

400 County Center  
 Redwood City, CA 94063  
 (650) 363-4570  
 www.nfoforward.org  
*A Municipal Advisory Council to the  
 San Mateo County Board of Supervisors*



Everardo Rodriguez, Chair  
 Beatriz Cerrillo, Vice-Chair  
 Melinda Dubroff  
 Rosario Gonzalez  
 Linda Lopez  
 Rosaura Lopez  
 Mary Martinez  
 Yesenia Mendez, Youth Member

**North Fair Oaks Community Council  
 Meeting Minutes**

**Thursday, August 24, 2017**

**7:00 p.m.**

**Fair Oaks Community Center, Multipurpose Room, 2600 Middlefield Road, Redwood City**

Issue	Discussion
<b>Roll Call</b>	Present: Everardo Rodriguez, Beatriz Cerrillo, Linda Lopez, Rosaura Lopez, Rosario Gonzalez, Mary Martinez, Melinda Dubroff, Yesenia Mendez
<b>Public Comment</b>	<ul style="list-style-type: none"> <li>• Mayra Cano: (In Spanish) I've lived in Redwood City for 25 years and I'm here representing the people of Third Avenue and we have a big issue with parking. Ever since they started issuing parking citation on Saturdays and Sundays, I've more or less paid about \$3,000 in parking citation. I have a son in college and when he came home to work he ended up paying \$800 in parking citations. I'd like to ask that you help the people of third avenue. There are businesses that block off up to 10 spots at a time making it difficult for me to find parking any day of the week. We urgently need help</li> <li>• Ramiro Sanchez: (In Spanish) I would also like to talk about parking. I had a problem with a neighbor that blocks off parking spots on the street and I asked her if she'd let me park and she said no. There are people on third avenue that have 10-12 cars, and they only move them when the street sweeper passes by and then they re-park them taking up all of the spots again. We're getting a lot of parking tickets and can't pay them sometime.</li> <li>• Ana (inaudible last name): There is a big problem with people cleaning up after their pets and the whole neighborhood is littered with pet feces. There is also an issue with neighbors not cleaning up after their trees.</li> <li>• Gloria Regalado: On the days when the street sweeper passes, if I'm running</li> </ul>

	<p>late to move my car, even if I'm in my car turning it on, I'll still get cited. I feel like they should be a little more lenient and let me move the car if I'm already in it.</p> <ul style="list-style-type: none"> <li>• Oscar Vanegas: I came to the council about three months ago to talk about a problem I had with my garage. In Redwood City it's alright to have a garage and a cottage in the back, but in North Fair Oaks it's not. I don't understand why since we pay the same taxes. I don't think it's fair.</li> </ul>
<p><b>Presentation by SamTrans on the Dumbarton Transportation Corridor Study</b></p>	<ul style="list-style-type: none"> <li>• Presentation by Melissa Reggiardo, Project Manager for the Dumbarton Corridor Study</li> <li>• Currently in the process of collecting public comment on their draft study, will do so through the end of September</li> <li>• Next public meeting after this one will be on September 25 in the Belle Haven neighborhood of Menlo Park</li> <li>• This Study emphasizes transit improvements on both the highway bridge and the rail bridge</li> <li>• Since Caltrans owns the highway bridge, any plans would have to go through the Caltrans planning process</li> <li>• SamTrans owns the rail bridge</li> <li>• Solutions require consensus from several parties, including: FTA, Coast Guard, Union Pacific, Caltrans, MTC/BATA, and surrounding cities</li> <li>• There is very little public funding, so the study included a high level analysis of public/private partnerships although more study is needed</li> <li>• There are also challenges with creating rail lines in the East Bay</li> <li>• One option includes enhanced bus service on the highway bridge. As a short term solution, this would cost about \$51m and result in a 34% increase in daily transbay riders</li> <li>• Another option includes a bike/ped multi-use path from Redwood City to East Palo Alto. Would cost about \$60m and include bus or rail service. Not currently recommended because there is limited right of say and the space could be better utilized to move more people</li> <li>• Mid to long term options include bus and approach improvements on the highway bridge. These improvements would cost \$849m in the mid-term and \$82m in the long term and result in a 147% daily increase in transbay riders</li> <li>• Another recommended option is the rail shuttle on the rail bridge. In the mid-term, this includes rail service between Redwood City and Newark. In the long-term this would include extending the rail to Union City. Cost would be \$975m in the mid-term and \$295m in the long-term with an 81% increase in daily transbay riders</li> </ul>

