



**North Fair Oaks Community Council**

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

2600 Middlefield Road,  
Redwood City, CA  
650-363-1800  
www.nfoforward.org

Everardo Rodriguez, Chair  
Beatriz Cerrillo, Vice-Chair  
Rosario Gonzalez  
Linda López  
Rosaura López  
Jennifer Ruiz  
Blair Whitney  
Francis Santos, Youth Member  
Esmeralda Rosales, Alternate  
Youth Member

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**November 21, 2019**

**7:00pm**

The North Fair Oaks Community Council provides recommendations on the issues of community health, safety, welfare, public works and planning for the North Fair Oaks geographic area. It holds regular monthly meetings to address the needs of the community, act as a forum, and serve as an advisory body to the Board of Supervisors.

**The meeting began at 7:00 PM**

## **1. ROLL CALL**

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**Present:** Chair Everardo Rodriguez, Vice Chair Beatriz Cerrillo, Council Member Rosario Gonzalez, Council Member Linda López, Council Member Rosaura Lopez, Council Member Blair Whitney, Council Member Jennifer Ruiz, Council Member Juan Carlos Prado, and Youth Member Francis Santos.

**Absent:** Alternate Youth Member Esmeralda Rosales

**Staff Present:** Tim Fox, Deputy County Counsel; Justin Mates, Deputy County Manager; and Mitzy De La Peña Medina, Office of Community Affairs.

## **2. PUBLIC COMMENT**

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- Mike Morris: A resident of the North Fair Oaks area for over 40 years, voiced his and his neighbors' opposition to the Dumbarton Rail project as well as to Supervisor Slocum's support of the project. Mr. Morris and his neighbors claim the project will create accidents, pollution, and increase crime rates in the area. Mr. Morris asked the Council to oppose the Dumbarton Rail project and provided his contact information to Chair Rodriguez.

# AGENDA

## 3. Swearing – In of New Councilmember

	<ul style="list-style-type: none"> <li>• Chair Rodriguez welcomed new Council Member Juan Carlos Prado to the North Fair Oaks Community Council.</li> <li>• Council Member Prado shared that 20 years ago he was a Legislative Aide to Supervisor Rose Jacobs Gibson and looks forward to now working for and representing the community.</li> <li>• Tim Fox, Deputy County Counsel, swore Council Member Prado into the North Fair Oaks Community Council.</li> </ul>
Public Comment	None

## 4. Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an urban winery (La Honda Winery), associated temporary events, and the utilization of 48 off-site shared parking spaces through a shared parking arrangement with two nearby business parking lots. The project is located at 2645 Fair Oaks Avenue in the unincorporated North Fair Oaks area of San Mateo County.

Presentation by Laura Richstone, Planner	<ul style="list-style-type: none"> <li>• This project requires a use permit as this area was recently rezoned to Industrial Mixed Use. Wineries now require use permits. Moreover, this winery will require off site parking.</li> <li>• The project is on Fair Oaks Avenue between MacArthur Ave. and Douglas Ave.</li> <li>• The proposed renovations are being done to meet fire and building requirements. The building meets all development and design standards as well as the North Fair Oaks Community Plan.</li> <li>• This site requires 16 parking spaces, 3 spaces for the winery, wine production, and manufacturing, and 13 parking spaces to accommodate temporary events. The applicant is already utilizing, but formalizing through this process, 48 parking spaces in two adjacent parking lots, 2731 and 2761 Fair Oaks Ave.</li> </ul>
Questions from Council Members	<ul style="list-style-type: none"> <li>• Blair Whitney, Council Member, asked: Is there a possibility to issue a probationary user permit?</li> <li>• Ms. Richstone responded: User permits have a 7- or 10-year cycle but we can request admin reviews of the use at year 2 to see if the applicant is adhering to the conditions.</li> </ul>

