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*A Municipal Advisory Council to the  
 San Mateo County Board of Supervisors*



Linda Lopez, Chair  
 Rafael Avendano, Vice-Chair  
 Laura Caplan  
 Beatriz Cerrillo  
 Mary Martinez  
 Dale Miller  
 Everardo Rodriguez  
 Esperanza Vázquez  
 Diane Zermeno, Youth Member  
 Emily Cordova, Alternate Youth Member

**North Fair Oaks Community Council  
 Meeting Minutes**

**Thursday, October 27, 2016**

**7:00 p.m.**

**Fair Oaks Community Center Classroom 1, 2600 Middlefield Road, Redwood City**

Issue	Discussion	Decision/ Next Step/Action
<p><b>Roll Call</b></p>	<p>Present: Rafael Avendano, Mary Martinez, Dale Miller, Everardo Rodriguez, Beatriz Cerrillo, Esperanza Vasquez, Diane Zermeno, and Emily Cordova</p> <p>Absent: Laura Caplan and Linda Lopez</p>	
<p><b>Public Comment</b></p>	<p>Fernando Chavez-Resident of Shelby Park neighborhood, has a support letter by Shelby Park neighborhood. The letter discusses health concerns about excessive zoning. The quality of life and future generation is at stake, If zoning density that is proposed gets passed. Please support the zoning phase 2 work group that maximizes 3 story buildings. He also gave Irving Torres a copy of the letter to help support this zoning phase 2 as well as to understand our position.</p> <p>Jeremy Reed, Shelby Park resident, is also supporting the zoning phase 2. There is already limited parking in a really small area. Problems such as safety, bikes, as roads on the avenue get clogged will be a big concern. Noise will also be an issue.</p> <p>David Barris, Shelby Park resident, says our neighborhood is full adding 4 story zoning change will ruin the neighborhood.</p> <p>Joel Olson, Shelby Park resident, he explains the letter and it is straight forward, concerning health/safety of the residents. He explains days</p>	

	<p>when it gets busy it is already tough concerning the safety of their children. This proposed zoning change will have that going on all the time which is damaging to the neighborhood. When we build about 3 stories, we are thinking about how many people we can put in an already tight neighborhood.</p>	
<p><b>Presentation on Home for All</b></p>	<p>Presentation by Jessica Mullin, County Manager’s Office</p> <p>Jessica explains to the council and public that people are having a difficult time calling San Mateo County their home. Job opportunities are growing rapidly, but with limit housing available, there is a growing need for homes people can afford.</p> <p>75% of San Mateo County’s land is preserved for open space and agriculture. More than 2/3 of the current housing stock is single family homes.</p> <p><b>Affordability crisis</b></p> <p>Home owning</p> <p>2009- Average cost to buy a home was 825,000</p> <p>2015- Average was 1.25 million</p> <p>Average Market Rent</p> <p>2010-2-bedroom place 2000</p> <p>2015- 2-bedroom place 2856</p> <p>Congestion</p> <p>Of the 339,200 job in San Mateo County 213,300 workers live outside the County</p> <p>Recruitment &amp; Retention</p> <p>Housing cost is #1 business challenge for past four years</p> <p>Hard to hire: Doctors, nurses, teachers, financial professionals, technical experts</p> <p>According to a Bay Area Council Poll 34% of respondents were likely to leave the Bay Area.</p> <p>March 2015: Housing Study Session</p> <p>29 Policies and Programs</p> <ul style="list-style-type: none"> <li>• Shared housing marketing</li> <li>• Enhanced apartment inspection program</li> <li>• Landlord and Tenant information and legal assistance</li> </ul> <p>\$63.8 Million in Funding Commitments</p> <ul style="list-style-type: none"> <li>• \$37 million for housing development</li> <li>• \$13.3 million for housing preservation and improvement</li> <li>• \$13.5 million for homelessness prevention and support</li> </ul> <p>Purpose</p>	