	<ul style="list-style-type: none"> <li>• Funding challenges &amp; opportunities include: using existing local funding, seeking state, regional funding, soliciting private contributions, pursuing federal, state grants and financing, exploring value capture, identifying project elements attractive to P3, and partnerships with ACE, State, Caltrans, etc...</li> <li>• Next steps include: briefing the SamTrans Board, more stakeholder &amp; public outreach, the close of the 45 day public comment period, finalizing the report and presenting it to the SamTrans Board for consideration</li> </ul>
<p><b>Questions from Council Members</b></p>	<ul style="list-style-type: none"> <li>• Linda Lopez: What is the plan to expand accessibility, specifically for the senior and handicapped population?</li> <li>• Melissa Reggiardo: The study is broad, but one of the thing is does suggest is new stations. The study doesn't get in to that level of detail yet, but we will need to if it moves forward.</li> <li>• Melinda Dubroff: Would there be any stations between Redwood City &amp; Willow Rd?</li> <li>• Melissa Reggiardo: There will be stations at Redwood City and at Willow Rd. &amp; Bayfront. If there was a reason you thought there though be an intermediary station we could look at that</li> <li>• Melinda Dubroff: Will there be bus service from North Fair Oaks directly to one of those stations?</li> <li>• Melissa Reggiardo: Yes, I think that could happen</li> <li>• Melinda Dubroff: What kind of public safety services would be a part of this project?</li> <li>• Melissa Reggiardo: Any rail service would adopt "Caltrain like" safety procedures</li> <li>• Rosaura Lopez: For people commuting from the central valley, are you going to have parking at the east bay stations?</li> <li>• Melissa Reggiardo: Park &amp; rides were an important part of our study, although the study needs to be expanded to include central valley communities</li> <li>• Everardo Rodriguez: Are all the surrounding cities in agreement in terms of the funding? Might a gas tax be possible?</li> <li>• Melissa Reggiardo: Money from a gas tax would be great, although it's probably not the most viable option. A lot of work needs to be done regarding funding and financing. Much work needs to be done over a number of years.</li> </ul>
<p><b>Public Comment</b></p>	<ul style="list-style-type: none"> <li>• John Woodell: The right of way should be sold to ACE train to service commuters from the central valley. It is not a good idea to have a bike/ped path right next to a rail line.</li> <li>• Mike Morris: Lives near Marsh Rd. People from his neighborhood don't want a train going through there due to safety and noise reasons. Would prefer that it</li> </ul>

	<p>be turned into a bike/ped lane. Feels that a lot of this is fueled and funded by Facebook. Prefers the bus service.</p> <ul style="list-style-type: none"> <li>• P. Durham: Asked where the stations are going to be located.</li> <li>• Adina Levin: Will weekend bus service be considered? Regarding proposed bills to increase tolls, has any thought been given to include provisions to help people who make less money pay tolls?</li> <li>• Elvia Davila: How is this project going to affect tech charter busses?</li> <li>• Randall Lane: Lives on 14<sup>th</sup>. Wants to know what SamTrans is going to do to lessen the impact of rail running next to homes.</li> </ul>
<p><b>Consideration of a draft comprehensive update of the County’s Subdivision Regulations that: 1) incorporates amendments to the State Subdivision Map Act; 2) better implements County General Plan policies and the County’s Local Coastal Program ;3) integrates new subdivision types; and (4) clarifies, augments, and streamlines the subdivision ordinance and the subdivision application and</b></p>	<ul style="list-style-type: none"> <li>• Presentation by Joe LaClair</li> <li>• Subdivision regulations govern the creation of new lots; access and other infrastructure necessary for development and implement General Plan and Zoning</li> <li>• Last updated in 1992 – Subdivision Map Act (legal basis for County’s regs) amended annually by State Legislature.</li> <li>• Proposed revisions would: <ul style="list-style-type: none"> <li>○ Modify existing terminology and provisions and add new provision</li> <li>○ Create process for determining the extent of development appropriate for a site</li> <li>○ Address new types of subdivisions</li> </ul> </li> <li>• No adopted land use plans, zoning, or development policies will be altered</li> <li>• Process started in January, 2016 and time in between included planning, outreach, and revisions</li> <li>• Previous NFOCC comments included the preservation of historic and other significant trees throughout the subdivision process and that opportunities to create parks should be a priority</li> <li>• Changes required for consistency with Subdivision Map Act include: <ul style="list-style-type: none"> <li>○ Modify provision for preparing and reviewing subdivision maps</li> <li>○ Revise provisions for extending expiration dates of approved maps</li> <li>○ Enhance safeguards for tenants to purchase units converted to condos</li> <li>○ Clarification of lot merger provision</li> <li>○ Additional improvements that may be required with map approval</li> </ul> </li> <li>• Staff proposed amendments include: <ul style="list-style-type: none"> <li>○ Clarify existing definitions and define new terms as necessary</li> <li>○ Align text with current zoning regulations where terminology is shared</li> <li>○ Reconcile outdated text with current application and review practices</li> <li>○ Clarify and streamline Certificate of Compliance process <ul style="list-style-type: none"> <li>▪ Specify criteria for legalizing parcels unique to circumstances of the parcel</li> <li>▪ Separate parcel legalizations from proposed construction on the parcel</li> </ul> </li> <li>○ Introduce a “development footprint” process into the design of subdivisions</li> </ul> </li> </ul>