	<ul style="list-style-type: none"> <li>• Linda Lopez, Council Member, asked: Besides the beautification efforts the winery is making, what has changed for the winery? Are they wanting to do more special events? <ul style="list-style-type: none"> <li>• Ms. Richstone responded: The winery is being held to the new rezoning requirements, which require a use permit for the winery itself and parking, which was previously not required.</li> </ul> </li> <li>• Linda Lopez, Council Member, asked: What is the agreement between the winery and the other businesses? <ul style="list-style-type: none"> <li>• Ms. Richstone responded: The winery will be provided with keys to the lot and require guests to be out of the lot at a particular time.</li> </ul> </li> <li>• Everardo Rodriguez, Council Member, asked: Where all the residents and businesses in the surrounding area notified? <ul style="list-style-type: none"> <li>• Ms. Richstone responded: The neighbors in a 300-foot radius received a bilingual English-Spanish notice by mail that informed them of the project as well as today’s meeting. No responses have been received.</li> </ul> </li> <li>• Council Member Prado added: Per County Counsel’s recommendation, I would like to recuse myself from voting on this item because I live at a close proximity to this property and there might be a potential financial impact on my person.</li> <li>• Council Member Linda Lopez made a motion to approve the use permits as proposed.</li> <li>• Council Member Rosario Gonzalez seconded the motion.</li> <li>• <b><u>Roll call vote:</u></b>  <b>Yes, 8:</b> Rodriguez, Cerrillo, Gonzalez, L. Lopez, R. Lopez, Whitney, Ruiz, and Santos.  <b>No:</b> 0.  <b>Abstain:</b> Prado  <b>Absent:</b> Esmeralda Rosales </li> <li>• The motion carries.</li> </ul>
Public Comment	No public comment.

## 5. Presentation on Proposed Garbage and Recycling Rates for 2020

<p>Presentation by Lillian Clark, <i>Office of Sustainability</i></p>	<ul style="list-style-type: none"> <li>• Ms. Clark presented collection rates for the South Bayside Waste Management Authority (SBWMA). The County anticipates an increase in the rates for 2020 and 2021 because the landfill’s rates have increased.</li> <li>• For 2020, the proposed rates are:             <ul style="list-style-type: none"> <li>• Residential: Proposed 8% increase for 2-32 or 1-64 gallon carts</li> <li>• Commercial: Proposed 8% increase for 2-32 or 1-64 gallon carts</li> <li>• All other rates remain the same.</li> <li>• This new rate translates to an increase of \$2.67 per month.</li> </ul> </li> <li>• These fees cover weekly curbside collection of garbage, recycling, and organics, as well as: on-call bulky waste collection for residential customers (two times per calendar year), Shoreway center (mattresses, electronics, appliances, etc.) and responding to illegal dumping reports. More information can be found at: <a href="https://www.smcsustainability.org/waste-reduction/curbside-collection/">https://www.smcsustainability.org/waste-reduction/curbside-collection/</a> and <a href="https://www.recology.com/recology-san-mateo-county/">https://www.recology.com/recology-san-mateo-county/</a></li> </ul>
<p>Questions from Council Members.</p>	<ul style="list-style-type: none"> <li>• Everardo Rodriguez, Chair, asked: Are these rates only for unincorporated areas in San Mateo County? On an average, do these prices tend to be lower, higher or about the same?             <ul style="list-style-type: none"> <li>• Ms. Clark responded: We have the County franchise area rates and the North Fair Oaks rates. The North Fair Oaks rates are lower than what is being charged in the County franchise area.</li> </ul> </li> <li>• Everardo Rodriguez, Chair, asked: Are the increased rates only for the garbage containers or also for the recycling containers?             <ul style="list-style-type: none"> <li>• Ms. Clark responded: The garbage rate includes collection of all three carts (garbage, recycling, and organic waste).</li> </ul> </li> <li>• Everardo Rodriguez, Chair, asked: Are there any alternatives to this cost if a resident does not use all three bins? Is it just a flat fee?             <ul style="list-style-type: none"> <li>• Ms. Clark responded: When Recology bid the contract, they bid for three carts at the curb, it is one set of costs.</li> </ul> </li> <li>• Linda Lopez, Council Member, asked: Would increasing the number of times a year that residents could have a bulky item pick-up drastically raise the rate?             <ul style="list-style-type: none"> <li>• Ms. Clark responded: There have been discussions about a different program where people would be provided two vouchers for bulky-items which can be used at any time, but if we increase the number or bulky-item pick-ups, it will mean hiring additional drivers and purchasing another garbage cart. If this service is just for this service area, then we are the ones to bear the cost.</li> </ul> </li> </ul>

