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*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
 Emily Cordoza, Youth Member
 Diane Zermeno Youth Member

North Fair Oaks Community Council

Meeting Minutes

Thursday, March 23, 2017

7:00 p.m.

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

Issue	Discussion	Decision/ Next Step/Action
Roll Call	Present: Everardo Rodriguez, Beatriz Cerrillo, Melinda Dubroff, Rosario Gonzalez, Linda Lopez, Rosaura Lopez, Mary Martinez, Emily Cordova Absent: Diane Zermeno	
Public Comment	<ul style="list-style-type: none"> Jenifer Logia with North Fair Oaks Forward spoke about the 6th annual OYE Latino youth conference which is put on by the North Fair Oaks Youth Initiative. Youth ages 12-22 from the North Fair Oaks / Redwood City area are invited to attend the conference in which they will hear from speakers, attend workshops and see performances. The OYE Conference will take place on Saturday May 6 at Cañada College. Kent Manske, Member of the North Fair Oaks Zoning Phase 2 workgroup stated that the previous night, Wednesday March 22 had been the last meeting of the zoning workgroup and that the 	

	<p>County of San Mateo had succeeded in their mission of implementing zoning regulations based on the 2011 North Fair Oaks Community Plan. Unfortunately the outcome was extremely disappointing for Kent and for the community involved. For 14 months, members of the workgroup and community asked the County to reconsider density, neighborhood safety, and quality of life issues with an awareness that a significant portion of the community did not participate in developing the original community plan. The workgroup asked for a 2016 revision of the plans' objectives and after each meeting we were told we have heard you and we will try to implement your concerns, although the County's original plan of high-density won, and the community lost. Next steps include a presentation by the County to the community for their input. After last night's meeting, several community members questioned why during the 14 months of meetings, the outcome was essentially identical, with only minor tweaks to what was originally proposed. It's very difficult as a community member to see residents so frustrated and so disillusioned by a process. We look forward to working with you to find solutions in consideration of amending the 2011 community plan to reflect life in 2017.</p> <ul style="list-style-type: none">• Kent passed a stack of letters for the Council to Victor Gaitan, and Victor distributed the letters to the Council members at the close of the meeting• Manuel Ramirez started by welcoming the new council members. Manuel announced that the 7th annual Kermes Festival will take place on Sunday April 30 at the Fair Oaks Library parking lot. This event is put together by the Latino Community Council of Redwood City together with the Redwood City Library Foundation. All the money raised benefits the Fair Oaks Library. In the last 6 years over \$100,000 have been raised and those	
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	<p>funds have gone to supplement the needs of the library along with buying books, iPads, computers, and other accessories.</p> <ul style="list-style-type: none"> • Janet Davis, owns a property on Devonshire Avenue: I too went to the zoning workgroup meeting last night. That committee was formed to provide input to the County to ensure that the new zoning for El Camino Real and 5th Avenue imparted community needs and benefits that community. This community was in no way represented as it consisted mostly of County employees and other non-stakeholders. There was no one from the Dumbarton Oaks area or from 5th ave except for the Chavez Market landlord. The only members impacted in any way by what was being discussed were Linda Lopez, Kent Manske, and myself. We had very little opportunity to express any opinions, and those that were presented were basically discounted. After 14 months, the plan has essentially not changed. The plan is to allow 5 story buildings along El Camino and 5th Ave in the Dumbarton Oaks area and 4 stories along Selby Lane. There are also plans to re-zone the west side of Blenheim to 5 story commercial mixed use. Parking requirements have also been drastically reduced, despite no valid parking or traffic study. A public meeting will occur in April, and then it will go to the North Fair Oaks Community Council. 	
<p>Presentation by the County of San Mateo for Consideration of the Proposed Streetscape Alternatives for the Middlefield Road Improvement</p>	<p>Mike Callagy, Assistant County Manager for the County of San Mateo provided the following background information for the Middlefield Road Improvement project:</p> <ul style="list-style-type: none"> • The Board of Supervisors approved the North Fair Oaks Community Plan in 2011, and a major component of that plan was the improvement of Middlefield Road • A lot of this plan came out of individuals approaching Supervisor Slocum during his office hours and asking for improvements along 	

