

Written Public Comments

From: Gaby Valencia<gaby.valencia@gmail.com>
Sent: Tuesday, February 24, 2026, 7:06 PM
To: kkelley@smcgov.org , dsherwood@smcgov.org , jprado@nfocouncil.org , gsaman@nfocouncil.org , BEsser@nfocouncil.org , kdaly@nfocouncil.org , BWhitney@nfocouncil.org , kparisi@nfocouncil.org , caponte@nfocouncil.org , SMC_SupGauthier@smcgov.org , jcaspillan@smcgov.org
CC: Ever Rodriguez erodriguez@northfoca.org
Subject: Synapse School / SportsHouse Use Permit Amendment County File No. PLN2011 - 00070

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ms. Sherwood, Ms. Kelley, NFO Council members and Supervisor Gauthier and her staff,

Please incorporate the following email into the public record for the Synapse School / SportsHouse Use Permit Amendment County File No. PLN2011-00070.

I live near these two businesses and for a long time and on a daily basis I have been dealing with the following issues:

Public Safety: Customers often block fire hydrants, park too close to corners, and obstruct visibility and handicap access.

Traffic Congestion: Long lines of cars waiting to enter and exit the SportsHouse and Synapse's pickup/dropoffs block traffic flow on Edison Way and 5th Ave.

Property Access: Driveways are often obstructed by SportsHouse's customers, making it difficult for residents to come and go, taking all street parking, and leaving no space for residents to park. SportsHouse's customers often move neighbors' garbage/recycling bins in order to park.

Increased Events: Since the addition of outdoor sports facilities in 2020, SportsHouse has hosted special events with a frequency that far exceeds its intended design. These events—specifically large-scale weekend volleyball tournaments—generate an overwhelming volume of traffic that the facility cannot accommodate. In a written response to a public review, the facility's ownership admitted that the venue was "never designed to host 1,200–1,500 patrons at a time," yet they continue to hold these events, explicitly directing the resulting overflow of cars into our residential neighborhood.

This disruption is not limited to special events; regular weekday activities also consistently exceed the facility's parking capacity; even after accounting for the additional parking lot at Synapse School, which

they have used for more than 2 years. Consequently, the spillover of cars onto neighborhood streets is no longer an occasional occurrence, but a near-constant burden that exists almost every evening and every weekend. My community often experiences disrespectful and careless behavior from SportsHouse's customers towards us and our neighborhood. These issues have created a constant state of irritation and stress for residents and have significantly affected the overall sense of our community and our quality of life. What was once a quiet residential area has become congested and chaotic during SportsHouse's operating hours.

As the SportsHouse has created so many problems for our community, my neighbors and I are very concerned that expanding the Synapse school to the SportsHouse's facility will further worsen the situation for those of us that live closer to the SportsHouse. Even when considering that Synapse would operate when SportsHouse is usually closed, please consider that this is an added impact for the neighbors as increased traffic during drop-off/pick-up times and the traffic congestion that would cause would make it more difficult for neighbors to leave and return to our homes. This would be an unfair burden to place on a community that has already been dealing with so many problems caused by the SportsHouse facility.

In light of the persistent issues detailed above, I respectfully request that the appropriate San Mateo County offices and the North Fair Oaks Council take the following actions with the goal of reaching a definitive solution to these ongoing problems **before any permits are finalized**.

Formal Requests to San Mateo County and the North Fair Oaks Council:

1. Condition the Renewal of SportsHouse's Permit on Parking Sufficiency

I request that **SportsHouse's business permit not be renewed** until they secure additional, dedicated parking to accommodate their actual operational volume. Currently, the facility relies on an unsustainable combination of their own lot, the neighboring Synapse lot, and—most disruptively—our residential streets. The burden of a private entity's overflow should not be shifted onto the public infrastructure of our neighborhood.

2. Defer Synapse's Permit Approval Pending Comprehensive Community Mitigation

Approval of Synapse's permit should be withheld until the applicant conducts formal outreach with the most severely impacted neighbors. This process must result in a clear, enforceable plan to mitigate parking and traffic concerns to the satisfaction of the residents. With tuition at approximately \$50,000, it is clear this school serves a demographic largely from outside North Fair Oaks; it is inequitable for their expansion to be subsidized by the decreased quality of life of our local community. If the current site cannot support this growth, the school should explore a multi-campus model or a more suitable location.