Public Comment	No public comment made.
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## 6. Department of Public Works NFO Projects Update

<p>Presentation by Ann Stillman and Joe Lococo, <i>Department of Public Works</i></p>	<ul style="list-style-type: none"> <li>• Ms. Stillman presented on the Middlefield Road improvement project. The Middlefield Road project roadway improvements include: Pacific Avenue to Fifth Avenue (0.5 miles), utility undergrounding from MacArthur and Fifth Avenue, and sanitary sewer pipeline replacement from Douglas Avenue to Sixth Avenue.</li> <li>• The project will also include: widened sidewalks, street lights, buffered bike lanes, high visibility crosswalks, street trees, a rectangular rapid flash beacon at all unsignalized intersections, and new lane configurations.</li> <li>• Parking spaces will move from diagonal to parallel parking. There are currently 125 on-street parking spaces on Middlefield Road within project limits. After the project, there will be 78 spaces, but additional spots will be provided by the parking lots on Middlefield Rd. at Second Avenue (43 spaces) and Berkshire Avenue at Huntington Ave. (16 spaces). The total number of spaces after project completion will be 137.</li> <li>• The anticipated start of construction is Summer 2020, and it is anticipated that this project will take 1.5 years.</li> <li>• Work on one side of Middlefield Road will be done in two blocks at a time, and this will be coordinated to provide temporary pedestrian walkways, access to delivery trucks for businesses, and continued bus services.</li> </ul>
<p>Questions from Council Members to Ann Stillman</p>	<ul style="list-style-type: none"> <li>• Juan Carlos Prado, Council Member, asked: Northside Avenue is a very short but very complicated street, there is tremendous traffic congestion because of the school, as well as accidents, is there a possibility that instead of making Northside Avenue one-way from Stanford, that you could go back two more blocks and make it form Hampshire Avenue so that all of Northside Avenue is a one-way street? <ul style="list-style-type: none"> <li>• Ms. Stillman replied: We have not considered that as part of the project, but we can evaluate it.</li> </ul> </li> <li>• Linda Lopez, Council Member, asked: The idea to go northbound out of Northside Ave., and that you could only go northbound on Middlefield, came up without any discussion. Whose idea was that? There needs to be a discussion about the impact on the neighborhood if people coming down Northside can't go southbound on Middlefield Road because they will cut through Douglass or Hurlingame Avenue. <ul style="list-style-type: none"> <li>• Ms. Stillman replied: They can come out on Hurlingame Ave. and there will now be a signal there, which will allow them to head</li> </ul> </li> </ul>

	<p>southbound on Middlefield Road. Adding the median came from discussions with the railroad because they first must approve our design. They asked us to add a median because if the light were to stop traffic, and a train were to come through, there is a risk that vehicles can get trapped in the roadway.</p> <ul style="list-style-type: none"> <li>• Linda Lopez, Council Member, asked: Is there an additional cost to the owner for the electrical conversions? How is that going to work?</li> <li>• Ms. Stillman replied: If you recall from the first phase of the Middlefield Road project, the conversions were not an allowable expense, but the rules have changed. Now, an agency can opt in and have the electrical conversion work to be paid for by Rule 20A funds from PG&amp;E.</li> <li>• Blair Whitney, Council Member, asked: There are multiple companies upgrading internet lines and doing micro-trenching along El Camino Real and other areas, what about letting them know about the Middlefield Road project and giving them the opportunity to do those upgrades now instead of waiting after the project is done and having to dig up the street again?</li> <li>• Ms. Stillman replied: We are working with AT&amp;T, Comcast, and Wave—the companies with existing service and overhead wiring in the area—so that they can also run their wires underground in what is called a joint trench.</li> <li>• Everardo Rodriguez, Chair, asked: Why has this project been delayed and is this going to affect the cost?</li> <li>• Ms. Stillman replied: This has been an ongoing project and I was outlining the items that need to be addressed, particularly when working with the railroad. Construction costs have gone up since we provided a cost estimate for the project in 2014. The cost will depend on the bid prices we receive from contractors. I think it is very important to get things right in the beginning because issues become more expensive during the construction phase. An important milestone has already been met by getting the environmental document certified so now it is just putting the last pieces in line.</li> </ul>
<p>Presentation by Joe Lococo, Department of Public Works</p>	<ul style="list-style-type: none"> <li>• Mr. Lococo presented on the 6<sup>th</sup> and 7<sup>th</sup> Avenue pedestrian crossings, residential permit parking road, and right-of-way landscaping.</li> <li>• Regarding whether 6<sup>th</sup> and 7<sup>th</sup> Ave. would be a candidate site for pedestrian crossing improvements, Mr. Lococo explained that adding rapidly flashing beacons would not be recommended.</li> </ul>

