



**SAINT FRANCIS  
CENTER**  
151 Buckingham Ave  
Redwood City, CA 94063  
(650) 365-7829

Compassion Not Judgment

Thank you so much Lisa for meeting with me yesterday as regards what is needed to move this forward. I REALLY appreciate it. The very best to you and so hope you are not overwhelmed as you transition into a new position at Building and Planning! Sister C

June 19<sup>th</sup>, 2014

Lisa Aozasa, Planning Services Manager  
San Mateo County Planning & Building Department  
455 County Center, Redwood City, CA. 9406

- In November of 2011, after a long process, the St. Francis Center had a ribbon-cutting ceremony to inaugurate the new Siena Youth Center. In truth, the benefits of the Siena Youth Center in this community cannot be over-estimated. It has become a beacon of hope and is providing so much of what was lacking, yet needed, for the youth of this portion of North Fair Oaks. Were you to enter the building during the after-school hours, you would witness young people actively and positively engaged in volleyball, basketball, soccer, mixed martial arts, circuit training, dodge-ball, flag football, nutrition and cooking classes, digital story-telling and film classes, Girls for Change classes, completing their homework assignments, CPR for kids classes, aviation classes, and a host of other structured and fun activities. You would also see young people who have, since joining, lost 12 + pounds and have gone from the category of obese or over-weight into the "Healthy Fitness Zone." You would observe youth folks with stamina and pride and this would all be witnessed in a place that is safe and happy.
- As planned, the youth who participate at the Siena Youth Center all live very locally. Many live about 138 feet from the youth center, some a few blocks and only one member lives 8 miles away. None of the youth drive, most walk or bike and a few are dropped off at and picked up from the Center. The students that come from Selby Lane Elementary School are bused here and staff members meet the City bus and accompany the youth into the building. My point is, that it was always our contention that the Siena Youth Center would not create a need for extra parking. This has proven to be true; in fact, what the construction of the Center replaced (six units of apartments housed in two dilapidated structures) has actually generated less on-street parking than what was previously needed to accommodate the residents of the housing units.
- During the process for approval of the Siena Youth Center, a PUD was written to allow the youth center to exist in a residential area. The structure was planned so that it looks more like an attractive apartment building verses a building that contains a gym floor. In fact, in many ways, the structure of the building, as well as programming, have been planned around respecting our neighbors while bringing something amazing to this community.
- In the PUD, (Page 7, Number 10) one of the conditions for approval states that, "The applicant shall explore a shared parking agreement with the nearby

commercial development located at 2525 El Camino Real to supply parking for the site. The applicant shall provide a copy of all correspondence between the two parties prior to the building permit approval by Planning. If an agreement can be reached, the applicant shall provide and maintain a current copy of said agreement to the Current Planning Section....". Thankfully, the Regency Shopping Center (where Marshall's and Target are located) have graciously allowed us (by agreement) to use their parking area four times each year. We need to give them the dates prior to using their parking. In our PUD, we are allowed to have four special events that might generate a need for off-site parking. Last December and again this December, we did ask for dates so that the participants in our Holiday Toy Give-Away program would not use the available street parking and irritate the local neighbors. We anticipate that our agreement with Regency Center will continue but that rarely we would host four special annual events that would require off-site parking.