	<p>Bring community leaders together to:</p> <ul style="list-style-type: none"> <li>• Learn about the challenges created by the current housing market</li> <li>• Work together to develop a menu of “solutions”</li> <li>• Commit to taking action to implement solutions</li> <li>• Understanding the causes and consequences of the current housing market.</li> </ul> <p>Participants &amp; Process</p> <ul style="list-style-type: none"> <li>• Convened by Supervisor Groom, Co-chaired by Supervisor Don Horsley and Supervisor Warren Slocum</li> </ul> <p>55 participants invited from</p> <ul style="list-style-type: none"> <li>• Councils of all 20 cities and towns</li> <li>• Business groups and large employers</li> <li>• Community College and Office of Education</li> <li>• Nonprofit and for-profit developers</li> <li>• Community-based and legal aid organizations</li> <li>• Labor groups</li> </ul> <p>Task Force met monthly from September 2015-June 2016</p> <p>Some of the challenges facing their communities and organizations. They looked at five key areas/solutions.</p> <ul style="list-style-type: none"> <li>• Low Density housing Residential Neighborhoods</li> <li>• High Density housing along the Transit Corridors and in the downtown areas</li> <li>• Advocacy and funding for affordable housing</li> <li>• Continuum housing needs (homelessness, preservation, and displacement)</li> <li>• Creative strategies for community engagement</li> </ul> <p>Task Force Outcomes</p> <ul style="list-style-type: none"> <li>• Action Plan</li> <li>• Home for All Website</li> <li>• Public Relations &amp; Education Campaign</li> <li>• Partnerships &amp; Community Engagement</li> </ul> <p>This Fall they are launching an initiative call Home for All San Mateo County.</p> <p>Building financial and community support.</p> <p>Preserving community diversity, maintain economic competitiveness and reduce traffic congestion</p> <p>Through partnerships, education, constructive community engagement, local policies and state and federal legislative advocacy.</p> <p>Action Plan</p> <p>Building partnerships &amp; Community support</p>	
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	<p>Supporting All Types of Housing Development</p> <p>Funding Affordable Housing</p> <p>Securing Land &amp; Strengthening Community Infrastructure.</p> <p>She provided website info- <a href="http://www.HomeforAllSMC.com">www.HomeforAllSMC.com</a></p> <p>Public Relations and Education Campaign: spreading this information consistently trying communicate with peers and public about this project so that all are on board.</p> <p>Partnerships &amp; Community Engagement</p> <p>SMC cities</p> <p>School districts</p> <p>Business Community</p> <p>Foundations and Funders</p> <p>Jessica ended the presentation by just stating that she wanted to inform the council and public about the project, its progress, as well what they will be doing next.</p> <p>Jessica also stated that anyone who wants to get involved or know more information to contact her.</p> <p>Chair Rafael Avendano, how will the funding be used for the housing and was the community involved to create the action plan. Peggy Jenson Deputy manager, said we came to the Board about that white paper suggestion, they had a 3-hour public comment, which the Board accumulated 29 initiatives. They are trying to figure how they will implement the 29 initiatives. Additional funding which had been added by the county. 10 Million, preservation for affordable housing, non profits and other will propose next week and decide how that money will be spent. All of the projects that were on that white paper has been implemented or under implementation and additional money has been added.</p> <p>Chair Rafael Avendano asked what communities were involved with this process. Peggy said Linda Lopez spoke on their behalf. Rafael was misinformed.</p> <p>Councilmember Everardo Rodriguez, he asked if anyone from the NFOCC is involved with the task force, and wanted to know if he can be involved. Jessica said no but, Don Horsley and Warren Slocum are, but are inviting every to be involved with this intuitive.</p> <p>Jessica stated that this project is a living document, this Action Plan is just a starting point, which is why they are involving and having this meeting.</p> <p>Chair Rafael Avendano, asked if they looked into the demographics of particular area which this crisis is impacting. Peggy state that they have not but, if they have any concerns about any issues they should let Irving know so he can report to Warren about any issues.</p> <p>Councilmember Everardo Rodriguez, is the county engaged/involved</p>	
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	<p>with big employers such as Stanford, Facebook etc., so that they can open up offices for those employees in the east bay so that they don't have to commute to these counties as much. Peggy stated that the supervisors have engaged in discussions.</p> <p>Public comment-None</p>	
<p><b>Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to convert an existing 0.43-acre parking lot (zoned M-1) to accommodate two playground areas, an assembly area, drop-off driveway zone, and staff and visitor parking located at 860 Charter Street, North Fair Oaks (APN 054-081-010) as part of a proposed charter school located on the adjacent parcel (APN 054-081-140), which is within the city limits of Redwood City.</b></p>	<p>Presentation by Rob J. Bartoli, Planning and Building</p> <p>The project will be in adjacent parking lot conversation playground area of the proposed. They need to convert a single story building for uses of the elementary school, K-5<sup>th</sup> grade.</p> <p>The building will consist of classrooms, facility rooms, along with assembly cafeteria and there will also be trees. The building of the school is part of Redwood City, but the lot is part of North Fair Oaks.</p> <p>There will be staff to help the drivers, pick and drop off area, as well as crossing guards.</p> <p>General Code, Zoning regulations, North Fair Oaks Community Plan.</p> <p>M1 zoning doesn't allow schools, but M1 does allow the use of a permit that will allow a school.</p> <p>There is nothing in the air that is within a 1000 feet of the site that will affect the students or staff in any way.</p> <p>There will be Staggered Pick up times to accommodate traffic. Management plans are in place to encourage people to car pool, or use transit.</p> <p>Environmental.</p> <p>The Solid that is in the building, they must come up with plant that is presented to the Department of Toxic Substances Control (DTSC). They are working on getting that taken care of.</p> <p>Harrison Tucker, Associate Director Real Estate Development, Rocket ship, described the design of the school well improved then before. There was picture on the PowerPoint but couldn't show it due to technical difficulties.</p> <p>Casey Rowe, Principal of Rocket ship in Redwood City, this is a school of years in the making and would really like this site to happen.</p> <p>Councilmember Everardo Rodriguez, how many employees will there be. Casey said, 40 full time staff member.</p>	

