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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 Cordova, Youth Member  
 Diane Zermeno, Youth Member

## North Fair Oaks Community Council

### Meeting Minutes

Thursday, June 22, 2017

7:00 p.m.

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

Issue	Discussion
<b>Roll Call</b>	<p>Present: Everardo Rodriguez, , Linda Lopez, Rosaura Lopez, Rosario Gonzalez, Emily Cordova</p> <p>Absent: Beatriz Cerrillo, Melinda Dubroff, Mary Martinez, Diane Zermeno</p>
<b>Public Comment</b>	<ul style="list-style-type: none"> <li>• Jim Lewis: Interim chair of the Marsh Road Improvement Committee. The committee is committed to creating a number of enhancements to Marsh Road, like re-painting red curbs, landscaping work, and larger items. The committee would welcome working with the council on larger items.</li> </ul>
<b>Follow-up report and recommendation of a use permit and off street parking exception to expand the existing Synapse School located at 3375 Edison Way in</b>	<ul style="list-style-type: none"> <li>• Presentation by Summer Burlison, Planning &amp; Building Department</li> <li>• This is a continued item from the April 27, 2017 NFO Community Council meeting</li> <li>• The applicant is seeking a non-conforming use permit to expand into the adjacent buildings and increase student capacity to 260 students</li> <li>• They are also seeking an off-street parking exception to reduce their number of parking spaces by 16 from 144 spaces to 128 spaces</li> <li>• School will remain K-8</li> <li>• At the April council meeting, the council directed the applicant to conduct more community outreach in the adjacent community.</li> <li>• Jim Eagan, Head of Synapse School provides an overview of Synapse School</li> </ul>

<p><b>to the adjacent buildings located at 3425, 3355, &amp; 3345 Edison Way</b></p>	<p>and it’s mission</p> <ul style="list-style-type: none"> <li>• Jim Eagan outlined parking improvement and traffic improvements, that Synapse school will be making, as well as the Traffic Impact Analysis that was conducted</li> <li>• Synapse also addressed noise improvements they’ll be making, like adding sound deadening materials to walls / fences</li> <li>• Synapse held two community meetings to discuss with neighbors what their concerns are. They did not have large turnouts for those meetings.</li> <li>• All reports and studies conducted are available to the public</li> </ul>
<p><b>Questions from Council Members</b></p>	<ul style="list-style-type: none"> <li>• Linda Lopez: Is it correct that the 35 additional parking spaces will be for teachers and staff?</li> <li>• Jim Eagan: Yes, they will be designated for teachers and staff</li> <li>• Linda Lopez: You spoke about off-site parking, what was that in reference to?</li> <li>• Jim Eagan: We’re asking for an exemption. Off street parking would be offered for school-wide events. One of the locations where parking would be offered would be Sports house where parents could park and walk to Synapse</li> <li>• Linda Lopez: Has Synapse answered what was on the neighborhood petition (from the April meeting)?</li> <li>• Jim Eagan: Yes, I believe so</li> </ul>
	<ul style="list-style-type: none"> <li>• Everardo Rodriguez: Are you planning on having any additional events?</li> <li>• Jim Eagan: We have 2 concerts a year but they are off site. All sporting activities are off site as well. We do have “portfolio days” 3 days a year, but we do notify neighbors when those events are going to happen, but they’re not all school</li> <li>• Rosaura Lopez: How do you notify the neighborhood about the events?</li> <li>• Jim Eagan: We’ve used regular mail, but now we’ve been using NextDoor and that’s been successful</li> <li>• Everardo Rodriguez: Will you continue a channel of communication with the residents?</li> <li>• Jim Eagan: Yes, getting to know the neighbors the past two months has been really extraordinary. I hope that continues</li> <li>• Linda Lopez: Considering that you’re located in a very culturally and economically diverse region, I hope that you also include partnerships with local schools that are a large majority students of color</li> <li>• Everardo Rodriguez: I want to emphasize that the more that you expand your student body to include children of residents, the more the community will support you</li> <li>•</li> </ul>