<p>Project</p>	<p>Middlefield Road</p> <ul style="list-style-type: none"> • The project goals are to: Improve pedestrian and bicycle facilities, Create a more walkable and bike-able community connection, Provide new sidewalks, trees, furniture, etc..., Preserve local vehicle access, while encouraging slower speeds, and Improve travel and transit connections that are safe, accessible, and convenient • On July 9, 2013, the Board of Supervisors approved \$12.5 Million for the Middlefield Road Improvement project • The project limits are from Fifth Avenue to MacArthur Avenue • There was a robust community outreach effort that included community meetings, surveys, notices, and door-to-door outreach • October 21, 2014, the NFO Community Council made a recommendation to the Board of Supervisors for a 3-lane design, parallel parking, bike lanes, and wider sidewalks • A steering committee was formed to give their input about the following design elements: bike lane location, tree spacing, bulb out location, and sidewalk width • At the final steering committee meeting, members were able to come to consensus on a buffered bike lane, but not on tree spacing, bulb out location, and sidewalk width • The County decided to conduct a community wide survey to get wider input on these final decisions • 3,971 surveys were send out. There was a 15.1% return rate with 599 surveys sent in. 55.1% of respondents marked that they have lived in NFO for over 10 years, 60% said the quality of life was between excellent and very good, and 62.6% identified as Latino. <p>Ann Stillman, Deputy Director of Public Works reported</p>	
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	<p>on the outcome of the survey and the County’s recommendation for streetscape alternatives for the Council</p> <ul style="list-style-type: none"> • 67% of respondents preferred trees spaced at 35 feet. Actual spacing may vary due to driveways, store entrances, and signs. • 47.7% of respondents preferred bulb-outs at every intersection. They cited improved pedestrian visibility and safety as the main benefit of bulb outs • 38% or respondents preferred the 12 foot sidewalk option • The County recommends that the Council approve the streetscape options of buffered bike lanes, trees spaced at 35 feet, bulb outs at all intersections, and 12 foot sidewalks • The County plans to take this recommendation to the Board of Supervisors regular meeting on April 11, 2017 • The County is also working on building the parking lot at the corner of 2nd Ave & Middlefield Road to help offset the parking lost from making parking on Middlefield parallel. The lot will be able to accommodate approximately 43 parking spaces. <p>Supervisor Warren Slocum</p> <ul style="list-style-type: none"> • Recognized Chief Legislative Aide, Carol Marks for her upcoming retirement • Recognized Rafael Avendano for creating a survey for the kids from the Siena Youth Center to take • Supervisor Slocum mentioned that compromise, although difficult, is important to keep in mind when making decisions 	
<p>Council Member questions for the County of</p>	<p>Linda Lopez: The original sidewalk width options were between 9 feet and 11 feet, why were they changed to 12 and 13 feet for the survey?</p>	

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Mike Callagy: County staff considered that the minimum sidewalk width should be 12 feet in order to achieve the goals of making this a more walkable, livable street with trees and street furniture.

Linda Lopez: The outcomes of the survey taken by the members of the Siena Youth Center are nearly identical to the results from the community wide survey, although something the youth survey included that I'd like to see included in the County's recommendation are green bike lanes

Mike Callagy: The County has considered and would like green bike lanes, and will try their very best to get some type of color in the bike lanes

Melinda Dubroff: Will the bike lanes also extend to the area around St. Anthony's

Ann Stillman: Looking at the details of how bike lanes connect will be part of the design phase

Melinda Dubroff: Will there be a focus on pedestrian safety around and near the new parking lot at 2nd Ave

Mike Callagy: All of the design elements have not been worked out, but that area will be looked at closely because it will be heavily traversed by pedestrians

Melinda Dubroff: Will lighted crosswalks be considered in the design phase, or does the council need to make a decision on them tonight?

Ann Stillman: Crosswalk lights will be considered in the design phase, and don't need to be considered tonight

Melinda Dubroff: Advocated for the 13 foot sidewalk option, citing the benefits, especially for those in wheelchairs. What is the tradeoff between 12 an 13 foot sidewalks?

