



North Fair Oaks Community Council

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

2600 Middlefield Rd,
Redwood City, CA
650-363-1800
www.nfoforward.org

March 27, 2025

7:00pm

The North Fair Oaks Community Council provides recommendations on the issues of community health, safety, welfare, public works, and planning for the North Fair Oaks geographic area. It holds regular monthly meetings to address the needs of the community, act as a forum, and serve as an advisory body to the Board of Supervisors.

The North Fair Oaks Community Council was held in person at the Fair Oaks Community Center (2600 Middlefield Rd, Redwood City) and by teleconference using Zoom:
<https://smcgov.zoom.us/j/87492916197> It began at 7:00 PM and Spanish interpretation was available.

This meeting can be viewed in its entirety and shows each agenda item here: [YouTube Video](#)

1. ROLL CALL

Present:

Council members: Vice-Chair Saman, Esser, Whitney, Parisi, Daly, Rodriguez, and Orozco

Absent:

Chair Prado

2. GENERAL PUBLIC COMMENT

In-Person Comments:

Karen B.

Comments via Zoom:

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3. MOTION TO APPROVE AGENDA

Motion to approve the agenda and the removal of item #7.

Motion: Council member Brooks Esser/ Second: Council member Ever Rodriguez

Yes: 7 – Vice-Chair Saman, Esser, Whitney, Rodriguez, Parisi, Daly, and Orozco

No: 0

Absent: Chair Prado

Motion passes.

4. District 4 Supervisor Lisa Gauthier – Introduction.

Speaker:

Supervisor Lisa Gauthier

- **Vehicle Licensing Fee Issue:** The district faces a potential loss of \$7 million due to the uncertainty of receiving vehicle licensing fees from the state, which could impact local services.
- **Measure K Uncertainty:** There is uncertainty regarding federal funding for Measure K, and the county is prioritizing essential services like housing, food security, and healthcare until further clarity is received on federal funding.
- **Challenges and Focus Areas:** Lisa highlighted key issues the district faces, including homelessness, affordable housing, social equity, healthcare, reproductive rights, public safety, and climate resiliency.
- **Affordable Housing Projects:** Lisa provided updates on affordable housing initiatives, including the \$9 million investment in the 320 Sheridan Drive property, which will provide housing and 35 workforce units for county residents.
- **Middlefield Junction Concerns:** The application process for the Middlefield Junction project is open, with discussions about a \$30 fee per adult for Mercy Housing, which some community members find excessive.
- **Mobility and Safety Initiatives:** Lisa emphasized efforts to improve mobility and safety in the community, including promoting safe biking and walking and addressing issues with bike lanes, road reconstructions, and new lighting on Middlefield.
- **Lighting and Community Safety:** Lisa celebrated the recent installation of street lighting on Middlefield, which has improved safety and encouraged more people to visit and support local businesses in North Fair Oaks.
- **AB 413 Daylighting Law:** Lisa reminded the community about the upcoming enforcement of AB 413, which restricts parking within 20 feet of crosswalks starting May 1. Efforts are underway to mark these areas to help residents comply with the law.
- **Community Engagement:** Lisa expressed her commitment to keeping open communication with residents, ensuring they are informed and involved in decisions impacting their neighborhood.

Council member questions/comments:

- It would be helpful the County can provide some resources in support with making the community aware of what we do as a council etc. Or materials like a mailer.
- How can we be more laser focused and more impactful in our own advocacy?
- Thank you, Lisa, for your presentation and for keeping your wonderful staff from the previous Supervisor, along with adding on more amazing people.
- From a design point, for the NFO logo – I think North Fair Oaks should be in white.
- What do the logos represent NFO? What does it mean?

- Are these the final choices of the logos, can we change it?
- Is there a tagline with any of these logos? I hope we have good brand guidelines for logo locks with how we're branding San Mateo County with the NFO logo, and what is the appropriate use of this for businesses.
- Just a suggestion – we need to be able to find out things before they happen.

In-person Public Comments:

None

Public Comments via zoom:

None

5. Motion: Update North Fair Oaks Council Study Session schedule: Moving from January, April, October to January, May, September to reduce the gap between April and September.

Speakers:

Vice-Chair Saman

- Changing the NFOCC Study Session schedule

Council member questions/comments:

None

In- person Public Comments:

None

Public Comment via zoom:

None

Motion to Approve the NFOCC Study Session Schedule to January, May, and September from January, April, and October.

Motion: Council member Brooks Esser / Second: Ever Rodriguez

Yes: 7 – Vice-Chair George Saman, Esser, Parisi, Daly, Whitney, Rodriguez, and Orozco

No: 0

Absent: Chair Prado

Motion passes.