- During the public hearings for Siena Youth Center, we told the Board of Supervisors that we had also obtained permission to use a piece of the PUC water right-of-way for any parking that the youth center generated. During the build of Siena, the piece of the PUC that we were told we could use was completely torn up, water pipes were replaced and that area was used as a "staging area" for the pipe replacement project. Two and a half years after the opening of Siena Youth Center, the PUC is now in a position to release that piece of land to the St. Francis Center. We can now get a permit to use the land for off-street parking for Siena Youth Center.
- At first we were anxious that it was taking so long for the PUC to complete its contract with the construction company in charge of the pipeline replacement project, and specifically because we were waiting for the parcel to be released to us to use for off-site parking. However, the two and a half year wait clearly demonstrated that we have no need for the PUC land for parking and that the Siena Youth Center has not generated a need for parking.
- Therefore, we come to you today to propose an alternate use of the PUC land that we know would be approved by the PUC and would be a WAY better use of the land for this community. Further, it aligns perfectly with the approved North Fair Oaks Plan. As you know, there is little green space in North Fair Oaks and fewer community gardens. A source of shame and pride is the fact that the only green space now present in this piece of North Fair Oaks is the Community Garden the St. Francis Center has constructed (12 years ago and then reconstructed after the pipeline renewal project). It is a source of pride, because it is beautiful, productive, therapeutic, and an amazing source of herbicide and pesticide-free produce and vegetables. It is a shame, because in this very young and very densely populated area, it is the only green space. Using some of the Hetch-Hetchy Parcel, now ready to be turned over to us, would help diminish the negative effects of having so few green or garden areas and would improve the overall quality of life in North Fair Oaks.
- We propose a change in the PUD that would allow for a hybrid use of the Hetch-Hetchy Right of Way. Instead of using the parcel for 35 parking spaces, we would instead use it to accommodate 20 parking spaces and approximately 10 raised community garden boxes. We feel that this proposal helps to answer two competing needs/values. That is, the need for green space (we have a waiting list of families who want a raised bed garden box in which to grow food) and some off street parking for Siena.

Please see below the some of the many references from the recently approved North Fair Oaks Community Plan that support our request to use the Hetch-Hetchy Parcels for our hybrid

plan. Some relevant quotes from the Plan that highlight the need for what we are proposing include:

- “The Plan prioritizes creation of open space and community amenities throughout North Fair Oaks as development occurs, to allow space for pocket parks, community gardens, plazas, and other community gathering spaces in every part of the community. Among other locations, the Framework identifies segments of the existing Hetch-Hetchy right-of-way ... Community-oriented facilities, such as community gardens, parks, plazas, and open space, provide significant benefit to the community, and North Fair Oaks is underserved by such facilities. One way to support the provision of publicly owned or publicly accessible community facilities is to incentivize developers of new projects to contribute to the creation of such facilities, in whole or in part, in exchange for certain specified exceptions from normal development regulations. In this way, developers are encouraged to provide community-oriented facilities while the community gains valuable assets that mitigate the impacts of new development, and benefit the community as a whole. For example, incentive-based tools of the kind described below permit developers to increase the building square footage or number of dwelling units on a property (through a density bonus) to a specified extent beyond the normal maximum, allow developers to build a taller building than what is allowed by right, or provide less parking than otherwise required, in exchange or provision of community-oriented facilities beyond those normally required. Such incentives are designed to encourage the collaboration of public and private interests to develop innovative solutions for achieving community goals, and allow for reduced parking requirements in exchange or additional community-oriented facilities. The amount of parking reduction allowed in exchange or provision of community benefit will be determined during creation of the program, and will be consistent with the policies incorporated...
- A community’s physical form can impact health and wellness in myriad ways: safe streets for walking and biking; green space for play and recreation; places to buy and grow healthy food; public spaces that promote social gathering and personal safety; and complete neighborhoods that allow residents to walk and bike to daily goods, services, and other amenities can all improve the health of the community and contribute to higher quality of life. This Community Plan incorporates planning for health as an integral component of a comprehensive plan for North Fair Oaks. It considers the area’s physical design, as well as its amenities and facilities, to determine how they affect the health and wellness of residents and how they can be improved to better meet the community’s needs.
- North Fair Oaks residents also have limited access to farmers’ markets and community gardens, which can provide additional sources of fresh, locally produced fruits, vegetables and other food products. Access to these foods may help residents meet the recommended daily servings of healthy foods such as fruits and vegetables and, in the case of gardens, may increase physical activity and provide opportunities for social interaction and cohesion. Locally produced food also has secondary benefits, such as sustaining the local economy and reducing long-distance shipping, thereby decreasing vehicle emissions, which are associated with chronic diseases and global warming.
- Goal 5.1: Provide safe neighborhood parks, playgrounds or greenways within a half-mile actual walking distance of all homes in North Fair Oaks.
- Policy 1D: Develop additional parks, open space, or greenways along the Hetch-Hetchy



right-of- way.”

Our proposed hybrid use of the PUC parcel would avoid having that parcel from being used as a dumping ground. It would allow for parking AND would be a space of beauty with the ability to grow healthful and local produce.

