



# North Fair Oaks Community Council

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Owner: ..... **Marcus and Sara Maita Family Trust, Wood Family Trust;**  
Applicant: ..... **Jim Eagen**  
File Number: ..... **PLN2011-00070,**  
Location: ..... **3151 Edison Way, North Fair Oaks**  
APN: ..... **054-261-220, 054-261-230, 054-261-210**

## Project Description:

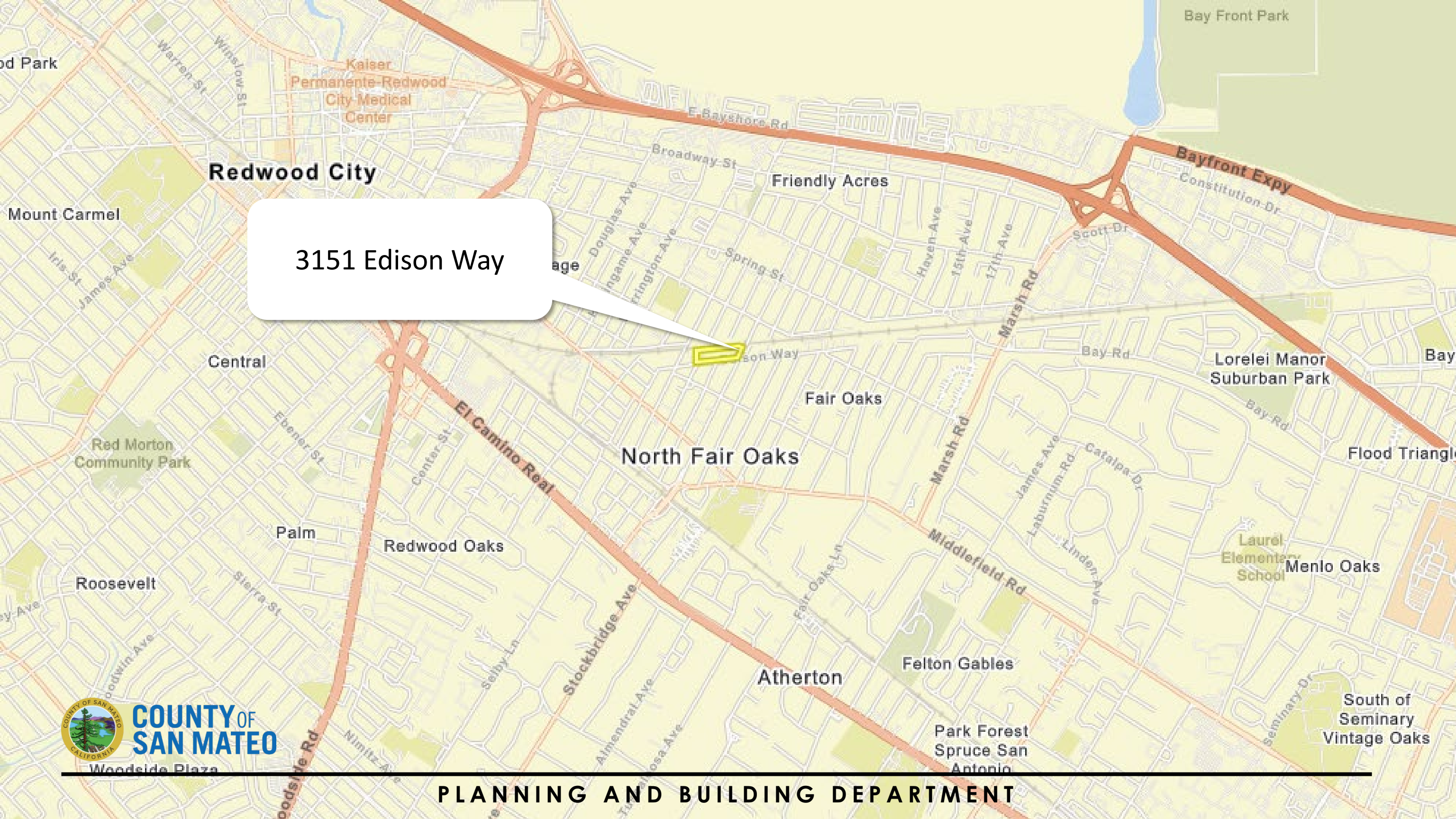
**Recommendation to the** Zoning Hearing Officer on the proposed Use Permit Renewal and Amendment, to permit a new 9,260-square-foot K-8 primary school called Synapse School Campus No. 2 with a maximum of 140 students within an existing indoor recreation facility, SportsHouse.



