



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: May 12, 2026

NFOCC MEETING DATE: May 14, 2026

VOTE REQUIRED: None

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Addendum to the staff report presented to the Council on February 26, 2026 regarding the consideration of a Use Permit Renewal for SportsHouse, located at 3151 Edison Way, and a Use Permit Amendment to allow the Synapse School to share 9,260 square-feet of the SportsHouse interior space for a second campus with a maximum of 140 students within an existing indoor recreation facility, SportsHouse, (PLN2011-00070). (Original staff report available at <https://www.smcgov.org/north-fair-oaks-community/north-fair-oaks-community-council>.)

DISCUSSION

Following the Council's action to recommend denial of the requested Use Permit Renewal and Amendment, staff has re-examined feedback provided by the community and engaged with the applicant to determine if there are opportunities to expand on the previously proposed measures and recommended conditions of approval to reduce the impact that SportsHouse is having on the surrounding neighborhood, particularly on parking and traffic.

The purpose of special Council meeting scheduled for May 14, 2026, is for staff to inform the Council and community of the changes being considered, and to obtain the Council's feedback on these changes, as well as other changes the Council may think are needed. The applicant has also requested an opportunity to address the Council regarding these matters, and indicated a willingness to attend Council meetings on a periodic basis to discuss any issues of concern and to collaborate on ways in which the SportsHouse and Synapse facilities and programs can best serve the local community.

The additional measures offered by the applicant to be responsive to the concerns expressed by neighbors include the following:

1. Limit "tournaments/league competition days" to 30 days per calendar year.
2. Post a calendar on SportsHouse website that shows when the "tournaments/league competition days" will occur so neighbors know when they are happening in advance.
3. Eliminate all other activities and programming (birthday parties, soccer/basketball, etc.) on the "tournaments/league competition days".
4. Seek additional parking agreements with:
 - a. Edison Tech Park at 3475 Edison Way (approximately 30 spots available)
 - b. Riekes Center at 3455 Edison Way (approximately 25 spots available on Sundays only)
5. SportsHouse parking control staff will provide QR codes to drivers that show exact locations for all overflow parking lots.

6. Stagger start/end times for Volleyball court rentals Monday-Friday evenings to avoid overlap of parking demand.

Additional measures and permit conditions under consideration include:

1. Changing the time when school ends and the time when SportsHouse opens to provide at least a 30-minute gap between uses and associated pick up and arrival times.
2. Further reducing the number and frequency of tournaments to one tournament per week to be held on Saturdays only, and Sundays only on weekends that are followed by a Monday holiday.
3. Limiting the number of tournament spectators to a maximum of two per player, to be implemented through a system that distributes admittance tickets to the coach or manager of each team.
4. Requiring SportsHouse to fund the presence of Sheriff's Office personnel to be present during tournament events to monitor and enforce parking and driving regulations.
5. Requiring all users of the SportsHouse to vacate the premises no later than by 10:30 p.m., rather than 12:00 a.m.
6. Increasing the frequency of administrative reviews from once every two years to annual reviews.

These additions supplement the measures and conditions previously presented to the Council, some of the most important of which require:

1. The submittal of a parking demand study that evaluates the impact of parking demand associated with SportsHouse operations on street parking in the vicinity of the SportsHouse, and recommends strategies to address identified impacts, including the pursuit of additional off-street parking agreements.
2. Continuation of the existing shuttle and carpool systems currently used by over 190 Synapse students, and expansion of these programs as needed to ensure compliance with maximum daily trip counts.
3. Limitations on the maximum number of daily trips to drop off students during the peak morning hour, and submittal of bi-annual traffic study reports documenting actual trip counts and that include queueing analyses, shuttle usage logs, staff and student enrollment numbers, and other Transportation Demand Management program data.

Recognizing that enforcement of the above measures will require the involvement of the applicant, Planning and Building, and the Sheriff's Office, staff are committed to working with the involved parties to ensure compliance. In addition, the increased frequency of administrative reviews, and the greater specificity about the consequences of non-compliance, will enhance these enforcement efforts.

COUNCIL FEEDBACK

Staff welcomes feedback from the members of the Council regarding the measures described above, and any additional measures Council members may think are needed to prevent the continued operation of SportsHouse, and the establishment of the Synapse Campus No. 2, from having adverse impacts on the surrounding neighborhood. No vote is required to provide this feedback. A vote would only be needed if the Council wants to reconsider its former vote of 4-2 to recommend denial of the Use Permit Renewal and Amendment.