3. Implement a Residential Parking Program and Immediate Enforcement

As a vital long-term measure, **San Mateo County should designate Edison Way and the adjacent**

residential streets as a "Permit-Only Residential Parking" zone. This must include regular, proactive enforcement to ensure compliance. Furthermore, because this necessity is driven by the expansion of local commercial and educational entities, **residents should not be required to pay for these parking designations.**

Thank you very much for your prompt attention to this matter.

Sincerely,

Gabriela Valencia

3174 Edison Way, Redwood City, CA 94063

From: erodriguez@northfoca.org
Sent: Wednesday, February 25, 2026, 3:51 PM
To: kkelley@smcgov.org , ds herwood@smcgov.org , jprado@nfocouncil.org , gsaman@nfocouncil.org , BEsser@nfocouncil.org , kdaly@nfocouncil.org , BWhitney@nfocouncil.org , kparisi@nfocouncil.org , caponte@nfocouncil.org , SMC_SupGauthier@smcgov.org , jcaspillan@smcgov.org
CC:
Subject: Synapse School / SportsHouse Use Permit Amendment (SMC File No. PLN2011 – 00070)

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Dear Ms. Sherwood, Ms. Kelley, NFO Council members, and Supervisor Gauthier and staff,

As many of you, I have also received several messages from neighbors recounting bad experiences related the SportsHouse's parking and traffic issues. In full disclosure, I also happen to live near these two businesses and I have been dealing with the same issues that my neighbors bring as their concerns: traffic congestion on two of the main NFO roadways, driveways blocked, and unsafe parking and blocking hydrants and handicap ramps as a result of increased events and unruly/unregulated activity at the SportsHouse.

I also took a look at the customer feedback left on [Yelp about the SportHouse](#), curious to see if the discontent is only from the residents. I was surprised to see that even on the best 5-Star reviews, people complained about the difficulties posed by the insufficient parking. Lower star ratings also mentioned parking and traffic but also criticized the "unorganized" and "unprofessional" management from this business. Setting capacity limits on this business will do a lot of good to everyone, and it will be good for safety too.

During the pandemic, the SportsHouse began utilizing outdoor spaces in its parking lot. They brought in outdoor cross-training areas and then they built outdoor sand volleyball courts to increase their tournaments. We as neighbors understood and were flexible; however, the use and cancellation of those parking spaces never returned to normal thus leaving less parking spaces.

The current growing plan or expansion from Synapse School is not new to us, we have seen the spillover of cars onto neighborhood streets as a regular occurrence for several months to the extent that Synapse's sign/name has been hanging by the SportsHouse entrance for a while, without even getting the permit for expansion first (see photos attached).

This expansion/merger is unsustainable! And these two businesses need to be pushed back a little and asked to come back with better proposals with more reasonable plans that do not simply sponsor economic growth at the expense of the community. Both businesses are operating at full capacity, and now they want to grow while reducing parking and bringing more customers/vehicles? Where will they stop?

All along, I have thought that the fact that the SportsHouse provided space for the SMC Sheriff in their facilities was a conflict of interests that gave this business an upper hand for such unruly or unregulated activity. I am also learning that Synapse didn't leave its former building in such great terms when they came to NFO as they face similar issues with residents from the City of Menlo Park. If both businesses have incurred in violations, they should be taken into consideration for even stricter regulation.

I respectfully request that the appropriate San Mateo County offices and the North Fair Oaks Council take action on what other community members are asking:

1. The SportsHouse's business permit NOT be renewed until they secure additional, dedicated parking to accommodate their actual operational volume or reduce their activities to match their actual parking capacity. The burden of a private entity's overflow should not be shifted onto the public infrastructure and quality of life in our neighborhoods.

2. Defer Synapse's Permit Approval Pending Comprehensive Community Mitigation Approval of Synapse's permit should be withheld until the applicant conducts formal outreach with the most severely impacted neighbors. This process must result in a clear, enforceable plan to mitigate parking and traffic concerns of the residents. With tuition at approximately \$50,000, it is clear this school serves a demographic largely from outside North Fair Oaks; it is inequitable for their expansion to be subsidized by the decreased quality of life of our local community. If the current site cannot support this growth, the school should explore a multi-campus model or a more suitable location.

