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



Linda Lopez, Chair
 Rafael Avendano, Vice-Chair
 Laura Caplan
 Beatriz Cerrillo
 Mary Martinez
 Dale Miller
 Everardo Rodriguez
 Esperanza Vázquez
 Diane Zermeno, Youth Member
 Emily Cordova, Alternate Youth Member

**North Fair Oaks Community Council
 Meeting Minutes**

Thursday, July 23, 2015

7:00 p.m.

Fair Oaks Community Center Multi-Purpose Room, 2600 Middlefield Road, Redwood City

Issue	Discussion	Decision/ Next Step/Action
<p>NFO Community Council Public Hearing Regarding Proposed Neighborhood Mixed Use (NMU) Zoning on Middlefield Road</p>	<p>Will Gibson, Planning and Building, provided the following summary:</p> <ul style="list-style-type: none"> • The Neighborhood Mixed Use (NMU) Zoning/Middlefield Road applies to all properties along Middlefield Road between 1st Avenue and 8th Avenue. • The rezoning is Phase 1 of four rezoning phases implementing the North Fair Oaks Community Plan. The rezoning includes specific land use and development policies. • North Fair Oaks Zoning must be updated to be consistent with and implement, policies in the adopted North Fair Oaks Community Plan. • A Zoning/Parking Workgroup was created to oversee the zoning update. • The proposed NMU Zoning/Middlefield Road is very similar to the existing zoning regulations. Scale, density, heights of developments have not changed significantly. The primary changes were: a) the height allowances increased from 36 to 40 feet, b) mixed use commercial-residential will be allowed without a use permit, and c) new land uses like farmers markets, small indoor exercise and leisure facilities, child care centers, and educational facilities are allowed. • Billboards are not currently allowed by North Fair Oaks Zoning regulations; they are not allowed in the proposed North Fair Oaks Zoning regulations either. 	

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	<ul style="list-style-type: none"> The North Fair Oaks Community Council will consider the proposed Neighborhood Mixed Use (NMU) Zoning/Middlefield Road and make a recommendation at their meeting on August 27th. <p>Public Comment: Lalia, a North Fair Oaks resident who lives on 8th Ave., asked if bars can be zoned out of Middlefield Road.</p> <p>Will Gibson mentioned that the new zoning proposals did not leave out bars because it would allow restaurants that would like to offer liquor. Will also mentioned that the State’s Alcoholic Beverage Control (ABC) is in charge of issuing liquor licenses and that North Fair Oaks is over the allowed number of liquor licenses. An exception would have to be supported by the Sheriff, Board of Supervisors and the ABC in order to obtain a liquor license.</p> <p>Councilmember Laura Caplan asked about parking.</p> <p>Will Gibson mentioned that the County is working on a plan regarding the issue of parking for the entire North Fair Oaks Area.</p> <p>Councilmember Everardo Rodriguez asked when the new zoning regulations would take effect.</p> <p>Will Gibson explained that the new zoning regulations would be enforced 30 days after the Board of Supervisors approved the proposed changes, if approved.</p>	
Roll Call	<p>Present: Rafael Avendano, Laura Caplan, Beatriz Cerrillo, Emily Cordova, Mary Martinez, Dale Miller, Linda Lopez, Everardo Rodriguez, and Esperanza Vasquez</p> <p>Absent: Diane Zermeno</p>	
Public Comment	No Public Comment	
Approval of Minutes	<p>Minutes for the NFOCC meetings dated June 25, 2015.</p> <p>Councilmember Laura Caplan recommended a wording change on page six under Supervisor’s report, specifically, that the clean up event to “took place.”</p>	

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	<p>Chair Linda Lopez mentioned that she was not present to adjourn the meeting and to remove her name from any action items.</p> <p>Councilmember Rafael Avendano made a motion to approve the June 25, 2015 minutes with the changes noted by councilmembers.</p> <p>Councilmember Beatriz Cerrillo seconded the motion.</p> <p>Councilmembers Rafael Avendano, Laura Caplan, Beatriz Cerrillo, Linda Lopez Dale Miller, Mary Martinez, Everardo Rodriguez, and Esperanza Vasquez approved the minutes.</p> <p>Alternate Youth Member Emily Cordova abstained.</p>	
<p>Recommendation to move the Study Session to the 4th Thursday of every month</p>	<p>Chair Linda Lopez stated in the previous Study Session, an idea was floating around about the possibility of moving the Study Session from the 3rd to the 4th Thursday of every month. It would start at 6 p.m. and end at 7 p.m. The regular council meeting would follow the Study Session. Chair Linda Lopez stated that consolidating the two meetings would give more time to councilmembers who are occupied with work and school.</p> <p>Councilmember Laura Caplan mentioned that another good reason to move the Study Session to the 4th Thursday was to request a special meeting for items that needed more time for consideration. It could be scheduled on any other day of the month.</p> <p>Councilmember Mary Martinez made a motion to move the Study Session to the 4th Thursday starting next month (August.)</p> <p>Councilmember Esperanza Vazquez seconded the motion.</p> <p>Councilmembers Rafael Avendano, Laura Caplan, Beatriz Cerrillo, Emily Cordova, Linda Lopez Dale Miller, Mary Martinez, Everardo Rodriguez, and Esperanza Vasquez approved the motion.</p>	
<p>Recommendation regarding an Off-Street Parking Exception pursuant to the County Zoning Regulations (Parking) Section 6120 (Exceptions), with a one bedroom addition:</p>	<p>Bryan Albini, Planner, Planning and Building, presented the following summary:</p> <p>The owner wishes to construct a second story addition to their home. The existing residence, built in 1948, has two bedrooms and a one-car garage. The addition will add a third bedroom. A 3-bedroom house requires two covered off-street parking spaces as required by Section 6119 (Parking Requirements). The only available off-street parking</p>	