## PROJECT DESCRIPTION

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Consideration of a Use Permit Renewal and Amendment, pursuant to Section 8.280.030 of the San Mateo County Zoning Regulations, to permit a new 9,260-square-foot K-8 primary school called Synapse School Campus No. 2 with a maximum of 140 students within an existing indoor recreation facility, SportsHouse, located at 3151 Edison Way in the unincorporated area of North Fair Oaks (PLN2011-00070). The project includes an amendment to the Use Permit conditions of approval for existing Synapse School Campus No. 1 (PLN2014-00295), located at 3375 Edison Way, to align traffic monitoring and reporting requirements across both campuses.



3151 Edison Way



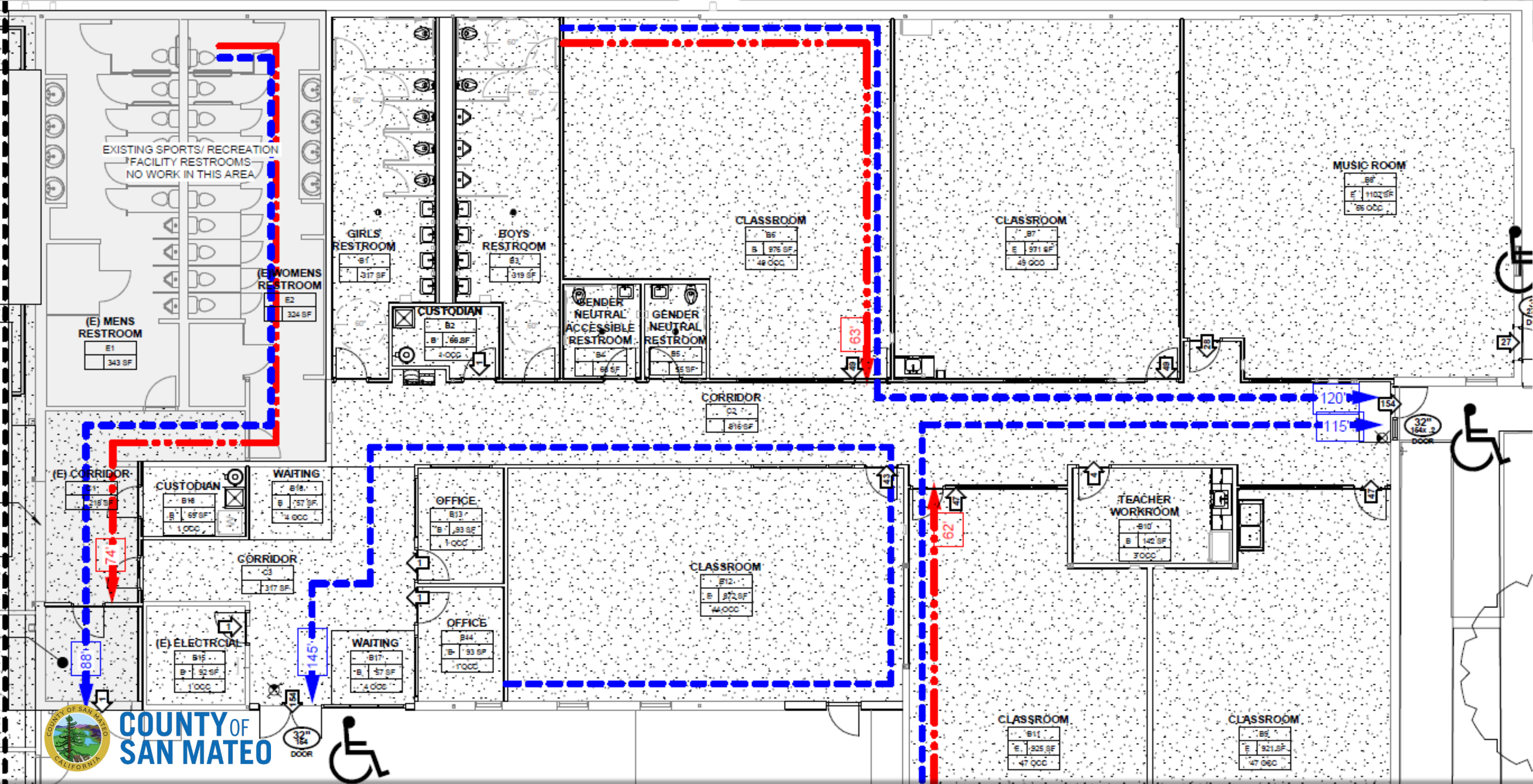
3151 Edison Way

Sports House  
3151



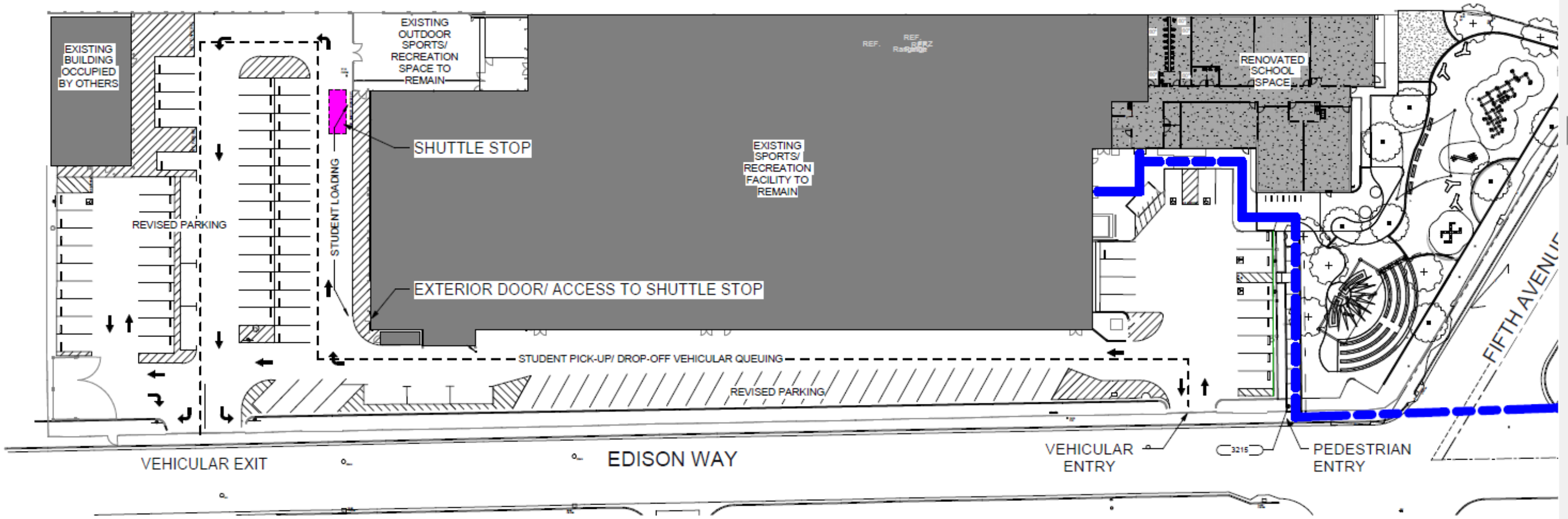


Project will occupy the eastern portion of the building



6 Classrooms for 140 Students and 15 staff

RAILROAD LINE

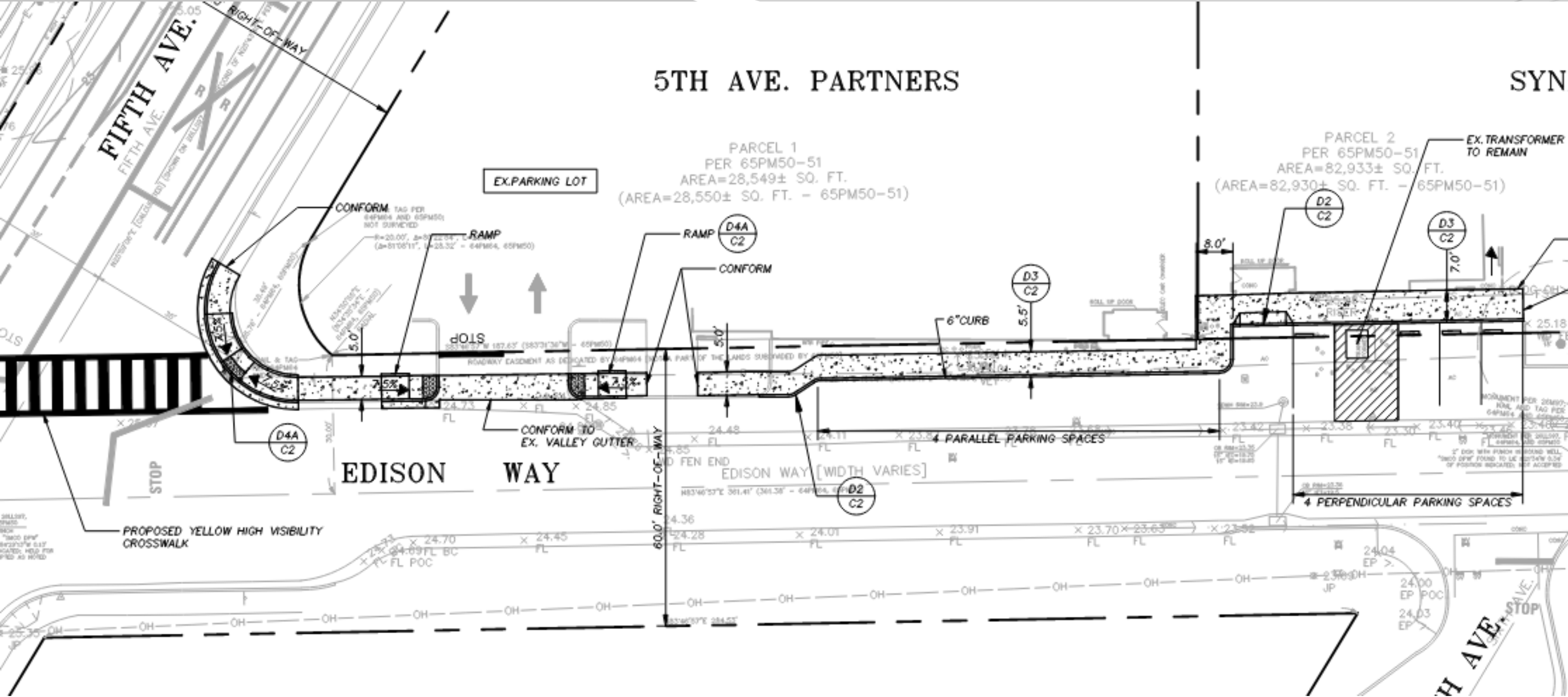


COMBINE CAMPUS PLAN - WEST  
1" = 30'-0"