	<p>However, due to the proximity to schools, what can be added is yellow paint to the existing crosswalks at both locations.</p> <ul style="list-style-type: none"> <li>• The Department of Public Works (DPW) presented to the Council in April 2018 regarding the residential permit parking program. In June 2018, the Council provided recommendations regarding this program. In July 2019, the Board considered adopting a county-wide program, but it was not adopted and directed Public Works to instead conduct a pilot program in North Fair Oaks.</li> <li>• DPW is currently working with the Sheriff’s Office and with Supervisor Slocum’s office to determine the preferred location for a pilot project. The locations being considered are: East Selby neighborhood, Edison Way, and the 400 block of 6<sup>th</sup> Ave.</li> <li>• Regarding the questions about the type of landscaping that would be allowed in the County right of way, a list of approved trees was provided.</li> <li>• In the right of way, trees can be planted in designated planter areas. Due to safety concerns, there are restrictions as to where trees can be planted. Trees cannot: obstruct sight distance for oncoming vehicles at intersections or driveways, be installed where the roots may cause a trip hazard to pedestrians, or be installed in parking areas, drainage swales, or over underground utilities.</li> <li>• An individual property owner, or an entire block of owners, who want to plant a tree in the right of way can apply for an encroachment permit so that DPW can evaluate the location(s) of the placement. The property owner will be responsible for maintaining the tree in the right of way.</li> </ul>
<p>Questions from Council Members to Joe Lococo</p>	<ul style="list-style-type: none"> <li>• Juan Carlos Prado, Council Member, asked: From a crosswalk perspective, is this consistent with the Middlefield Road project? <ul style="list-style-type: none"> <li>• Mr. Lococo replied: In general, it is consistent with the plan. The yellow crosswalks are based on proximity to a school so they will all have enhanced striping.</li> </ul> </li> <li>• Juan Carlos Prado, Council Member, asked: Are there any future plans to have enhanced illumination in those crosswalks besides adding paint? <ul style="list-style-type: none"> <li>• Mr. Lococo replied: Our thinking is that painting these crosswalks yellow is the appropriate treatment at this location. We don’t like doing the rapid flashing beacons in short blocks when there are already established intersections nearby. If we did not already have</li> </ul> </li> </ul>

	<p>the signalized intersections on either side, we would have considered adding rapid flashing beacons on this intersection.</p> <ul style="list-style-type: none"> <li>• Linda Lopez, Council Member, asked: I was under the impression that certain blocks could opt out of the residential permit parking program. Is this still true?</li> <li>• Mr. Lococo replied: As long as we have complete blocks of at least a thousand feet in length, the people in adjacent blocks can go ahead and not be included in the pilot project.</li> <li>• Juan Carlos Prado, Council Member, asked: Has the long-term effect of a root system on the pavement been considered?</li> <li>• Mr. Lococo replied: The list of trees that are allowed on the right of way are trees that have a tap root system so they are not likely to damage the adjacent area.</li> <li>• Everardo Rodriguez, Chair, asked: Is there a cost for the encroachment permit?</li> <li>• Mr. Lococo replied: There is a cost for the encroachment permit but if an entire block has an interest, we can treat it as a single encroachment permit application and the cost would be minimal.</li> </ul>
Public Comment	<ul style="list-style-type: none"> <li>• Gabriela Valencia, a North Fair Oaks resident of 20 years, shared photographs of damaged trees in the area. Ms. Valencia asked that the Council demand adequate care for the existing trees that were landscaped earlier this year. The type of landscaping that was done harmed the trees and stunted their growth. Three or four trees have died and never been replaced.</li> <li>• Mr. Lococo, Department of Public Works, replied: Some of the challenges we face is that some of the businesses have taken it upon themselves trim the trees and they do so in an aggressive manner and sometimes only leave a trunk. I think that this is in part because they feel that the trees are blocking the visibility of their business. The County is inclined to only do minimal trimming.</li> </ul>