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<p>Located at 819 6th Ave</p>	<p>space is located parallel to the original driveway and would encroach into the 20-ft. front yard setback. It would be uncovered.</p> <p>Chair Linda Lopez asked if the encroachment to the setback was going to have any problems. Bryan said that he talked with Department of Public Works and mentioned that the encroachment would be allowed and they had no problems.</p> <p>Councilmember Rafael Avendano made a motion to approve the Off-Street Parking Exception.</p> <p>Councilmember Laura Caplan seconded the motion.</p> <p>Councilmembers Rafael Avendano, Laura Caplan, Beatriz Cerrillo, Emily Cordova, Linda Lopez Dale Miller, Mary Martinez, Everardo Rodriguez, and Esperanza Vasquez approved the motion.</p>	
<p>Supervisor Slocum’s Report</p>	<p>Irving Torres, Legislative Aide to Supervisor Slocum, reported the following:</p> <ul style="list-style-type: none"> • Applications are now open for the nine-member Veterans Commission. Applications are available at the County of San Mateo website, www.smcgov.org. Applications will be accepted until 5 p.m. on August 21st. • August 16th is the 14th Annual North Fair Oaks Community Festival from 11 a.m. to 6 p.m. 	
<p>NFO Forward Report</p> <p>Approve the Proposed Arts workgroup budget for FY 2015-2017 and project list.</p>	<p>Ellie Dallman of the NFO Forward Outreach team provided the following summary:</p> <ul style="list-style-type: none"> • The NFO Forward is hosting a summer dialogue series with the purpose of bringing the community to enjoy a casual dinner, learn about a featured topic and discuss with each other their hopes and ideas for the future of the community. The last dialogue for the summer will be on the topic of Healthy Habits on Wednesday, August 12th at the Fair Oaks Health Center from 6 p.m. to 8 p.m. • The Public Art Workgroup will be rolling out a variety of projects this summer. The projects include: North Fair Oaks Entrance Signs and the Utility Box Mural Project. • A community meeting was held on July 1st with 11 business owners and property owners along the Middlefield Road 	

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	<p>corridor to review and discuss the results of the business survey that NFO Forward had conducted earlier this year.</p> <ul style="list-style-type: none"> • There will be a public hearing on Wednesday, August 5th, 2015 from 7 p.m. to 8:30 p.m. to provide another opportunity for public comment on the proposed zoning changes along Middlefield Road. • Lastly, NFO Forward would like the Council to recommend approval of the North Fair Oaks Public Art budget for fiscal year 2015-2017. <p>Councilmember Rafael Avendano asked if there is a way to allocate funds to document all the art projects in North Fair Oaks.</p> <p>Councilmember Everardo Rodriguez made a motion to approve the proposed arts workgroup budget for fiscal year 2015-17 in the amount of 112,00 dollars and to include funding to document all art projects in North Fair Oaks.</p> <p>Councilmember Rafael Avendano seconded the motion.</p> <p>Councilmembers Rafael Avendano, Laura Caplan, Beatriz Cerrillo, Emily Cordova, Linda Lopez Dale Miller, Mary Martinez, Everardo Rodriguez, and Esperanza Vasquez voted to approve the motion.</p> <p>Ellie Dallman then introduced Krzysztof Lisaj of Public Works. Krzytof mentioned that he is the lead project manager for the Middlefield Road Redesign. He also mentioned that there will be a more specific presentation at next month's NFOCC meeting. Krzysztof introduced Millette Litzinger, of AECOM, who is the representative on behalf of AECOM, the firm hired to create the streetscape design for Middlefield Road.</p> <p>Millette mentioned that she is looking forward to working on the project. She considers the North Fair Oaks community as co-planners of the project. Millette introduced Steve Cancian, of Shared Spaces, who has been contracted by AECOM to do the community organizing and outreach. Steve mentioned that he is hoping to create a better neighborhood but for the same neighbors. He will be setting up meetings to discuss more in detail his work at next month's meeting.</p>	

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	<p>Freda Manuel, Real Properties, mentioned the following:</p> <p>The results of the survey identified the following issues of concern in priority order: parking, customer attraction, impact of the construction schedule, a need for timely communication and maintaining access to open businesses. Respondents were also interested in the following issues: increasing energy efficiency, better trash collection and façade or storefront improvement program. Next steps include the development of a local business advisory workgroup that will continue to provide input as the Local Business Sustainability Plan is developed.</p> <p>Councilmember Laura Caplan wanted to know what percentage of businesses answered the survey. Out of the 110 businesses along Middlefield Road, 65 percent of business owners responded to the survey. In addition, 87 surveys were mailed to the property owners; 18 completed surveys were mailed back by property owners.</p>	
Councilmember Reports	<p>Esperanza Vazquez mentioned that she appreciate all the hard work that has been done by the NFO Forward team including the website.</p> <p>Rafael also thanked Mike Callagy and the NFOForward team for visiting the Siena Youth Center.</p> <p>Chair Linda Lopez asked if we could get the Multi-Cultural Institute on the agenda and an update on the Affordable Housing project that the county is working on.</p>	
Adjournment	Chair Linda Lopez adjourned the meeting at 9:00 p.m.	

Next Meeting
<p>North Fair Oaks Community Council Study Session Thursday, August 27, 2015 at 7:00 p.m. Location to be determined</p>