107 Parking Spaces + 60 spaces with Parking Agreement

# 5TH AVE. PARTNERS

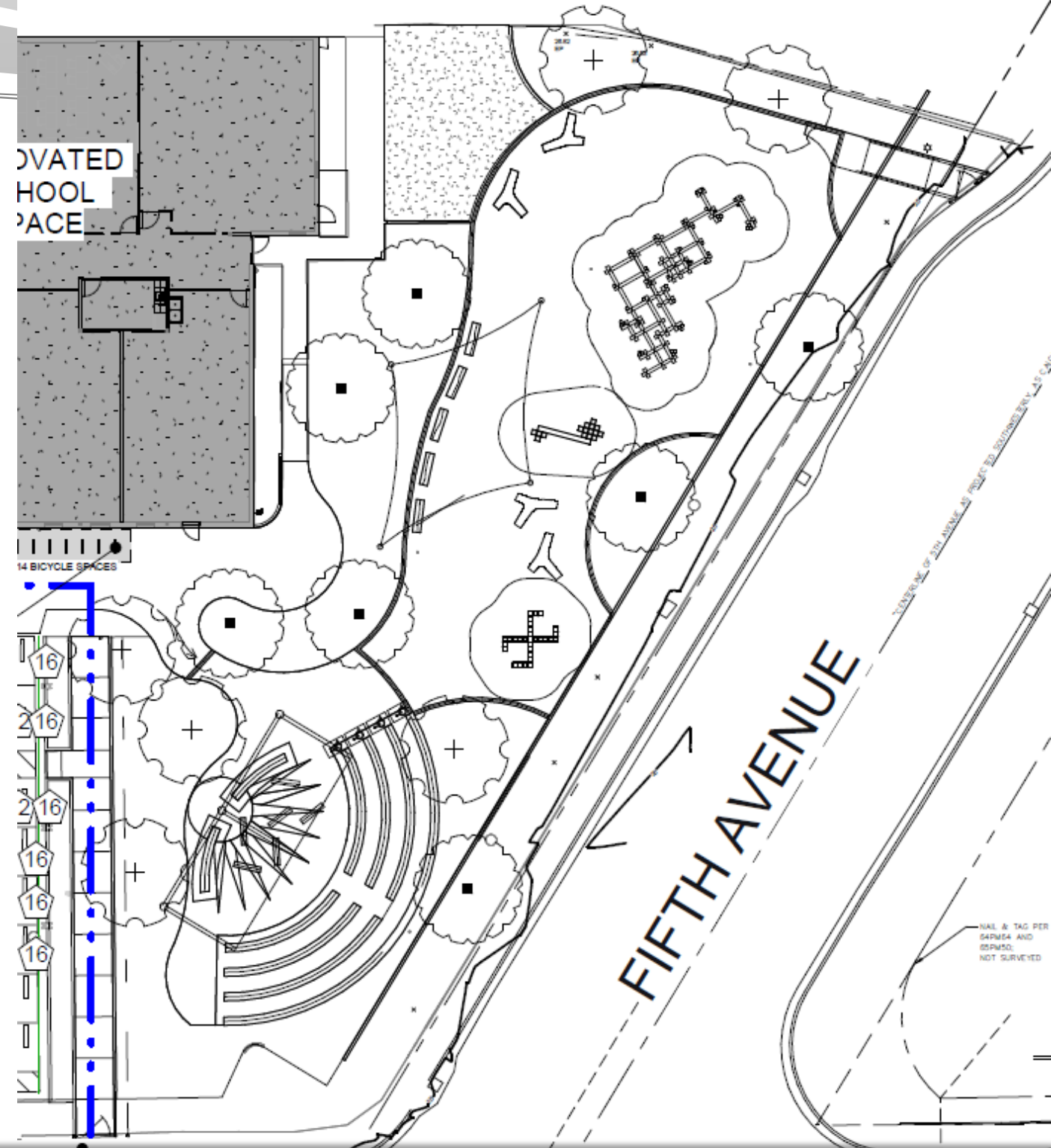
SYN



290 linear feet of sidewalk



**COUNTY OF  
SAN MATEO**



5,000 square feet of outdoor classroom space



# PROJECT COMPLIANCE

## Zoning Regulations

Meets all CMU-3 development standards, Parking Standards, and Performance Standards.

## Consistent with GP and NFO Plans

The mixed use facility with both indoor recreation and institutional uses are consistent with the allowed uses and policies for Commercial Mixed-Use areas.

## Traffic

The Synapse School will operate outside of Sports House hours so the traffic from both uses will not overlap. The Synapse school will be required to monitor traffic and ensure the trip cap is not exceeded. Their Shuttle program will also be expanded.

	Parking Requirements	Units of Measurement	Required Parking	Provided Parking
<b>SportsHouse</b>			72	167*
	Indoor Recreation: 1 per 2,000 sq. ft.	58,271 sq. ft.	29	
	Restaurant: 1 per 3 seats	69 Seats	23	
	Party Rooms: 1 per 100 sq. ft.	1,680 sq. ft.	17	
	Office: 1 per 200 sq. ft.	510 sq. ft.	3	
<b>Synapse School Campus No. 2</b>	1 per 1,000 sq. ft.	9,260 sq. ft.	9	12
<b>Bicycle Parking</b>	Public: 2 per 35 ft. of Synapse School frontage	119 ft.	7	26
	Private: 1 per 1,500 sq. ft.	9,260 sq. ft.	7	
*107 onsite spaces, plus 60 offsite spaces under a reciprocal parking agreement with existing Synapse School Campus No. 1 at 3355 Edison Way.				