<p><b>review process to enhance their ease of use</b></p>	<ul style="list-style-type: none"> <li>▪ Analyze a sites physical features to protect resources and avoid hazards</li> <li>▪ Resources: trees, wildlife habitat, water courses, cultural/scenic amenities, etc.</li> <li>▪ Hazards: steep slopes, fault zones, flood prone areas, erosion potential, etc.</li> <li>▪ Establish non developmet areas around resources and hazards</li> <li>▪ Use resulting development footprint as basis for laying out proposed lots, etc.</li> </ul> <ul style="list-style-type: none"> <li>• Next steps include: <ul style="list-style-type: none"> <li>○ Planning Commission Public Workshop Meeting in October 2017</li> <li>○ Planning Commision Public Hearing on Staff Recommendation in November 2017</li> <li>○ Board of Supervisors Public Hearing on Final Draft in January 2018</li> <li>○ Transmit to Coastal Commission for Amendment of LCP in February 2018</li> </ul> </li> </ul>
<p><b>Questions from Council Members</b></p>	<ul style="list-style-type: none"> <li>• Melinda Dubroff: How does the process for a developer doing a footprint analysis differ from the environmental impact report?</li> <li>• Joe LaClair: The subdivision process is aimed at dividing lots that are consistent with the size dimension requirements of the zoning that applies to the lot, but that doesn't mean that we don't take into consideration environmental, cultural, historical issues, but in the past we've tended to postpone detailed decisions about things like trees in development proposals. Now we're trying to bring that analysis to the front</li> <li>• Linda Lopez: For the early assistance meeting, is that a process that could encourage neighborhood dialogue is that too preliminary?</li> <li>• Joe LaClair: We always encourage developers to dialogue with community members early and often because it yields better projects. This meeting that is proposed is aimed at trying to ensure that the developer understands the new footprint analysis process</li> <li>• Melinda Dubroff: I am concerned that the gas lines in our community are older and that a new development would add pressure to an aging system, is there anything in the regulations that calls for updating the gas lines</li> <li>• Joe LaClair: Yes, when a subdivision is proposed all service providers must be contacted, including gas. We require that the applicant confer with the service providers and show us is the impact on the existing system will be great enough to require some upgrades</li> <li>• Everardo Rodriguez: There are sections of the text in the document that have been blacked out or stricken-through, are those sections that have been taken out from the previous version?</li> <li>• Joe LaClair: Yes, the grey text are quotes or insertions formt he subdivisions map act, the text that's stricken is existing regulation language that we are proposing be removed and the bold text is text generated by the staff that are</li> </ul>

	<p>proposed additions to the regulations</p> <ul style="list-style-type: none"> <li>• Everardo Rodriguez: You mentioned that there was a time period to make additional comments. When does that time period end and how do we make comments?</li> <li>• Joe LaClair: We hope to get feedback in the next 6-8 weeks. We'd be happy to engage with anyone who has any questions.</li> <li>• Rosaura Lopez: Is there a website where this material is available?</li> <li>• Joe LaClair: Yes, we've just posted on the Planning &amp; Building website under the Major Projects section</li> </ul>
<b>Public Comment</b>	<ul style="list-style-type: none"> <li>• No Public Comment</li> </ul>
<b>Supervisor's Report</b>	<ul style="list-style-type: none"> <li>• On Tuesday, September 12, Supervisors Slocum and Canepa will be holding a Town Hall on Housing from 6:30pm-8:30pm at the Fair Oaks Community Center Multipurpose Room. The County of San Mateo recently completed its federally mandated Assessment of Fair Housing and is now taking public comments on the results of the study.</li> </ul>
<b>County Manager's Report</b>	<ul style="list-style-type: none"> <li>• Work is underway on the parking lot at 3060-3080 Middlefield Road with estimated completion in October, 2017</li> <li>• The County is initially looking at 2-hour time limits for the lot as well as no overnight parking</li> <li>• The County is in negotiations with the property owner of the building next to the parking lot to get access to paint a mural on the wall that overlooks the lot.</li> <li>• The County is looking into beautifying the Fifth Avenue underpass, including landscaping and public art</li> </ul>
<b>Council Member's Report</b>	<ul style="list-style-type: none"> <li>• Linda Lopez: Brought an issue of public nuisance at the corner of Douglas Ave and Middlefield Rd. to Lt. Corpus' attention</li> <li>• Melinda Dubroff: Approached by a neighbor who lives on the corner of Middlefield and Ninth Ave. about an issue with cars making a U-turn at Middlefield and Ninth because they can't make a left from Semicircular onto 8<sup>th</sup> Ave. Would like a study to be done, and possibly consider a no U-Turn sign.</li> <li>• Rosaura Lopez: Requests that County conduct a traffic study throughout all of North Fair Oaks, not just Middlefield Road and its side streets.</li> </ul>

**Next Meeting**

**North Fair Oaks Community Council Study Session**

**Wednesday, November 1, 2017**

**Fair Oaks Community Center**

**North Fair Oaks Community Council Regular Meeting**

**Thursday, September 28, 2017 at 7:00pm**

**Fair Oaks Community Center, Multipurpose Room**