Ann Stillman: In looking at the width of the right of way,

	<p>you need to balance everything, and a foot less on the sidewalk might mean an extra foot for the bike buffer</p> <p>Everardo Rodriguez: Will the width of the sidewalks between 5th and 8th Ave. coincide or correlate with the width of the new sidewalks</p> <p>Ann Stillman: The sidewalks between 5th Ave and 8th Ave are 8 feet wide</p> <p>Linda Lopez: The issues around crosswalk lights and transit, including older discussions regarding shuttles, are unfinished business and the conversation needs to continue at a later date</p> <p>Everardo Rodriguez: Have benches already been contemplated as part of the design</p> <p>Mike Callagy: That is something that will be developed in the design phase, and those updates will come back to the council periodically as they come up</p> <p>Linda Lopez: What are some of the merchant mitigation measures that will be taking place?</p> <p>Mike Callagy: We will be working with the merchants, try to conduct the project in the least disruptive way, and try to draw people to the area by advertising that the businesses are open</p> <p>Irving Torres: The County is also working with Robert Shoffner from the San Mateo Small Business Development Center to conduct a pilot program to help support businesses along Middlefield Road. We will also periodically update the council on those efforts</p> <p>Linda Lopez: What is the status on the PG&E utility undergrounding?</p> <p>Ann Stillman: PG&E is waiting on the County to hear how wide the sidewalks will be in order to design their</p>	
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	<p>infrastructure</p> <p>Melinda Dubroff: Some of the benches and street furniture between 5th ave and 8th ave are dated. Will those be updated?</p> <p>Mike Callagy: We will have to look at that and find the money to make sure that they look uniform.</p> <p>Everardo Rodriguez: Some of the questions from the survey were kind of vague. I am surprised by the result of question #8 where 50% responded that they had not previously heard about the Middlefield Road Improvement Project considering the outreach that has been conducted. Was anybody from the Council involved in the design of the survey questions?</p> <p>Mike Callagy: No, it was developed by the staff</p> <p>Everardo Rodriguez: I have an issue with that, because the steering committee participated for several weeks, and the County was trying to gather input from them, and I wonder where that input went, and why the results of the committee were not mentioned or included in the survey</p> <p>Mike Callagy: As you know the steering committee did meet, and we gave them four options and they were only able to come to a consensus on one of the options, the bike lane. Considering that they did not come to a consensus on the other options, we thought that it would be best to put it out in a survey to the entire community to let them weigh in on those options that were left unsettled. That is why we sent out the survey. We hope that the input from the community at large, 600 respondents, would help you feel more comfortable with your decision</p>	
<p>Public Comment regarding the Middlefield Road Improvement</p>	<p>Rafael Avendaño: Advocating for safe and green bike lanes. Hopes that in the future, input for signage, bike lanes, bike racks comes from advisory committees like the Bulldog Riders.</p> <p>Reyna Barragan, NFO Resident & Steering Committee</p>	