With gratitude,

*Sister Christina Heltsley, O.P.*

Sister Christina Heltsley, O.P.  
Executive Director



L:\PlanningLayer\GIS\VICmapBASE.mxd

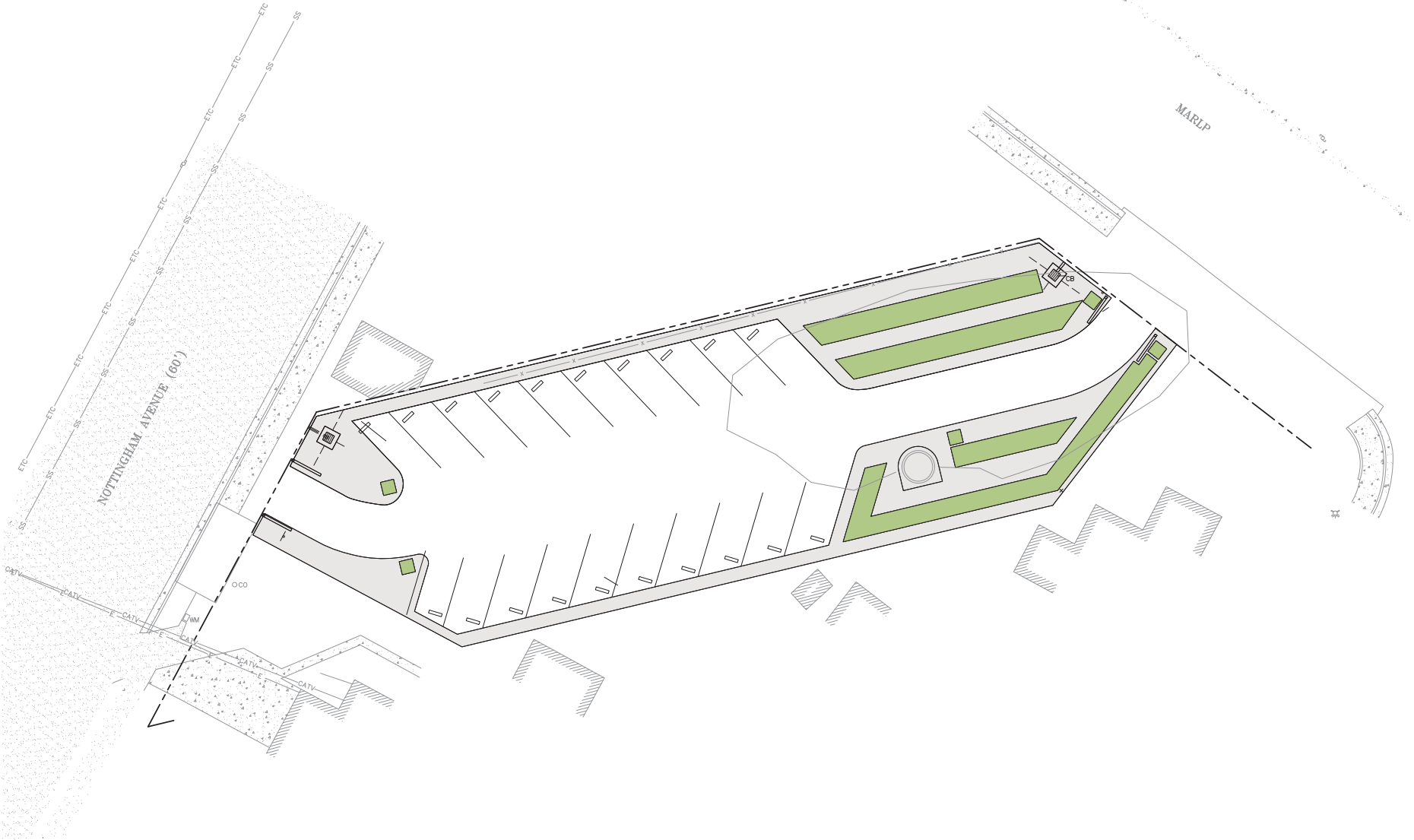
**San Mateo County 6 cUfX'cZGi dYfj ]gcfg'A YYh[b[**

Owner/Applicant:

Attachment:

File Numbers:

# Proposed Parking Lot and Community Garden



**San Mateo County 6 cUfX'cZGi dYfj ]gcfg'A YYh]b[**

Owner/Applicant:

Attachment:

File Numbers:



Goal 5.5: Expand opportunities for residents to grow food in North Fair Oaks.