	<p>Casey Rowe also stated the toxic hazardous chemicals, that are released into the air won't harm the people.</p> <p>Harrison also stated that they are trying to go above and beyond with dealing hazardous material.</p> <p>Councilmember Mary Martinez asked if there is any contamination still on the site. Harrison stated that the solid vapor gases, the DTSC are working on making sure it doesn't reach a level that is harmful. She re-asked the question if it is still contaminated. Harrison said technically it is still contaminated beneath the surface but wont be in contact with the kids.</p> <p>Councilmember Esperanza Vazquez, if the permit is granted how long do you think it will be finished. Casey, if everything goes right at these proposals meeting, construction can start by 2017 and have school ready for fall 2017.</p> <p>Youth Councilmember Diane Zermeno asked, if transportation becomes an issue, will you guys provide some transportation for the children. Casey stated that they will try to accommodate as much as possible, even implementing new vans and shuttles.</p> <p>Councilmember Everardo Rodriguez, suggested that the way issues get handled in the unincorporated areas are different then Redwood City, which should be noted since the parking lot will be in the North Fair Oaks jurisdiction.</p> <p>Councilmember Mary Martinez, What, if any resources will be provided for the NFO community that will have them thrive and survive. Casey stated that providing an after school program, that involve activities such as robotics and Taekwondo and other activities that they will try to implement along the way. He also stated that they have meetings for the parents which are designed for them to share any concerns they might have.</p> <p>Councilmember Esperanza Vazquez, she asked what was the percentage of achievement. Casey said that they believe to hold their students to the highest standard. He said students that proficient in Math went from 17% to 37%, and those who are in reading went from 16-36%. They are continuing to push for higher scores.</p> <p>Chair Rafael Avendano, said lack of green spaces are a big deal in North Fair Oaks, how will you guys go about that. Casey stated that a school is located in North Fair Oaks, so it should belong to North Fair Oaks. Based on if they get it approved, will be open to letting community organizations use the space if needed.</p>	
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Public Comment

Elizabeth Quintero, she said that Rocket ship in comparison to Taft Elementary school where her kids use to attend, is the big difference is the the amount of motivational speaking that is done at Rocket ship. The kids feel more empowered as well as an improvement in learning as well as how they act when they get home. Taft school has a lot of teachers who are absent, which conflicts the kids learning experience. This Rocket ship school will benefit both North Fair Oaks and Redwood City communities with getting kids to believe that college is possible.