<p>Project Presentation</p>	<p>Member: Stated that she didn't see any input from the Steering Committee included in the proposal, and that the survey overrode everything they had accomplished. Stated she was very disappointed.</p> <p>Emma Shlaes, Policy Manager at the Silicon Valley Bike Coalition: Stated that she worked with Rafael Avendano and the Bulldog Riders on the youth survey. The survey showed broad support for buffered and green bike lanes, which would improve safety for all.</p> <p>Jeff Gilbert, representing local business Stage Rigging Inc: Stated that they love the bikes lanes, wider sidewalks, and project overall, but they are worried about the traffic affecting their business and their employees.</p> <p>Breana Chavez, NFO Resident & Steering Committee Member: Stated it was an honor and a privilege to serve on the steering committee for 1.5 years. Stated it was disheartening to have the county send out the survey and not take into consideration their recommendation. Stated that they were aspects of the project that needed more time and study. Asked why Steve Cancian was fired without consulting the steering committee, and asked that council members convene a special session so that members of the steering committee can reiterate their recommendations</p> <p>Gabriela Valencia, NFO resident & Steering Committee member: Stated that she does want to improve Middlefield Rd. but she wants to do so in a way that does not displace more people. Asked why the steering committee members were not notified of the council meeting. Stated that the conclusions the steering committee reached at their last meeting were different than what the County presented. Stated that the options they were presented with at the last meeting were not the ones they have narrowed down. Disappointed that she felt like their work was ignored.</p> <p>Daniela, NFO Resident, Business Owner & Steering Committee member: Stated that NFO is where minimum wage workers live and that it can't be compared with San Carlos or Palo Alto. Stated that people are worried about the increasing rents and that the County Supervisors didn't do anything about rent control. She's afraid that after the redesign, wealthier people will want to live in NFO and the</p>	
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	<p>people of this area cannot afford to pay higher rents.</p> <p>Aggregated comments from youth members of the Siena Youth Center / Bulldog Riders including (Andy Maldonado, Brian Reynaga, Eduardo Acosta, Abraham Chavez, Luis Mendoza, Mario Paz, Emily Prado, Aaron Gonzalez, Diana Camal, Samuel Gonzalez):</p> <ul style="list-style-type: none"> • They would like to see green bike lanes • Their families regularly bike and walk to shop along Middlefield Road • Kids love biking, and not having bike lanes is dangerous • If people used more bikes, there would be less cars on the roads • Many people get hurt because there aren't bike lanes • More streetlights are needed so that cars can see pedestrians • Lighted crosswalks are needed 	
<p>Council Discussion (Deliberation) regarding the Middlefield Road Improvement Project Presentation</p>	<p>Linda Lopez: When the Steering Committee was dissolved, it was he understanding that the committee was able to come to a consensus on one of the four items that were proposed (the bike lanes) and unable to come to a consensus on the other three items (trees, sidewalk width, and bulb outs). She wanted clarification as to whether that is correct because she was hearing contradictory information.</p> <p>Mike Callagy: Stated that there was a super-majority amount of votes that were required for each item. The steering committee reached a super-majority on the bike lanes but not on the other three items. He stated that the County did indicate at the time that the meeting was the last meeting for the steering committee. Since the project was delayed for a year while the County addressed the committee's concerns regarding parking and gentrification, and as a result of the last meeting, the County determined that the steering committee would not be able to come to</p>	