Policy 5A: Collaborate with residents and community groups to build new community gardens and urban farms on vacant public parcels in neighborhoods, in schoolyards, in church yards, and potentially as part of private development projects. Explore these opportunities within the existing right-of-way of neighborhood streets as well as the Hetch-Hetchy right-of-way.

Policy 5B: Consider community gardens as an interim and potentially permanent use of vacant/underutilized land.

Policy 5C: Reduce or eliminate barriers in the zoning code to creation of community gardens, and consider allowing community gardens "by right" in parts of North Fair Oaks.

Policy 5D: Encourage the Redwood City School District to develop and maintain school gardens on K-8 school campuses in North Fair Oaks. Provide educational programs for children, through Redwood City Schools or other forums, to demonstrate how the produce they grow can be used by their families, in their community, and in their school cafeterias.

Policy 5E: Include community garden components in the development of new parks or play areas in North Fair Oaks.

Policy 5F: Create an educational program to encourage backyard gardening in North Fair Oaks. Encourage and adopt appropriate policies to allow the sale and trade of specified produce from backyard gardens.

Policy 5G: Provide support for community groups to develop lease agreements with owners of vacant lots to establish short-term gardens to mitigate blight.



*Vegetables, fruits and flowers grown in small residential gardens*



**San Mateo County 6 cUfX'cZGi dYfj ]gcfg'A YYh[b[**

Owner/Applicant:

Attachment:

File Numbers:

**ORDINANCE NO. \_\_\_\_\_**  
**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,**  
**STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY  
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT, APPENDIX  
A (PLANNED UNIT DEVELOPMENTS), TO AMEND THE PLANNED UNIT  
DEVELOPMENT NO. 136 (PUD-136) ZONING DISTRICT REGULATIONS FOR A  
SINGLE PROPERTY IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,

**ORDAINS** as follows:

**SECTION 1.** The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to amend Section 10 of the Planned Unit Development No. 136 (PUD-136) to read as follows:

**SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS.** The facility located on the premises that is subject of this PUD shall maintain a minimum of 24 on-site bike parking spaces and a minimum of 20 vehicle off-street parking spaces, as shown on the approved plans. The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation. Any area not required for parking shall be used for community garden space, as shown on the approved plans.

<b>6 cUfX'cZGi dYfj ]gcfg'A Yfjb[</b>
<b>PLN2010-00172</b>
Case
<b>F</b>
Attachment



The facility operator shall maintain a shared parking agreement with the nearby commercial development located at 2525 El Camino Real to supply parking for the four yearly special events at the facility, as defined in Section 3.

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage.

\* \* \* \* \*

LAA:fc – LAAY0872\_WFQ.DOCX

ORDINANCE NO. 04544  
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,  
STATE OF CALIFORNIA

\* \* \* \* \*

AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY  
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,  
APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE PLANNED UNIT  
DEVELOPMENT NO. 136 (PUD-136) ZONING DISTRICT REGULATIONS ON  
A SINGLE PROPERTY IN THE UNINCORPORATED NORTH FAIR OAKS AREA

The Board of Supervisors of the County of San Mateo, State of California,

**ORDAINS** as follows:

**SECTION 1.** The San Mateo County Ordinance, Division VI, Part One, Zoning Maps,  
Appendix A (Special Districts and Planned Unit Developments) is hereby amended to  
establish and enact the Planned Unit Development No. 136 (PUD-136) to read as  
follows:

**PUD-136. PLANNED UNIT DEVELOPMENT SECTIONS**

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING

9. RESTRICTION OF OUTDOOR LIGHTING
10. MAINTENANCE OF MINIMUM PARKING PROVISIONS
11. RESTRICTION ON HOURS OF OPERATION
12. OPERATING PROCEDURES

**SECTION 1. PURPOSE.** The following PUD-136 regulations shall govern the land use and development (described below) on an 11,185 sq. ft. property (Assessor's Parcel Number 054-262-310) located at 2625 Marlborough Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

