



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

May 22, 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/89943758823> 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: Chair Prado, Daly, Esser, Whitney, and Aponte

Absent:

Vice-Chair Saman, Parisi, Rodriguez, and Orozco

2. GENERAL PUBLIC COMMENT

In-Person Comments:

Kent Manske

Comments via Zoom:

0

3. MOTION TO APPROVE AGENDA

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

Motion: Council member Brooks Esser/ Second: Chair Prado

Yes: 7 – Chair Prado, Esser, Whitney, Daly, and Aponte

No: 0

Absent: Vice-Chair Saman, Parisi, Orozco, and Rodriguez

Agenda is approved.

4. Introduction to the Office of Labor Standards and Enforcement. About protecting the rights of all workers, regardless of job or immigration status.

Speaker:

Shane Ross, Senior Management Analyst from Office of Labor Standards Enforcement

- **New Office Established:** The Office of Labor Standards and Enforcement (OLSE) is a new San Mateo County initiative created in partnership with the County Executive's Office, County Attorney's Office, and District Attorney's Office.
- **Purpose and Mission:** OLSE aims to advance fair labor practices, ensure workers are paid fairly and treated respectfully, and support responsible employers.
- **Focus on Wage Theft:** The office addresses wage theft, including minimum wage violations, unpaid overtime, off-the-clock work, illegal deductions, and denied sick leave.
- **Widespread Local Impact:** Research shows over \$4 million in unpaid wage judgments in San Mateo County and a broader statewide issue affecting 12% of workers annually.
- **Disproportionate Harm:** Low-wage workers, especially women, immigrants, and people of color, are most affected by wage theft.
- **Limited Existing Remedies:** Current systems like the Labor Commissioner are slow and often ineffective, making justice hard to access for many workers.
- **Confidential Advice Line:** A multilingual advice line, run by Step Forward Foundation, provides legal guidance, and helps workers and employers understand their rights and responsibilities.
- **Complaint and Enforcement Process:** OLSE investigates wage violations, encourages compliance through education and negotiation, and escalates to enforcement if necessary; criminal cases go to the DA.
- **Phase 1 Focus:** Initial efforts prioritize outreach to agriculture, construction, and restaurant industries, and enforcement in unincorporated areas and six partnering cities.
- **Resources and Growth:** OLSE is building infrastructure for future expansion; more info and updates are available at smcgov.org/olse.

Council member questions/comments:

- Are they prosecuting and going after this stuff too?
- What does your outreach efforts look like, besides coming here to the council?
- Can that anonymity follow through this entire process in other words restaurants paying its own workers something below minimum wage. The original person who files the claim. My concern is retribution of the employer.
- For some businesses that don't have HR or legal departments – how do we ensure that the advice and resources are provided to them?

In-person Public Comments:

None

Public Comments via zoom:

None

5. Presentation: Update on Middlefield Road Improvement Project and Completion Status.

Speakers:

Carter Choi and Monika Raman from Department of Public Works

- **Project Overview:** The project includes road upgrades, undergrounding utility lines, and replacing old sewer pipes.
- **Road Changes:** Middlefield Road was reduced from 4 lanes to 3 lanes — one in each direction plus a center turn lane.
- **Sidewalk & Bike Improvements:** Sidewalks were widened, bike lanes added, and new streetlights installed for safety.
- **Safety Features:** Added flashing crosswalk signals, better traffic lights, and visible crosswalks to improve pedestrian safety.
- **Amenities & Technology:** New benches, bike racks, trash bins, public Wi-Fi, and solar benches with USB chargers were added.
- **Construction Completed:** The main construction work is done, and the road is fully open to traffic.
- **Parking Updates:** 20-minute short-term parking zones were added to support nearby businesses.
- **Utility Work:** PG&E has nearly finished undergrounding their power lines. Other companies like Comcast and AT&T will follow.
- **Railroad Delays:** Some parts of the project, like traffic signals and a clinic driveway, are waiting on Union Pacific Railroad to finish their upgrades.
- **Track Work Coming Soon:** Railroad crossing work is planned for late June and will require a weekend road closure, with advance notice to the public.

Council member questions/comments:

- Can you talk more about the licensing agreement with SamTrans and their role?
- Conferenced about the new housing complex – we don't know what the traffic will look like on Middlefield. We don't know the impact of the traffic. There are some challenges on that stop sign near Connoisseur Coffee, also.
- If the June timeline doesn't work out – then what would be the latest, it'd be done?
- How long do you need the parking to set up?
-

In- person Public Comments:

None

Public Comment via zoom:

None

6. **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.**

Speaker:

Planning and Building Department – Jonathan Bruns

- **Project Overview:**
This proposal involves a **minor subdivision** to split a **single existing lot** (20,120.94 sq ft) into **two separate lots**, each just over **10,000 sq ft**.
- **Existing Conditions:**
The lot currently contains a **single-family residence**, which is proposed to be **demolished** as part of the subdivision process.
- **Not a Senate Bill 9 Project:**
This subdivision **does not fall under SB9**. No new housing development is proposed currently—only the subdivision of the lot.
- **Map & Site Context:**
Encina Avenue is a **dead-end street**, and the property is **surrounded by existing development**. A map overview was shown to illustrate the site in context.
- **Property Imagery:**
Google Maps screenshots show the current **one-story, single-family home** on the site, along with a visual rendering of the **proposed lot split**.
- **Subdivision Details:**
The proposed split is roughly **down the middle**, resulting in two lots of approximately **10,059 sq ft** and **10,061 sq ft**, meeting all relevant **setback and zoning requirements**.
- **General & Community Plan Compliance:**
The project is following the **San Mateo County General Plan** and the **North Fair Oaks Community Plan**, which allows **15–24 dwelling units per acre**—well above what’s being proposed here.
- **Zoning Compliance:**
The lot is zoned **R-1/S-93**, requiring a **minimum 10,000 sq ft lot size**. The subdivision conforms to all zoning regulations and allows for **future by-right development**.
- **Recommendation to Approve:**
Staff recommends that the **Council provide a recommendation for approval** to the Planning and Building Director, allowing the lot to be split into two parcels.

Council member questions/comments:

- Is it possible to then put two giant houses on the two pieces of land?
- Can they put some mobile homes or park some trailers – possibly renting it out if financing falls through with the property?
- What would be the frontage feet of each line?

In-person public comments:

None

Public comment via zoom:

None

Motion that the North Fair Oaks Community Council to make a recommendation to the Director of Planning and Building approving of the proposed Minor Subdivision to allow for the existing 20, 120.94 sq ft. parcel to be split into two parcels of 10,059.82 sq ft. and 10, 061.12 sq ft. respectively.

Motion: Council member Whitney / Second: Council member Chair Prado

Yes: 5 – Chair Prado, Whitney, Esser, Aponte, and Daly

No: 0

Absent: Vice-Chair Saman, Parisi, Rodriguez, and Orozco

Motion passes.

7. Report Out

District 4: Connie Franco

County Attorney: Brian Petit

Council Members: Brooks Esser, Blair Whitney, Christin Aponte, and Chair Prado

8. ADJOURNMENT

Meeting adjourned at 8:25 p.m.