	<p>a consensus and at that point they decided to move forward with the survey</p> <p>Linda Lopez: Thanked Rafael Avendaño and the Siena Youth Center youth that spoke during public comment</p> <p>Rosaura Lopez: Asked how long is the project going to take</p> <p>Mike Callagy: Stated that there are still about 8-9 more months of planning. 6 months before construction starts the County will start working with the businesses of Middlefield Road to prepare them for the construction and ensure that their businesses are able to remain open.</p> <p>Rosaura Lopez: Asked for clarification on how the County will handle the traffic during the construction period</p> <p>Mike Callagy: Stated that it depends on how construction is phased (whether it's block by block or one side of the street at a time) and that the County will bring that information back to the Council once those decisions have been made.</p> <p>Rosaura Lopez: Asked if during construction, the county sees that the decision it made is not working for traffic, are you going to be able to change the plan?</p> <p>Mike Callagy: Stated that there will be a designated contact person that the public could contact 24 hours a day with any complaints or issues about the construction, similar to the road closures and construction on Marsh Road last summer.</p> <p>Rosaura Lopez: Asked how the County will notify the community about who to contact for questions, complaints or issues regarding construction</p> <p>Mike Callagy: Stated that businesses will be notified directly and the information will be on the nfo forward website and social media pages. We will also advertise and make sure that people know that businesses on Middlefield Road are</p>	
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	<p>open for business during construction.</p> <p>Melinda Dubroff: Asked whether the two lane configuration on Middlefield will be able to accommodate heavy trucks and traffic.</p> <p>Mike Callagy: Stated that the three lane configuration was chosen after a lot of reflection and community input, and recent traffic studies show that a lot of the cut-through traffic will move onto El Camino Real instead of Middlefield Road. Middlefield Road should service the residents and businesses and not be used as a cut-through.</p> <p>Linda Lopez: Commented that she does not want to completely ignore issues that came out of the Middlefield Road Steering Committee. Stated that there needs to be a document that spells out the protections and benefits that will be available to the merchants on Middlefield Road, and also that we need to continue to consider ways to prevent gentrification. Those issues need to be kept on the table for future conversation.</p> <p>Everardo Rodriguez: Stated that one of the issues that was contentious for the steering committee was the width of the sidewalk. Stated that business owners are concerned about the traffic jam that the lane reduction will cause. Also mentioned that one of their main concerns was that beautifying would accelerate gentrification, and it seems that is when communication started to break down. Also commented that a Spanish-English interpreter was requested for this meeting but unfortunately they did not show up.</p> <p>Melinda Dubroff: Stated that it seems like some of the concerns that the steering committee raised and that the council discussed could be addressed later on in the project, like during the design phase.</p> <p>Mike Callagy: Stated that Melinda made a good point and that trying to maintain the culture and feel of the</p>	
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	<p>community will be addressed in the design phase.</p> <p>Linda Lopez: Stated that it would have been appropriate to give the council more information on what the steering committee did to help with the decision to move forward.</p> <p>Everardo Rodriguez: Stated that it is difficult to strike a balance between community needs and wants. Asked council members if they feel like they have the information necessary to make a motion.</p> <p>Beatrice Cerrillo: Stated that she is disappointed and disturbed that the steering committees ideas were not considered when developing the community survey, and that she doesn't feel ready to make a decision based solely on the survey.</p> <p>Mike Callagy: Stated that the steering committees ideas and actions are certainly appreciated, although the issue that the steering committee came to focus on was gentrification, which is a separate issue from this project, and they could not divide the two. The survey was meant to gather community feedback on the Middlefield Road Improvement, independent of the issue of gentrification. We are committed to work with the members of the steering committee on the issue of gentrification. We are also committed to working with businesses.</p> <p>Linda Lopez: Stated that she doesn't think that the council is being asked to make a decision solely on the survey, considering that there have been several community meetings throughout the years working up to this.</p> <p>Mary Martinez: Stated that coming into this meeting she felt like she was ready to make a decision, but after hearing form the steering committee she feels like she wants to hear more from the steering committee before making a decision.</p> <p>Rosaura Lopez: Asked when the County would work to</p>	
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	<p>address gentrification</p> <p>Mike Callagy: Stated that the County has brought in experts on the subject of gentrification, and the conclusion is that it is a regional and statewide issue that doesn't have one simple answer, and that there is no one that can say for certain whether the Middlefield Road Improvement Project will cause gentrification. Those are issues that we are committed to continue to work on the community with.</p> <p>Everardo Rodriguez: Stated that there are actually a couple of research papers that show that beautification can accelerate gentrification. With that, does anyone feel ready to make a motion?</p>	
<p>First Attempt at Council Action</p>	<p>Linda Lopez: I will recommend to accept the recommendation from the Department of Public Works for the North Fair Oaks Middlefield Road Improvement Project between Pacific and 5th which includes the 35 foot tree spacing, bulb outs at all intersections, and 12 foot sidewalk width, in addition to the buffered bike lane as a green bike lane.</p> <p>Everardo Rodriguez: Does anyone second the Motion?</p> <p>Rosario Gonzalez seconds the motion</p> <p>Vote:</p> <p>Chair Everardo Rodriguez: Abstain</p> <p>Vice-Chair Beatriz Cerrillo: Abstain</p> <p>Councilmember Melinda Dubroff: Yes</p> <p>Councilmember Rosario Gonzalez: Yes</p> <p>Councilmember Linda Lopez: Yes</p> <p>Councilmember Rosaura Lopez: Yes</p> <p>Councilmember Mary Martinez: Abstain</p>	

