



**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  
Juan Carlos Prado, Vice-Chair  
Beatriz Cerrillo  
Brooks Esser  
Joanie Gillspie  
Linda López  
Jennifer Ruiz  
Blair Whitney  
Gabriela Ake  
Xitlali Curincita

---

**July 15, 2021**

**6:30pm**

---

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.

**Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor’s Executive Order N-29-20, and the CDC’s social distancing guidelines which discourage large public gatherings, this meeting was held via videoconference. It began at 6:30 PM and was accessed online at <https://smcgov.zoom.us/j/98238810039>.**

## **1. ROLL CALL**

---

**Present:** Chair Brooks Esser, Council Member Beatriz Cerrillo, Council Member Blair Whitney, Council Member Everardo Rodriguez, Youth Council Member Xitlali Curincita, and Youth Council Member Gabriela Ake.

**Staff Present:** Justin Mates, Deputy County Manager; Deputy County Counsel Tim Fox; Office of Community Affairs: Emma Gonzalez and Jennifer Mora.

## **2. Public Comment**

---

- **Chris:** Brought up concerns about developers buying properties in North Fair Oaks and removing handful of trees in the properties. Stated that this is removing the beauty of North Fair Oaks.

# AGENDA

## 3. Discussion: Housing in North Fair Oaks

|  |   |
|--|---|
| <p><b><i>Housing Elements of the County's General Plan.</i></b></p> <p>Presented by<br/>Will Gibson,<br/>Planner III,<br/>Planning and<br/>Building<br/>Department</p> | <ul style="list-style-type: none"><li>• A plan for housing is needed for every jurisdiction/community<ul style="list-style-type: none"><li>○ Assesses current and future housing needs</li><li>○ Includes Housing Policies and Programs</li><li>○ Updated every eight years</li><li>○ County Housing Element is for unincorporated County <i>only</i><ul style="list-style-type: none"><li>▪ Each city has its down Housing Element</li></ul></li></ul></li><li>• Components of the Housing Element<ul style="list-style-type: none"><li>○ Analysis of Housing Needs</li><li>○ Evaluation of Constraints to housing production</li><li>○ Identification of sites to meet housing needs</li></ul></li><li>• Regional Housing Needs Allocation (RHNA)<ul style="list-style-type: none"><li>○ State and the Association of Bay Area Governments (ABAG) determine the amount of housing needed in San Mateo County over the next 8 years</li><li>○ State determines regional share of statewide need</li><li>○ ABAG allocates regional share among Bay Area jurisdictions</li><li>○ Housing Element must identify enough developable sites to meet the Regional Housing Needs Allocation</li></ul></li><li>• Regional Housing Needs Allocation and Sites Inventory<ul style="list-style-type: none"><li>○ An assessment on all sites available for housing production</li><li>○ Sites must be feasible developable within a reasonable timeframe</li><li>○ Insufficient sites to meet (RHNA) will require that the County commits to creating more sites (typically by rezoning)</li></ul></li><li>• Current element programs:<ul style="list-style-type: none"><li>○ Housing Impact Fee</li><li>○ Accessory Dwelling Unit Regulations</li><li>○ Mobile Home Park Protections</li><li>○ Expanded Multifamily Residential Health &amp; Safety Inspections</li></ul></li><li>• General Housing Element Goals<ul style="list-style-type: none"><li>○ Incentivize and facilitate affordable housing for all residents at all income levels</li><li>○ Allow residents to live near their work</li><li>○ Ensure that all housing is safe and habitable</li><li>○ Meet RHNA mandates</li><li>○ Further Fair Housing</li><li>○ Respond to community needs and goals</li></ul></li></ul> <p><b>Informational Presentation. No Council Motion Required.</b></p> |
|--|---|

|                             |  |
|-----------------------------|--|
| Council Member's Comment(s) | <ul style="list-style-type: none"> <li>Chair Esser, Council Member Rodriguez, Council Member Whitney, Council Member Cerrillo, Council Member Lopez</li> </ul> |
| Public Comment              | <ul style="list-style-type: none"> <li>None</li> </ul>   |