**7. Revitalization of Cargill/DMB’s Development proposal for the salt ponds in Redwood City**

Presentation by Marsha Cohen, Redwood City Neighbors United	<ul style="list-style-type: none"> <li>• Ms. Cohen provided background information on Redwood City Neighbors United’s (RCNU) efforts in opposition to Cargill and the luxury developer DMB’s plans to develop on the salt ponds. It is this group’s belief that the salt ponds are still the wrong place for development.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The Environmental Protection Agency (EPA) issued a decision in March 2019 which removes Federal Clean Water Act protections to the salt ponds. This eliminates a significant hurdle for Cargill’s plans for paving and building on the salt ponds. Cargill and DMB have issued a press release with their intent to move forward with development.</li> <li>• Development on the salt ponds would dwarf current development proposals in the area, which do fit within the City’s general plan. Salt works is not part of that general plan. Things that would fall on us to mitigate, such as traffic gridlock, uncertain water supply, increased cost to tax payers, economic harm to local businesses, housing in the wrong place, and loss of open space and restorable wetlands, have not been accounted for.</li> <li>• Public officials, such as Mayor Ian Bain and Supervisor Warren Slocum, have spoken against the development on the salt ponds. A joint statement opposing development signed by San Mateo County’s Supervisor Dave Pine, elected officials, and community leaders, was presented to the NFOCC so that it can decide if it would like to voice its opposition. A separate petition is also available on Redwood City Neighbors United’s website if the NFOCC would like to sign on as individual members.</li> </ul>
<p>Questions from Council Members</p>	<ul style="list-style-type: none"> <li>• Blair Whitney, Council Member, asked: Did Redwood City annex the Cargill land or is it an Unincorporated County area? <ul style="list-style-type: none"> <li>• Ms. Cohen replied: The land is within the footprint of the City of Redwood City, and it is designated in the City’s general plan zoning as tidal plains and open space. The salt ponds have always been within the footprint of the City of Redwood City.</li> </ul> </li> <li>• Linda Lopez, Council Member, asked: What is the plan? Where will the petitions go? <ul style="list-style-type: none"> <li>• Alice Kauffman, member of RCNU, replied: The joint statement and the individual petition will be presented to the City of Redwood City Council, who can decide on future development in the salt ponds.</li> </ul> </li> <li>• Everardo Rodriguez, Chair, asked: Is the RCNU petition the joint statement? Is the joint petition available online? <ul style="list-style-type: none"> <li>• Ms. Cohen replied: The RCNU petition is for individuals. The joint statement for elected officials is not available online but I will leave it with you today.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Everardo Rodriguez, Chair, asked: The Council would need to come to a consensus on whether to support signing on to this joint petition, is that correct Tim?</li> <li>• Tim Fox, County Counsel, replied: Members of the NFOCC are free to join any community efforts they wish to support as individuals, however, the Board resolution that establishes the NFOCC is extremely clear that this body may only act as advisory body to the Board of Supervisors and it may not collectively represent any position to anyone other than the Board of Supervisors. The type of joint statement that is being asked of you is not one that you are able to act upon as a body, but you are free to provide support as individuals.</li> <li>• Linda Lopez, Council Member, asked: Since Supervisor Slocum already signed on the joint statement, could we then do a recommendation to add support to the Supervisor’s position?</li> <li>• Tim Fox, County Counsel, replied: If you wish to consider a resolution urging the Board of Supervisors to take action in regard to this proposed development, you are free to do so, but it would not be on behalf of the NFOCC.</li> </ul>
Public Comment	No public comment made.