## Neighborhood Traffic Concerns

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The SportsHouse provides recreational and youth sports opportunities in an area where there are few spaces available for these types of activities. Due to the popularity of the sports programs offered at the facility staff has received letters documenting that parking is spilling over into the neighborhood. Patrons are parking on curbs, in no parking areas, in front of driveways, and generally creating unsafe conditions for residents. Recognizing the need to mitigate these operational impacts, the applicant has agreed to the following additional conditions to be added to the Use Permit:



## Neighborhood Traffic Concerns

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The applicant shall prepare and submit to the Current Planning Section for review and acceptance by the Planning and Building Department and Department of Public Works a shared parking agreement allowing use of the 60 parking spaces at Synapse School Campus No.1 (3355 Edison Way) by SportsHouse visitors and employees on weekends and after school hours on weekdays. Additionally, the owners or successors of SportsHouse shall implement the following measures to reduce spillover parking into the neighborhood:

- (a) employ staff to patrol, monitor and direct parking onsite and to the Synapse School Campus No.1 lot when the onsite parking is full;
- (b) post signage at the front of the building clearly indicating the location of the shared parking lots and number of parking spaces available for use in each parking lot. When the lot is full the signage will direct overflow parking to the Synapse Campus No.1 site. A sample of the proposed signage shall be submitted to the Planning and Building Department for review and approval within ten business days of final approval.
- (c) Institute and enforce an employee policy requiring that employees park in available spaces at the SportsHouse parking lot and the Synapse Campus No.1 parking lots;
- (d) as part of its rental agreements require that guests park in available spaces at the SportsHouse parking lot and the Synapse Campus No. 1 parking lots and notify guests that law enforcement may be called and/or their vehicles may be towed if they illegally block residential driveways or fire hydrants;
- (e) encourage employees and guests to carpool and use ride share services whenever possible;
- (f) announce neighbor reported street parking violations on its speaker systems.



## Neighborhood Traffic Concerns

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(2) The SportsHouse owner or operator will prepare and submit a parking demand study to the County of San Mateo Department of Public Works Roads Division and County of San Mateo Planning and Building Department Current Planning Section for review and acceptance. The report shall be due 6 months after final Use Permit approval and shall evaluate the impact of parking demand associated with SportsHouse operations during normal operation and scheduled tournaments on street parking in the vicinity of the SportsHouse. If the study indicates that SportsHouse parking demand is significantly impacting street parking in the vicinity of SportsHouse, the SportsHouse owner or operator shall pursue and enter into additional off-street parking agreements and/or take other measures identified in the report to avoid or reduce to the extent possible, any such reported significant impact. Any approved measures shall be implemented within 90 days of approval by the County, and their effectiveness shall be evaluated at each administrative review. Prior to conducting the above-mentioned parking demand study, the applicant shall consult with the County of San Mateo Department of Public Works Roads Division and County of San Mateo Planning and Building Department Current Planning Section to approve the scope for the study. Failure to submit the report in a timely manner may result in a review of the Use Permit by the Planning Commission.

(3) Should any required shared parking agreement be terminated or changed (including to accommodate other users of the parking lot that are not parties to this application), the SportsHouse operator shall notify the Planning and Building Department within 30 days of such termination or change and shall demonstrate to the satisfaction of the Planning and Building Department that: (a) despite such termination or change its parking demand is not significantly impacting street parking; or (b) it has entered into a substitute shared parking agreement for the same amount of spaces that were terminated.



## Environmental Review

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An Initial Study and Mitigated Negative Declaration was prepared for this project and circulated from February 4, 2026 to Feb 24, 2026. No comments were received during the public comment period. Staff has determined that the project, with the adopted mitigation measures, will not have a significant impact on the environment. The project mitigation measures as shown in the Mitigation Monitoring and Reporting Program (MMRP) will be adopted as part of the conditions of approval.



## RECOMMENDATION

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That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed Use Permit Renewal, to allow continued operation of the SportsHouse, and Amendment to permit a new 9,260-square-foot K-8 primary school called Synapse School Campus No. 2 with a maximum of 140 students within an existing indoor recreation facility, SportsHouse, located at 3151 Edison Way file no PLN2011-00070.



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