|  |   |
|--|---|
| <p><b><i>Middlefield Junction (Mercy Project Update)</i></b></p> <p>Presented by Kelly Hollywood and Isaac Cruz, Mercy Project</p> | <ul style="list-style-type: none"> <li>Location where development will take place: 2700 Middlefield Road, Redwood City, California (3.2 acres) <ul style="list-style-type: none"> <li>County of San Mateo purchased the site in 2014</li> </ul> </li> <li>Mercy Project was selected in 2019 to develop the site for 100% affordable housing <ul style="list-style-type: none"> <li>Applying for State and Local financing 2021-2022</li> </ul> </li> <li>179 units of family housing will be available <ul style="list-style-type: none"> <li>2 buildings: 1 five-story building over a podium parking structure and 1 four-story building over commercial and community space</li> <li>1 – bedroom (48 units), 2 – bedrooms (81 units), 3 – bedrooms (50 units)</li> <li>Units will be targeted for families making from 15% to 80% of AMI</li> <li>20 units will be set aside for chronically homeless or formerly homeless individuals who are high-cost users of the health system <ul style="list-style-type: none"> <li>San Mateo County Human Services Agency hold responsibility for the overall design, and administration of the local Coordinated Entry System (CES)</li> </ul> </li> </ul> </li> <li>Childcare center for 83 – 89 children <ul style="list-style-type: none"> <li>Program will be implemented for low or mid - income families in NFO</li> </ul> </li> <li>3,000 Sq Ft of public community spaces available for rental</li> <li>Open spaces available: plaza area, pedestrian mews, play areas, community garden beds, dedicated outdoor space for childcare</li> <li>Construction will be from September 2022 – July 2024</li> <li>Resident services available: health and wellness, youth programming, financial/housing stability and community engagement</li> </ul> <p><b>Informational Presentation. No Council Motion Required.</b></p> |
| Council Member's Comment(s)  | <ul style="list-style-type: none"> <li>Chair Esser, Council Member Rodriguez, Council Member Whitney, Council Member Cerrillo, Council Member Lopez</li> </ul>  |
| Public Comment   | <ul style="list-style-type: none"> <li>None</li> </ul>  |

#### 4. Discussion: San Mateo County Tree Ordinance

|   |   |
|---|---|
| <p><b><i>Presentation on Current Ordinance Governing Tree Removal</i></b></p> <p>Melissa Ross,<br/>Planning Services Manager,<br/>Planning and Building, San Mateo County</p> | <ul style="list-style-type: none"> <li>• Temporary Exemption: July 1, 2020 – July 1, 2021             <ul style="list-style-type: none"> <li>○ Eucalyptus, pines, acacia, tan oak, bay trees within 100 feet of a habitable structure</li> </ul> </li> <li>• Significant Tree Ordinance             <ul style="list-style-type: none"> <li>○ Regulation over the removal of trees 12” diameter at breast height.</li> </ul> </li> <li>• Heritage Tree Ordinance             <ul style="list-style-type: none"> <li>○ Regulates removal, trimming, or effectively removing</li> <li>○ Class 1 Heritage Trees</li> <li>○ Class 2 Heritage Trees (certain tree species and sizes)</li> </ul> </li> <li>• Trees in the Right-of-Way (Street Trees)             <ul style="list-style-type: none"> <li>○ Adjacent landowner is responsible for street tree/s</li> <li>○ Permit is required: Tree Removal from the Planning Department and Encroachment Permit from Department of Public Works</li> </ul> </li> <li>• Dead tree removal             <ul style="list-style-type: none"> <li>○ Both tree ordinances regulate living trees only</li> <li>○ Dead trees are determined photos, site visit, or an arborist report which is reviewed by the County Arborist</li> </ul> </li> <li>• Hazard/emergency tree removal             <ul style="list-style-type: none"> <li>○ Significant Tree Ordinance: Can remove the tree but must report it to the Planning Department within 5 days                 <ul style="list-style-type: none"> <li>▪ Tree replanting is still required</li> </ul> </li> <li>○ Heritage Tree Ordinance: Must receive more oral permission from the Planning Department before removal. If unable to receive permission, the Department must be notified within 72 hours                 <ul style="list-style-type: none"> <li>▪ Must submit an After-the-Fact application within 30 days from the removal.</li> <li>▪ Tree replanting is still required</li> </ul> </li> </ul> </li> <li>• Planning staff and County Arborist reviews any received applications             <ul style="list-style-type: none"> <li>○ Public notice/comments are given and accepted 10 business days after application is received</li> </ul> </li> </ul> <p><b>Informational Presentation. No Council Motion Required.</b></p> |
| <p>Council Member’s Comment(s)</p>  | <ul style="list-style-type: none"> <li>• Council Member Rodriguez, Council Member Cerrillo, Council Member Lopez</li> </ul>   |
| <p>Public Comment</p>   | <ul style="list-style-type: none"> <li>• Mary Ann</li> </ul>  |

The meeting adjourned at 8:30pm

**Next Council Meeting:**

Thursday, July 22, 2021; 7 p.m. to 9 p.m.

For more information on future meetings, agendas, minutes, and presentations/presentation materials, please visit:

<https://cmo.smcgov.org/north-fair-oaks-community-council-meeting-agendasminutes>