6. Motion: Consideration of a Non-Conforming Use Permit, to legalize two non-conforming 342 sq. ft. first story additions to an existing non-conforming one-story single-family residence on a non-conforming parcel, located at 2796 Westmoreland Ave. in North Fair Oaks.

Speaker:

Planning and Building Department – Olivia Boo

- **Project Type:** Non-Conforming Use Permit to legalize existing additions on a property.
- **Existing House:** The house is approximately **900 sq. ft.**
- **Additions:** **342 sq. ft.** of additions, including a rear bedroom and laundry area, and a walk-in closet.
- **Lot Size:** The property is **2,479 sq. ft.**, which is a substandard parcel.
- **No Tree Removal or Grading:** No tree removal or grading is proposed for the project.
- **Location:** Corner parcel at **Westmoreland Avenue** and **Dumbarton Avenue.**
- **Setback Deviations:**
 - **Street Side:** Proposing **8.85 ft** (10 ft required).
 - **Interior Side:** Existing **2.5 ft** (5 ft required).
 - **Rear Side:** Proposed **5 ft** (20 ft required).
- **Carport and Deck Removal:** The existing **carport** and **enclosed deck** encroach into the right-of-way and will be removed.
- **Parking Waiver:** A waiver for **on-site parking** is requested, as there's no available parking space on the property.
- **Zoning Compliance:** The project complies with the **General Plan, North Fair Oaks Community Plan,** and **S3 zoning district** regulations.
- **Neighborhood Compatibility:** The house is compatible with surrounding single-family homes, mostly older one- and two-story houses.
- **Approval Request:** The **Planning Department:** recommends approval of the permit to legalize the additions with substandard setbacks on the 2,479 sq. ft. parcel.

Council member questions/comments:

- Which concept would you recommend and why?
- My only concern was not based on granting existing usage. Is that the setback on that two and half foot one in terms of wildfire mitigation strategies?
- Is that being used for parking at all? Or is it storage?
- Is that more on the Public Works side of the house as opposed to the side of the house? How does that work?
- Is the fence legal since it'll be on the right of way?
- Is there some inspection to give it approval at the end? But ensuring that all modifications are made, is that something Public Works does or how does that work?

In-person public comments:

None

Public comment via zoom:

None

Motion to make a recommendation for approval of a non-conforming use permit for the Parcel that 2796 Westmoreland Avenue.

Motion: Council member Brooks Esser / Second: Vice-Chair Saman

Yes: 7 – Vice-Chair George Saman, Esser, Parisi, Daly, Whitney, Rodriguez, and Orozco

No: 0

Absent: Chair Prado

Motion passes.

- 7. Motion: Consideration of a Minor Subdivision to allow the subdivision of a 20,120.94 sq. ft. parcel into two parcels, located at 543 Encina Avenue. (Lot 1: 10,059.82 sq. ft. and Lot 2: 10,061.12 sq. ft.).**
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This agenda item was removed from the agenda.

- 8. Presentation: San Mateo County Libraries Report 2023-2024.**
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Speakers:

Library Manager, Gina Feil

- San Mateo County Libraries serve 351 square miles with 13 libraries.
- **Diverse Community:** Our libraries serve a diverse community, supported by dedicated staff and volunteers.
- **Library Usage Stats:** 1.7 million visitors (16% increase), 2.4 million items circulated (4% increase), and 10,000 events (36% increase).
- **Online Engagement:** Website visits up by 51%, Wi-Fi sessions up by 14%, and laptop & hotspot use up by 40%.
- **North Fair Oaks Library Stats:** 80,000 visitors, 30,000 items circulated, and nearly 10,000 program attendees.
- **Strategic Plan Update:** We updated our strategic plan with input from the community, receiving a 98% favorability rating.
- **Programs for Seniors:** Programs like tech help, yoga, sewing, and live music have been popular with seniors.
- **English Learning Programs:** Offering tutoring, English classes, and conversation clubs to support language learners.
- **New Library Services:** Opened a 24/7 library outpost at Pacifica Sanchez with a machine to check out books anytime.
- **Community Support:** Libraries served as community centers during storms, with 32% of staff speaking other languages. Volunteers contributed 25,000 hours.

Council member questions/comments:

- What resources are you providing for the community in regards of immigration status?
- We've heard positive feedback from community members that have that we've sent out to the libraires from the EEC – that help with the computers and hot spots.

- What kind of programs do you have for young children from the ages of preschoolers through third graders?
- Do you see a lot of people coming in on warmer days throughout the summer as a cooling center?
- We hope one day the council and county can get you a new space.
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9. Report Out

District 4: None

County Attorney: Tim Fox

Council Members: Brooks Esser, Beatriz Orozco, Kelly Parisi, Kathleen Daly, and Vice-Chair

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10. ADJOURNMENT

Meeting adjourned at 8:42 p.m.