	<p>Youth Member Emily Cordova: Abstain</p> <p>Victor Gaitan: The final vote is 4 yes and 4 abstain</p> <p>Melissa Andrikopoulos: Since there are 8 voting members present, in order for a motion to carry 5 votes are required. If the council wishes to attempt another motion that is a possibility, otherwise the results can be reported to the Board of Supervisors.</p>	
<p>Further Council Discussion (Deliberation) regarding the Middlefield Road Improvement Project Presentation</p>	<p>Mary Martinez: Asked a member of the steering committee whether the main issue was gentrification or whether it was more than that.</p> <p>Everardo Rodriguez: Asked if one of the steering committee members could address the question</p> <p>Gabriela Valencia: Stated that she thinks it is important to point out that the main reason why the steering committee was unable to reach an agreement at the final meeting was because the options that were presented were different than the ones they had narrowed down over several months. Most of the committee members had voted on sidewalks that were 8 feet wide, and that wasn't an option at the last meeting. Stated that the bike lane option that the steering committee was able to reach a super majority decision on was not the one that was presented to the council. Stated that what was presented was not the work of the steering committee, and that the information probably came from the survey.</p> <p>Mike Callagy: Stated that the survey didn't include a question about the bike lanes. The bike lane option that was presented was the one that the steering committee chose. Also stated that a portion of the steering committee was heavily influenced by the belief that sidewalk width, trees, and bulbouts would cause gentrification, and there is no factual basis to that.</p> <p>Everardo Rodriguez: Stated that he heard from Steve Cancian or research that was done in a similar community</p>	

in Los Angeles, although it is of course debatable.

Melinda Dubroff: Stated that she is happy with all the decisions, and can see how it's interrelated with gentrification, although she recognizes that there a lot of other influences on it. Suggested that a subcommittee be started to address the issue of gentrification, and that the council move forward with the decisions presented today.

Linda Lopez: Suggested that the County set up a taskforce to address the issues of affordable housing and gentrification, and invite the members of the steering committee to take part in that taskforce

Mike Callagy: Stated that he is more than happy to do that

Beatriz Cerrillo: Asked whether the creation of the task force could be formally acknowledged in a motion or revote with the task force added on.

Melissa Andrikopoulos: Stated that a new motion could be made and a condition could be attached

Everardo Rodriguez: Asked the steering committee members if there was anything they wanted to add as a condition before the council made a new motion

Daniella Aguilera: Stated that one of the ways to stop gentrification is to establish a cultural area like Little Havana in Miami

Breanna Chavez: Suggested that the Council bring back Steve Cancian

Mike Callagy: Stated that bringing back Steve Cancian is not possible, but that he would like to work with the steering committee on the cultural designs that they feel would preserve culture of the community.

Melinda Dubroff: Asked if the steering committee could be involved in some of the design phase to help maintain the

	<p>culture and the feel</p> <p>Mike Callagy: Stated that he thinks that would be appropriate.</p> <p>Everardo Rodriguez: Stated that the community also needs housing protections</p>	
<p>Second attempt at Council Action</p>	<p>Linda Lopez: Motions that the Council accept the recommendation from the County of San Mateo Department of Public Works for the North Fair Oaks Middlefield Road Improvement Project between Pacific and 5th Avenue with 35 foot tree spacing, bulbouts at all intersections, 12 foot sidewalk width, and buffered bike lanes with green paint, with the condition that the County establish a taskforce that addresses the issues of community preservation, gentrification, displacement, and merchant protections.</p> <p>Mary Martinez seconded the motion</p> <p>Vote:</p> <p>Chair Everardo Rodriguez: Abstain</p> <p>Vice-Chair Beatriz Cerrillo: Yes</p> <p>Councilmember Melinda Dubroff: Yes</p> <p>Councilmember Rosario Gonzalez: Yes</p> <p>Councilmember Linda Lopez: Yes</p> <p>Councilmember Rosaura Lopez: Yes</p> <p>Councilmember Mary Martinez: Yes</p> <p>Youth Member Emily Cordova: Yes</p> <p>Everardo Rodriguez: The motion carries</p>	

Supervisor's Report	Irving Torres stated that he will hold off on giving a Supervisor's report until the April Council meeting	
Deputy County Manager's Report	Mike Callagy stated that he will hold off on giving a report until the April Council meeting	
Councilmember Reports	No council members had anything to report on	
Adjournment	Chair Everardo Rodriguez adjourned the meeting at 9:40p.m.	

Next Meeting
<p>North Fair Oaks Community Council Study Session Thursday, April 27, 2016 at 6:00 p.m. Fair Oaks Community Center Classroom 1</p> <p>North Fair Oaks Community Council Regular Meeting Thursday April 27, 2017 at 7:00pm Fair Oaks Community Center, Multipurpose Room</p>