



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

June 25, 2026

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/88987202838> 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 Aponte, Parisi, Whitney, Daly, Esser, Saman.

Absent:

Council member Orozco and Chair Prado

2. GENERAL PUBLIC COMMENT

In-Person Comments:

Gabriela Valencia
Christie Ochoa

Comments via Zoom:

0

3. MOTION TO APPROVE AGENDA

Motion: Council member Esser / Second: Council member Daly

Yes: 6 – Vice Chair Aponte, Esser, Whitney, Daly, Parisi, and Saman

No: 0

Absent: 2 – Chair Prado and Orozco

Agenda is approved.

4. Motion: Recommendation for 803 14th Avenue for an Off-Street Parking Exception (OSPX) for a residential remodel/addition to allow 1 covered parking space and 1 uncovered tandem parking space where 2 covered parking spaces are required.

Speaker:

Dylan Parker, Planning and Building Department

- **Issue:** Home adding a **4th bedroom** and expanding an existing **1-car garage**; lot too narrow to meet county standard for a **2-car covered garage**.
- **Request:** Exception to allow:
 - **1 covered space** in the expanded garage, plus
 - **1 compact uncovered space** in the driveway (instead of 2 covered).

Key clarifications

- **RHNA / housing numbers:**
 - Adding a bedroom in an existing unit **does NOT count** as a new housing unit for RHNA.
- **Garage use:**
 - Existing garage **is used for a car**, not living space.
- **Driveway capacity:**
 - After remodel, owner says **2 side-by-side spaces in driveway + 1 in garage** (total 3 on-site spaces).
- **Setbacks:**
 - Project **meets the 5-foot side setback**; exception is **only for parking**, not for setbacks.

Council member questions/comments:

- Whether adding a 4th bedroom would count toward the county's housing (RHNA) numbers.
- If they would be parking one car behind another (tandem) or side by side in the driveway.
- Whether the new 4th bedroom would mean more cars parking on the street.
- Asked if the current garage is used to park a car or already converted to living space.
- Asked staff if the project also needed an exception to the side yard setback, or if they were keeping the 5-foot minimum setback.

In-person Public Comments:

0

Public Comments via zoom:

0

Recommendation: That the North Fair Oaks Community Council recommend approval of an off-street parking exception for 803 14th Avenue to allow one covered space in the expanded garage and one uncovered compact space in the driveway, in place of the normally required two covered parking spaces, because the lot is too narrow to reasonably accommodate a compliant two-car garage.

Motion: First: Council member Esser / Second: Council member Daly

Yes: 6 – Aponte, Esser, Daly, Parisi, Whitney, and Saman

No: 0

Absent: 2 – Chair Prado and Orozco

Motion passes for item 4.

5. Discussion: North Fair Oaks Parking Concerns

Speaker:

Nicholas Calderon, County Executive's Office

- **Purpose:** Explain that the goal was not to pick a solution yet, but to clearly define North Fair Oaks' parking problems and gather input to guide future work.
- **Key questions:** Ask the council and public to clarify what problem they want to solve (day/night, weekday/weekend, residents vs nonresidents, storage vs turnover) and who is most affected.
- **Program goals:** Explore what a parking program should prioritize—e.g., resident access to curb parking, discouraging long term vehicle storage, keeping space for visitors/caregivers, and reducing "park and ride" use by non-residents.
- **Examples from other cities:** Briefly review permit and time limit models (San Francisco, Seattle, Cambridge, Redwood City, San Mateo) to show that most places use a mix of tools (permits + time limits + paid parking), not a one size fits all system.
- **Non permit tools:** Highlight other options such as 2 or 4 hour limits, tightening the 72 hour rule, no oversized vehicle zones, and stronger enforcement, noting that any approach has tradeoffs.
- **Area based, pilot approach:** Emphasize breaking NFO into priority areas (not one blanket program), using this input to take a defined problem back to the County, and likely testing changes as pilots that can be adjusted over time.

Council member questions/comments:

- Some members say parking is **"critical"** and deserves a **long, dedicated study session**, not just part of one meeting.
- Worried that a single meeting could lead to a **rushed, incomplete list** being sent to the County.
- Supported hearing from residents now, then coming back with a **deeper dive** later.

- Later raised concern that new **apartments/affordable housing** without enough on-site parking will **add more street parking demand**.
- Some say that community has been raising parking issues for **years**, almost **every other meeting**.
- Believes there will **never be a one-size-fits-all** solution for North Fair Oaks.
- Identify 3–4 key areas (e.g., around Edison/Second/Fair Oaks, near KIPP school).
- Talk directly with residents and businesses, gather very local data, and test different tools street by street (permits in some areas, commercial vehicle limits in others).
- Street parking is a public good, not owned by any one property, even though people feel it's "their" spot.
- Pointed to over occupancy and informal rentals (e.g., people renting floor space) as a major driver of car growth.
- Suggested assembling parcels to create surface lots / community spaces now that could later become mixed use, affordable housing (like Redwood Junction's mixed income model).
- Identified the Middlefield/Edison mixed residential commercial corridor (roughly 4th–10th, near SportsHouse, Synapse, car shops) as a top pain point, citing:
 - Residents repeatedly coming to public comment specifically about this area.
 - Confusing boundaries between private property and county right of way, leading to:
 - People parking partially on private property / in front of driveways due to unclear lines and lack of curbs/gutters.
- At a prior Middlefield Road project update, the County said they were "waiting for traffic to settle" before considering parking meters; now businesses are asking for solutions.
- Suggested another priority stretch:
 - Westmoreland Ave near Target (South Fair Oaks side) due to heavy residential and apartment related parking.
- Wanted the Sheriff's Office involved in future meetings:
- For questions about daylighting, hydrant blocking, and inconsistent enforcement (residents calling in, cars moved before deputies arrive, etc.).

In-Public Comments:

Lorraine Ramirez x2

Manuel Ramirez x2

Gabriela Valencia

Stephanie

Public Comment via zoom:

Ever Rodriguez x2

6. Report Out:

- **District 4:** Connie Franco
- **County Executive's Office:** Nicholas Calderon
- **Council Member's Report:** Vice Chair Aponte and Whitney

7. Adjournment:

Meeting adjourned at 8:59 p.m.