3. Implement a Residential Parking Program with Regular Enforcement

As a vital long-term measure, **San Mateo County should designate Edison Way and the adjacent residential streets as a "Permit-Only Residential Parking" zone.** This must include regular, proactive enforcement to ensure compliance. Furthermore, because this necessity is driven by the expansion of local commercial and educational entities, **residents should not be required to pay for these parking designations.**

I appreciate your time, your consideration and understanding.

Sincerely,

Ever Rodriguez

Everardo Rodriguez (he/él)

President

North Fair Oaks Community Alliance

Email: erodriguez@northfoca.org

Tel.: 650.996.3796

www.northfoca.org

From: Paul Kvicala pkprofit96@yahoo.com
Sent: Wednesday, February 25, 2026, 6:26 PM
To: kkelley@smcgov.org , dsherwood@smcgov.org , jprado@nfocouncil.org , gsaman@nfocouncil.org , BEsser@nfocouncil.org , kdaly@nfocouncil.org , BWhitney@nfocouncil.org , kparisi@nfocouncil.org , caponte@nfocouncil.org , SMC_SupGauthier@smcgov.org , jcaspillan@smcgov.org
CC:
Subject: My public comment about sports house permit renewal

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Hello Everybody,

My name is Paul Kvicala Jr. I own one of the houses directly across the street from the sports house. Luckily, I don't have to live there but have heard many complaints from my tenants since I manage the property myself.

I bought the property with a 2 car driveway and a garage, however, they're not always accessible.

On several occasions, my tenants are forced to wait in heavy congestion on the way to the house only to find out that someone has parked blocking the entire driveway.

This forces them to park several blocks away and walk to the house .

These problems have progressed over the years with no solutions to the point of forcing my current tenants to move. This problem is now affecting my small business.

I have started to contemplate the future of my business and the turnover rate if future tenants are not able to rightfully access or leave their driveways as they wish .No one should have to plan their day according to when their driveway will be available for them to get in or out of.

My tenants, and many people in the neighborhood are working class and need access to their driveways to load and unload tools, equipment and material for work in a timely manner. I know this firsthand being a plumber for 25 years .

I don't see how adding a school is going to help. Please find solutions to the existing problems first before creating another one.

Outraged,
Paul Kvicala Jr

From: Guillaume Shearin<guishearin@aol.com>
Sent: Wednesday, February 25, 2026, 10:32 PM
To: kkelley@smcgov.org , dsherwood@smcgov.org , jprado@nfocouncil.org , SMC_SupGauthier@smcgov.org
CC:
Subject: Concerns about SportsHouse and Synapse Expansion

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Folks:

I live at the corner of 3rd Ave and Park Road, a block from SportsHouse. Our neighborhood is already overparked and severely impacted by parking from SportsHouse, not to mention parking from the Everest Public High School around the corner on 4th Ave. I've spent 50 years as a transportation planner and I don't think any more parking can be squeezed out of the neighborhood to facilitate SportsHouse et al. Consequently, renewing the SportsHouse operating permit and allowing any additional intensification of use on that parcel should not be done without considering the needs of the neighborhood. Among those needs is a need for on street parking due to the occupancy density of the neighborhood. Or, to cut to the chase, set up a Residential Parking permit area to control the chaos. Or as an interim step, citing the vehicles with expired registration would clear out up to a third of the parking on Park Road between 3rd Ave and 5th Ave.

I've lived here for 28 years and have adopted a live and let live attitude to the relatively recent parking woes of the neighborhood. I have enough off street parking and only occasionally have to pry someone out of my carport driveway (which is obscured by a fence). But my neighbors closer to SportsHouse have been upset ever since SportsHouse took over from the former beer distributor. So, as a word of warning, don't intensify the parking demand unless you want a neighborhood rebellion. My neighbors are really stressed about the parking already.

Regards,

Guillaume Shearin

guishearin@aol.com

500 3rd Ave

Redwood City, CA 94063

650 7437-7690