**SECTION 2. DEVELOPMENT PLAN.** All development shall conform to the development plans (County File Number PLN 2010-00172) for the subject property as conditioned and approved by the Planning Commission on February 9, 2011, and by the Board of Supervisors on March 15, 2011, and on file in the County Planning and Building Department. Those plans include the following specific elements: (a) construction of 9,624 sq. ft. building for a gymnasium/ recreation center, a two-bedroom caretaker apartment, and office space for a Sheriff's substation; (b) the provision and maintenance of all new and approved landscaping and surface materials; (c) and provision and maintenance of all parking area surface materials and drainage elements. No enlargements to this building shall be allowed and no building or site design



modifications shall be allowed unless determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

**SECTION 3. RESTRICTION TO PERMITTED USES.** This PUD shall be for the limited operation of a gym/recreation facility, Sheriff's substation, with one residential caretaker apartment. The facilities located on the property that is the subject of this PUD shall not be used as a residence or allow for sleep anywhere in the building except the designated caretaker's unit/apartment. The kitchen located on the first floor shall not be upgraded to commercial standards and shall not be used in the regular service of food to the public. The gymnasium/recreation center that is located on the property that is the subject of this PUD shall be limited to conducting no more than four (4) special events per year. For purposes of this Section 3, "special event" means a public activity held for the purpose of amusement, education, or entertainment of the participants or the public to publicize or aid an organization or commemorate an event or occasion. These events would include, for example, a volunteer appreciation dinner, holiday toy drive, etc., each will have a scheduled time and duration that may impact the normal operation of the adjacent areas.

**SECTION 4. HEIGHT.** Heights of all the buildings shall conform to those shown in the approved plans as adopted by the Board of Supervisors.

**SECTION 5. SETBACKS.** The minimum setbacks of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

**SECTION 6. LOT COVERAGE.** The maximum lot coverage for all buildings shall comply with that shown on the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

**SECTION 7. FLOOR AREA.** The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

**SECTION 8. MAINTENANCE OF LANDSCAPING.** All landscaping (i.e., trees, shrubs, flowers, groundcover) as required by the conditions of approval for this project shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in perpetuity by that of a like kind immediately. The Community Development Director should determine when landscaping is considered of "like kind."

**SECTION 9. RESTRICTION OF OUTDOOR LIGHTING.** All outdoor lighting glare shall be contained on the subject parcel and shall not project onto or at any adjacent residential use.

**SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS.**

The facility located on the premises that is subject of this PUD shall maintain a minimum of 24 on-site bike parking spaces and a minimum of 37 vehicle off-street parking spaces, as shown on the approved plans. The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation.

**SECTION 11. RESTRICTION ON HOURS OF OPERATION.** Administrative staff and the San Mateo County Sheriff's staff at the Siena Youth Center may be on-site at any time. The hours of operation for members/clients visiting the Siena Youth Center shall be from 9:00 a.m. to 9:00 p.m., Sunday through Thursday, and from 9:00 a.m. to 10:00 p.m., Friday and Saturday. The operator of the Center shall ensure that the facility is promptly closed and all members/clients shall disperse from the site within one-half hour of closure.

**SECTION 12. OPERATING PROCEDURES.**

- a. In regard to the four yearly special events, as defined in Section 3, the operator shall notice Current Planning Staff and all adjacent neighbors/property owners within a 300' radius of said special events. The applicant shall include in the notice a description of the event, date, and duration of the event, at minimum 14 days prior to the event.
- b. The facility operator or an appointed, identified, responsible adult representative shall be present and remain at all events to ensure that all



applicable conditions of the PUD are met. This person shall be present at all special events and/or organized games and shall regularly walk the surrounding area to ensure that proper parking etiquette is observed, bringing violations to the attention of the attendees.

- c. The operator shall supply to the Current Planning Section a monthly schedule of events that provides a daily breakdown of uses and hours. This calendar shall also be posted in a conspicuous location at the exterior of the building.
- d. All associated calendars, fliers, event notifications, etc., shall include the following language in Spanish and English: Due to the limited amount of parking availability in the area we encourage visitors to either bicycle, carpool, or walk to activities at this facility, where possible.

**SECTION 2.** This Ordinance shall be in full force and effect thirty (30) days after its passage.

\* \* \* \* \*