<p><b>Public Comment</b></p>	<ul style="list-style-type: none"> <li>• Bill Clebsch: Lives close to Synapse. Believes that Synapse has really stepped up to address neighborhood concerns, and that traffic has already been mitigated to a large extent. The biggest neighborhood concern now is noise and he believes that the plans Synapse has in place will really help. Expressed that he now believes that the neighbors support Synapse.</li> <li>• Carolyn Clebsch: Reiterated that the neighborhood is now really excited for the changes Synapse is making. Thanked Synapse for addressing neighborhood concerns. There was also a rumor that Synapse was going to expand into a high school, but that turned out to not be true. Now gives her whole-hearted support for the school.</li> </ul>
<p><b>Council Action</b></p>	<ul style="list-style-type: none"> <li>• Linda Lopez: Motion to move forward to approve the recommendation of a use permit and off street parking exception to expand the existing Synapse School located at 3375 Edison Way in to the adjacent buildings located at 3425, 3355, &amp; 3345 Edison Way</li> <li>• Rosaura Lopez seconds the motion</li> </ul> <p>Council Vote:</p> <ul style="list-style-type: none"> <li>• Everardo Rodriguez – Yea</li> <li>• Linda Lopez – Yea</li> <li>• Rosaura Lopez – Yea</li> <li>• Rosario Gonzalez – Yea</li> <li>• Emily Cordova – Yea</li> </ul> <p>Motion Carries</p>
<p><b>Recommendation on proposal to rezone commercial properties located along El Camino Real and 5<sup>th</sup> Avenue in unincorporated North Fair Oaks designated C-1/S-1, C-2/S-1, or P to CMU-1/DR, CMU-2/DR, or NMU-</b></p>	<ul style="list-style-type: none"> <li>• Presentation by Joe LaClair, William Gibson, and Steve Monowitz, Planning &amp; Building Department</li> <li>• Steve Monowitz gave an overview and intent of the re-zoning</li> <li>• Public process involved a rezoning working group which lasted from August 2015 to March 2017. There were also 3 public workshops held in July 2016, August 2016, and May 2017.</li> <li>• The NFO Community Plan served as a baseline for crafting the zoning</li> <li>• The area being focused on here is the commercial corridor of El Camino Real and Fifth Avenue: Phase 2a</li> <li>• The re-zoning objectives include: More housing of all types, better parking conditions, greater variety of commercial uses, improvement of under-developed properties, and better pedestrian access</li> <li>• The proposed zoning districts include Commercial Mixed Use 1 (CMU-1), Commercial Mixed Use 2 (CMU-2), and Neighborhood Mixed Use El Camino Real (NMU-ECR)</li> </ul>

<p><b>ECR/DR to implement the North Fair Oaks Community Plan</b></p>	<ul style="list-style-type: none"> <li>• Topics that comprised the re-zoning include: Allowed uses, Development Standards, Design Standards, and Parking Standards (<i>please see attached documents for more detail on re-zoning standards</i>)</li> <li>• Next steps include presenting to the planning commission in September 2017 and to the Board of Supervisors in October 2017, although those dates might change</li> </ul>
<p><b>Questions from Council Members</b></p>	<p>Linda Lopez: I was trying to locate where in the documents it would cover wireless towers, and I found that in chapter 21, CMU-1 District there is a chapter of screenings, is that the correct document</p> <p>Joe LaClair: We absolutely could make that change. The County has some control over the aesthetics and the placement of the cell towers, but my understanding is that if a demand for service is shown then the FCC requires us to permit</p> <p>Rosaura Lopez: Do you know how many units of affordable housing there will be?</p> <p>Joe LaClair: We have no way of predicting the number of affordable units that would be brought forward. By crafting the policy in the way that we have, we've left enough development potential to create the incentive for developers to build affordable units</p> <p>Steve Monowitz: There are also projects in other parts of NFO where we are working on constructing affordable units, although we don't have specific numbers on the amount</p> <p>Everardo Rodriguez: Were the residents of this area notified about this meeting?</p> <p>Joe LaClair: Yes we did. NFO Forward notified everyone on their mailing list about this meeting</p> <p>Everardo Rodriguez: Would there be any incentive for the current building owners to adopt the new standards?</p> <p>Joe LaClair: We believe that anytime zoning is changed it can lead to greater economic value and property owners might be incentivized to update their properties\</p> <p>Linda Lopez: I want to re-iterate that nothing is going to change for existing businesses, they will not be affected by the new zoning changes.</p>
<p><b>Public Comment</b></p>	<p>Rob Wilkins, Director of Development for Palo Alto Affordable Housing: Expressing his support for the zoning changes</p>

<p><b>Council Action</b></p>	<p>Motion: I motion that we accept the recommendation on the proposal to rezone commercial properties located along El Camino Real and 5<sup>th</sup> Avenue in unincorporated North Fair Oaks designated C-1/S-1, C-2/S-1, or P to CMU-1/DR, CMU-2/DR, or NMU-ECR/DR to implement the North Fair Oaks Community Plan</p> <p>Council Vote:</p> <ul style="list-style-type: none"> <li>• Everardo Rodriguez – Yea</li> <li>• Linda Lopez – Yea</li> <li>• Rosaura Lopez – Yea</li> <li>• Rosario Gonzalez – Yea</li> <li>• Emily Cordova – Yea</li> </ul> <p>Motion Carries</p>
<p><b>Supervisor’s Report</b></p>	<ul style="list-style-type: none"> <li>• No report this month</li> </ul>
<p><b>County Manager’s Report</b></p>	<ul style="list-style-type: none"> <li>• Update on the parking lot on Middlefield Road</li> <li>• Hoping to have some sort of celebration on the new parking lot sometime in September</li> <li>• The Middlefield Small Business Development Pilot Program Kick-Off Meeting will take place on Tuesday, June 27</li> <li>• In July, Code Compliance will start their beautification project. There’s also a new website on the NFO Forward website that talks about beautification in North Fair Oaks.</li> <li>• Work continues with AECOM and utilities companies for Middlefield Road</li> <li>• Send-off for Jenifer Logia</li> </ul>
<p><b>Council Member’s Report</b></p>	<ul style="list-style-type: none"> <li>• No council member reports</li> </ul>
<p><b>Adjournment</b></p>	

**Next Meeting**

**North Fair Oaks Community Council Study Session**

**Thursday, August 17, 2017 at 6:30 p.m.**

**Location TBD**

**North Fair Oaks Community Council Regular Meeting**

**Thursday, July 27, 2017 at 7:00pm**

**Fair Oaks Community Center, Multipurpose Room**