Marie Gil, Bay Area Regional director of Rocket ship, discussed a little bit about community engagement describing the process. She said her and other staff have been going around the area knocking on doors, explaining what the school is and how it will benefit their children in the long run. She presented a letter from Superintendent John Baker, a recommendation to approve the site.

Casey Rowe, He wanted to thank the staff and families for showing up to these meetings they have been a great support.

Stephanie Bloc, business owner, mother, said she has an issue with the parking in that area, and how this school will affect her business. She wants to know where will the other parking be. Rob stated that the school meets the cities/counties requirements for parking. Harrison stated that they are in the process of looking for additional parking. Casey also stated that staff will be provided on making sure cars are not blocking driveways.

Councilmember Everardo Rodriguez, said given the outpouring of North Fair Oaks Community member, and the fact that according to the planning and building are willing to meet the standard.

Chair Rafael Avendano, asked if Everardo would like to issue a motion.

Councilmember Everardo Rodriguez, made the motion of approval to Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to convert an existing 0.43-acre parking lot (zoned M-1) to accommodate two playground areas, an assembly area, drop-off driveway zone, and staff and visitor parking located at 860 Charter Street, North Fair Oaks (APN 054-081-010) as part of a proposed charter school located on the adjacent parcel (APN 054-081-140), which is within the city limits of Redwood City.

Chair Rafael Avendano, entertained a vote

Chair Rafael Avendano voted: No

	<p>Mary Martinez, Dale Miller, Everardo Rodriguez, Beatriz Cerrillo, Esperanza Vasquez, Diane Zermeno voted: Yes</p> <p>The Recommendation to approve the permit was approved with a use permit 6 to 1 vote.</p>	
<p><b>Supervisor’s Report</b></p>	<p>Irving Torres, Legislative Aide, Office of Supervisor Warren Slocum</p> <p>Would like to table report to next month.</p>	
<p><b>NFO Forward Report</b></p> <p><b>Approve the recommendation from the North Fair Oaks Public Art Workgroup for the mural design on 2890 Fair Oaks Ave.</b></p>	<p>Maggie Cornejo, Outreach Coordinator reporting on the meeting that was held on October 13<sup>th</sup> about the Middlefield road parking lot.</p> <p>The parking lot meeting was well attended about 55 people. The people were able to vote on the parking lot design, the lighting, and the perimeter fencing.</p> <p>The Middlefield Road parking study</p> <p>Public works is conducting a traffic analysis.</p> <p>This past summer they conducted a survey on Middlefield road of about 90 businesses. Now they will be conducting a 200 business survey.</p> <p>By the end of the year, the traffic study should be complete.</p> <p>Middlefield Road Redesign</p> <p>Jenifer Logia, Lead Outreach Coordinator, they meet with the steering committee last week refreshing them on the streetscape alternatives. Will be meeting again on November 9<sup>th</sup> to cast a vote on what design.</p> <p>After they vote, she will bring that design to the council by early 2017</p> <p>November 9<sup>th</sup> will also be a meeting discussing the construction mitigation plan, all local business is recommended to come. NFO Forward and Nicholas Calderon, Interim Property Manger, will listen to any concerns and answer any questions.</p> <p>Councilmember Everardo Rodriguez, asked if this meeting on the 9<sup>th</sup> is only for the businesses. Jenifer said, their outreach will be specifically focused on the businesses. They really want many of the local businesses to show because it will mostly be impacting them. Others</p>	



are welcome to show since this is a public meeting.

Victor Gaitan, NFO Forward, will be presenting the North Fair Oaks Public Art Workgroup proposal.

He started off with a little background on the location of the mural.

This location was chosen because it is close to Fair Oaks school, also because the owner of that building has been a victim of graffiti tagging.

This mural should be a point of pride for living in NFO.

Key points for this mural

- Positive/powerful message
- This mural would hope to enhance the area positively, as well as service and model for future murals.

Nico Barry artist of mural, says he enjoys the message of community murals. He's excited about the location, likes the positive message.

He's ideal of the mural is to hope that everyone will love it.

Councilmember Beatriz Cerrillo, said regarding the other murals in the Bay Area that you have done, how have you implemented steps for graffiti. Nico said, what helps is to use spray paint in the progress which sends a message to the taggers, for them to be able reach them on a deeper level and have appreciation for the art work. There is a complexity with the line work making it difficult for people to tag on it. Also there will be anti graffiti coating so it would be easier to remove the graffiti without ruining the mural.