## 8. Reports to the Council

### A. Supervisor’s Report

Maggie Cornejo, <i>Legislative Aide to Supervisor Warren Slocum</i>	<ul style="list-style-type: none"> <li>• Ms. Cornejo provided an update on the Well-Being Academy.</li> <li>• On November 12, we celebrated the 40 graduates that completed the Well-Being Academy sessions. Attendees included: Supervisor Slocum, Sheriff Carlos Bolaños, Assistant Sheriff Mark Robbins, Captain Christina Corpus, and BHRD Director Scott Gilman. All congratulated the graduates. Supervisor Slocum’s office hopes to collaborate with other departments to bring additional workshops to the community next year.</li> <li>• On December 11, 2019, there will be another Dumbarton Rail Corridor community meeting at the Fair Oaks Health Center from 6:00 to 7:30pm. One of the items that will be considered is a stop on Middlefield Road near the Fair Oaks Health Center. Supervisor Slocum is pleased with the project’s progress and hopes the Council can attend the upcoming meeting.</li> </ul>
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	<ul style="list-style-type: none"> <li>On November 19, in response to AB 1482, the Board of Supervisors held a special Board meeting where they adopted an urgency ordinance, effective immediately, regarding tenant eviction protections and limiting large rental rates increases.</li> </ul>
Questions from Council Members	<ul style="list-style-type: none"> <li>Linda Lopez, Council Member, asked: I emailed you regarding continuing to support the efforts of dealing with mental health issues and how the County can generate more support groups. Many parents are sharing a lot of the same concerns. I know that there are several non-profits that provide services, but I hope that this issue becomes part of the overall plan when we talk about mental health in our community. <ul style="list-style-type: none"> <li>Ms. Cornejo responded: One of the things that was nice to see was that parents openly shared about their experiences and how they manage certain situations and at the same time learned what the County has to offer on this topic. This was one of the goals we had in mind when creating this workshop.</li> </ul> </li> </ul>

## B. County Manager's Report

Justin Mates, <i>Deputy County Manager</i>	<ul style="list-style-type: none"> <li>Mr. Mates introduced himself and explained that assignments have changed and that he will be working with the NFOCC moving forward.</li> <li>In response to Council Member Linda Lopez's question regarding the Middlefield Road project, the County is working on mitigation efforts making sure affected residents and business are notified. We will return in of your first meetings of 2020 to report back on those efforts.</li> <li>The Neighborhood Response Team recently met and discussed an increase in graffiti throughout North Fair Oaks and it seems to be primarily focused in the Middlefield Road corridor. Public Works is reporting that the graffiti is larger than in the past and it is now occurring on private property. There has been a lot of costs associated with removing the graffiti and there may be some serious budget implications as a result.</li> <li>We remain committed to keeping North Fair Oaks area clean from illegal dumping and graffiti. In collaboration with the County maintenance workers, our program manages and mobilizes to provide extra support where needed the most.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The Planning Department reports that there were no code enforcement violations issued this month.</li> <li>• Regarding NFOCC members who have terms ending in December 2019, the Office of Community Affairs has received your emails regarding your intention to continue your role in the Council and they will be following up with you regarding next steps.</li> </ul>
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### C. Council Member Reports

Council Member Reports	<ul style="list-style-type: none"> <li>• Council Member Blair Whitney reminded Council members about the San Mateo County Civics 101 class. This program allows you to tour the various County departments and provides you with a big picture of the County’s inner workings. The program is a 10-week commitment, but it is worth it. Mr. Whitney will email everyone with a link to the County page where Council members can sign up.</li> <li>• Council Member Linda Lopez reported that the Mexican Consulate in San Francisco will be conducting its annual mobile consulate event at the Fair Oaks Community Center on Saturday, December 7. Services are by appointment only.</li> <li>• Chair Rodriguez thanked all County Staff and Council members for all their work and efforts this year. Everyone’s participation in community events and attendance at these meetings is very important. This is the last meeting of the year. The Council will reconvene on Thursday, January 23, 2020.</li> </ul>
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### D. ADJOURNMENT

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The meeting adjourned at 8:50 PM

**Next Council Meeting:**

Thursday, January 23, 2020  
7 p.m. to 9 p.m.