



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

August 28, 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/92128857286> 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, Daly, Esser, Whitney, Rodriguez, Orozco, and Aponte

Absent:

Chair Prado and Parisi

2. GENERAL PUBLIC COMMENT

In-Person Comments:

Mike Morris

Comments via Zoom:

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3. MOTION TO APPROVE AGENDA

Motion to approve the agenda.

Motion: Council member Brooks Esser/ Second: Council member Blair Whitney

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

No: 0

Absent: Chair Prado and Parisi

Agenda is approved.

4. Recommendation/Motion: Off-Street parking Exception Permit at 2844 Middlefield Rd.

Speaker:

Erica Adams, Planning and Building Department

- **Project Description:** The CMU-3 Zoning District requires a Use Permit to allow El Sur to add dine-in service to the existing catering kitchen and take out service.
- **The Use Permit seeks approval of 3 elements:**
 - Dine in service
 - Off-Site parking for the restaurant
 - A six-foot-high fence where a four-foot-high fence is required
- **Project Proposal:**
 - The use is consistent with the General Plan and zoning. The parcel is zoned of mixed-use development which allows commercial development to be near housing.
 - The hours of operation are consistent with the County Noise Ordinance and the project is consistent with other performance standards for a restaurant.
 - The indoor dining, offered at seven tables, would take place in the existing building, and has been reviewed by Environmental Health and by Menlo Park Fire for capacity standards, and has been approved with conditions.
 - Operation of the restaurant, as proposed, should not interfere with any of the surrounding businesses or uses.
 - The combined uses in the restaurant, the catering kitchen, the takeout service, and the dine in service required 6 parking spaces. The applicant provides 6 parking spaces on the adjacent parcel under common ownership.
 - The two parcels are under common ownership and operate in the same manner as if they were one parcel.
 - The quantity and efficiency of the efficiency of the parking spaces is identical to what would be provided with on-site parking on a single parcel.
- **The recommendation:**
 - **That the North Fair Oaks Community Council provides a recommendation to the Planning Commission on the proposed Use Permit for dining in service, off-site parking, and a 6-foot-high fence for El Sur restaurant.**

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.

In-person Public Comments:

None

Public Comments via zoom:

None

Motion: Council member: Council member Esser / Second: Council member Whitney

Yes: 7 - Saman, Esser, Whitney, Daly, Rodriguez, Orozco, and Aponte

No: 0

Absent: Chair Prado and Parisi

Motion passes.

5. Presentation: South County Multimodal Strategy Project – project will identify underfunded but necessary projects that improve and encourage the use of different types of transportation.

Speakers:

Amy Linehan and Patrick Gilster from San Mateo County Transportation Authority

- **Project Description:**
 - The Multimodal Strategies are planning documents that will identify and prioritize needed projects in San Mateo County.
 - Multimodal Strategies will be developed for the entire 101 corridor as the first initiative of 101 Corridor Connect.
 - Projects will include highways, active transportation, transit, and other types of improvements.
- Transportation projects on the freeway and within the one-mile buffer will be identified through existing planning documents and capital improvement programs and through discussions with agency staff.
- Identified projects will be assessed for their potential to address congestion on US 101 and evaluated against criteria based on various factors including grant program guidelines, community feedback, and the TA's Strategic Plan.
- Projects will be prioritized based on the results of the evaluation process to inform the final program of projects. Implementation strategies will be developed for each project to help ensure a coordinated approach to delivering projects.
- **What are they are currently working on:**
 - Working with cities to develop high-level conceptual design of what these projects will look like.
 - Support cities in gathering feedback from their communities on the conceptual design.
 - Use the feedback from this stage to refine the design as it moves into a formal engineering design process.

Council member questions/comments:

- How effective is it adding more lanes to the freeway?
- How does equity priority benefit to getting ahead of specific projects?
- Do environmental concerns come up?
- Do you guys have a lot to do with bike lanes?
- Did you reach out to local schools, META, or Stanford with the congestion of 101 freeway? What is the end goal?

In-Public Comments:

None

Public Comment via zoom:

None

6. Presentation: 86-unit affordable rental housing facility for low-income households located at 430-434 Douglas Avenue & 429-431 MacArthur Avenue.

Speaker:

Ray Hodges, Department of Housing & Affirmative Housing

- **Project Type:** Affordable Housing Development in North Fair Oaks
- **Five DOH Strategies:**
 - Plan in collaboration with County Planning and Building (2023-2031)
 - Housing Goals: Spur the creation for new housing, new types of housing, and housing in appropriate locations.
 - Target County-Owned Land for affordable housing development
 - Provide Rental Assistance
 - Leverage State and Federal Funds
- **Monarch At Redwood:**
 - Founded in 1992
 - Office in San Jose
 - Successfully developed over 6,000 affordable Apartments
 - Developed over 1,500 Supportive Housing Apartments
 - Many community types include Senior, Special Needs, and Large Family
- Case Management Medical and Mental Health Support Job Training
- Community Building Wellness & Education classes and computer literacy
- **Estimated Schedule:**
 - Construction Start: August 2025
 - Interest List Forms: Winter 2026
 - Move-in: Spring/Summer 2027

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

7. Report Out:

District 4: Supervisor Lisa Gauthier

County Attorney: Brian Petit

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

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8. Adjournment

Meeting adjourned at 9:05 p.m.