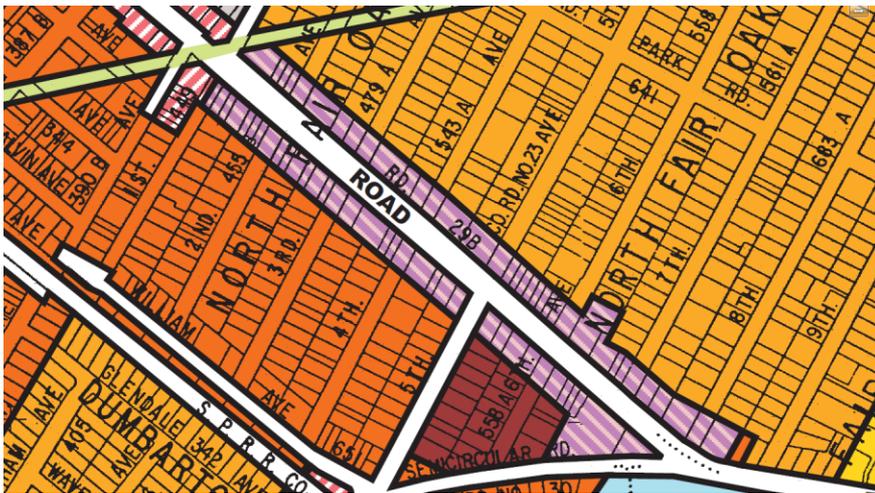


Neighborhood Mixed Use Zoning



NMU Zoning – Very similar to existing zoning

Scale, density, height of development not significantly changed



Neighborhood Mixed Use Zoning



KEY CHANGES

- **Height increased from 36 to 40 feet**
- **Mixed use commercial-residential allowed without use permit (previously required permit)**
- **Some parking reductions, allowances for offsite and shared parking**

NMU: New Land Uses



Farmers Markets



Small Indoor Exercise & Leisure Facilities



Child Care Centers



Educational Facilities (expanded)

NMU: Land Uses with New Permit Requirements



**Personal Convenience Service
(Use Permit)**



**Pet Sales and Grooming
(Use Permit)**



**Liquor Stores and Bars
(Use Permit)**



**Community Centers
(Use Permit)**



**Multi-family and Mixed Use
Residential
(No Permit – except residential
on ground floor)**

NMU: Disallowed Uses



**Industrial Cleaning
Establishments**



**Food Establishments
Specializing in Delivery Service**



Funeral Homes



**Motor Vehicle
Fuel Sales & Service Stations**

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Timeline and Process for NMU Update



Neighborhood Mixed Use Zoning

