

**Meeting Notes**  
 Tuesday, January 12, 2016

Item	Outcome
6:30pm - Call to order, welcome and introductions	Attendees: Stephanie Miranda, Kent Manske, Brett Weber, Morton Frank, Mac Hart, Paul Lloyd, Nancy Zaro, David Strack, Cheryl Campell, Laura Caplan, and Linda Lopez.  Staff: Lisa Aozasa, Joe Laclair, Will Gibson, Bryan Albini, and Ellie Dallman.
Review and finalize updated list of permitted uses prepared by Planning staff.	Issues raised at the prior meeting regarding permitted uses were clarified, as indicated in the attached notes, and in comments imbedded in the edited Land Use section. In addition, the following changes were made: <ul style="list-style-type: none"> <li>Hotels – requirement of “6 or more guest rooms” was removed from the definition.</li> <li>Home occupations are required to get a permit similar to business permits.</li> </ul> Additional questions/clarifications that were discussed: <ul style="list-style-type: none"> <li>Clarified that massage parlors are allowed, but are required to have a separate permit from environmental health.</li> <li>Question raised about small collection facilities for recyclable materials – should the size be limited?</li> <li>Medical marijuana – regulated by another section not included in this document, and are required to have a separate permit from the Sheriff.</li> <li>Question about connecting the Middlefield Road corridor and the EL Camino/5<sup>th</sup> Ave corridor through zoning – suggested that there needs to be a continuity or transition.</li> <li>Chain store/franchise ordinance – this issues is separate and will be brought to the NFO Community Council.</li> </ul>
Review of proposed CMU Development Standards <ul style="list-style-type: none"> <li>Height</li> <li>Setbacks</li> <li>Floor area ratios</li> <li>Lot coverage</li> <li>Other standards</li> </ul>	Staff and the workgroup began reviewing the proposed Commercial Mixed Use District Development Standards for the first time. The following items were discussed: <ul style="list-style-type: none"> <li>Expressed concerns regarding how 5 story buildings and set backs will affect adjacent residential neighborhoods, specifically Celby Park</li> <li>Suggestion to incorporate</li> <li>At the next meeting, staff will provide in depth background, overview and visuals for the design standards that are being presented.</li> <li>Request for more information about the maximum total sign display area.</li> <li>Concerns about existing sign violations were mentioned and will be followed up on by Code Compliance.</li> </ul>
Announcements	<ul style="list-style-type: none"> <li>Parking Solutions Community Meeting – Wednesday, Jan. 13 at 6:30pm at Fair Oaks Community Center (2600 Middlefield Road)</li> <li>The NFO Forward Outreach Team is looking to hire a bilingual outreach coordinator! Please share the job link with anyone interested: <a href="http://jobs.smcgov.org/outreach-coordinator-north-fair-oaks-forward-open-term-position/job/5809418">http://jobs.smcgov.org/outreach-coordinator-north-fair-oaks-forward-open-term-position/job/5809418</a>.</li> </ul>

Agenda items for next meeting – Tuesday, February 2, 2016	<ul style="list-style-type: none"> <li>Continue in depth discussion of CMU Development Standards, including questions raised at the this meeting</li> </ul>
8:30pm	Thanks and close

**Next Meetings:** Tuesday, February 2, 2016 at 6:30pm & Tuesday, March 1, 2016 at 6:30pm