Victor, said that the mural takes up the entire wall leaving no space for graffiti, and the anti graffiti coating is applied to all murals including the ones on the utility boxes.

Youth Councilmember Diane Zermeno, complemented the murals art colors that it is aesthetically pleasing. She was wonder wondering if eh can briefly analysis his art and the feature that he used, what does it really mean to the community. Nico said, he tried to incorporate the two languages, the California poppy's since it is the state flower. The line complexity is a style he has been working on for years, he also feels it has a contemporary feeling to it. Also having people take the time to look at the mural, rather than something simple and having people barley look at it.

Councilmember Mary Martinez, likes the message, but feels it is hard to read. She said she's works at the Fair Oaks school and talks to a lot of the parents and has a good understanding what they like. She feels that this mural does not represent North Fair Oaks. Victor stated that there

were many different murals up for consideration, but it came down to the message, which many agreed on.

Councilmember Everardo Rodriguez, asked to artist to speak about the piece as well as how long do you expect the mural to last. Nico said with the coating and the vibrant colors expect to last at least 6 years. The lettering should last for a very long time.

Chair Rafael Avendano, wanted to know if they oak trees and redwood trees could be incorporated into the mural. Victor said the submissions did not include any trees, and the art work did not set any boundaries for the artist that would have to use these trees. Rafael would want to know how hard or if possible to add some of those trees in the mural. Nico said that it is possible and appreciates the suggestion, he wants to please the community and want to incorporate as much input as needed, so adding some of the trees is possible.

Chair Rafael Avendano, asked if the youth if they would be able to recommend or suggest anything about the mural.

Youth member Emily Cordova, likes the mural, just would like to be able to read the message a little bit better. Diane Zermeno agreed.

Chair Rafael Avendano, feels and would like to know how they would make this mural stronger, with knowing the artist took the time to get the communities input. Since this mural will be a piece of history, he would like for people acknowledge and appreciate the work this artist will do for this community. Also, he wants the kids to know that they can be the artists who did the mural one day. Try to get the idea to kids that being an artist is a true profession.

Councilmember Dale Miller thinks it is a great piece of art, and really like that they the art workgroup chose this piece.

Councilmember Esperanza Vazquez, really the murals piece and message as well.

Public Comment:

Local resident, said she accepts the mural since there is has been a lot of vandalism on that wall, however the colors are questionable and the writing is hard to read. Nico, he chose the colors because he wanted them to stand out. He is willing to change the colors but the design would have to be changed as well.

Councilmember Mary Martinez stated a recommendation for the mural design which was to, incorporate a redwood tree or oak tree something that helps resonate the community a little better. She would also like to see the lettering of the message a lot better, as well getting input from

	<p>the Fair Oaks school.</p> <p>Councilmember Beatriz Cerrillo, seconded the motion</p> <p>Chair Rafael Avendano, entertained a vote for the approval of approve the recommendation from the North Fair Oaks Public Art Workgroup for the mural design on 2890 Fair Oaks Ave, with the recommendation that resonates with community history redwood or oaks, community in with the process and that the message is more visible lettering.</p> <p>Rafael Avendano, Mary Martinez, Dale Miller, Everardo Rodriguez, Beatriz Cerrillo,Esperanza Vasquez, voted yes to approve mural</p> <p>Youth Member Diane Zermeno, abstained vote.</p> <p>6-0-1 vote</p> <p>Mural was approved.</p>	
<b>Councilmember Reports</b>	<p>Councilmember Everado Rodriguez, made a comment on the Parks and Recreation is continuing to have the shadows for anyone wanting to participate in that.</p> <p>Chair Rafael Avendano, said he appreciated the artist for coming out and getting the input. He can't wait for people to see his work and become a rock star in that community.</p>	
<b>Adjournment</b>	<p>Everardo Rodriguez made a motion to adjourn. Dale Miller seconded the motion</p> <p>Chair Rafael Avendano adjourned the meeting at 8:57 PM</p>	

**Next Meeting**

**North Fair Oaks Community Council Study Session**

**Thursday, November 17, 2016 at 6:00 p.m.**

**Fair Oaks Community Center Classroom 1**