

Meeting Notes

Tuesday, June 2, 2015, 6:30-8:00 PM

| Item | Outcome |
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| 6:35 P - Welcome, introductions and additions to the agenda | Attendees : Dean Isaacs, Mort Fran, Maeve Johnston, Laura Caplan, Linda Lopez, Ashley Quintana, Ellie Dallman, Lisa Aozasa, Will Gibson, and Bryan Albini. |
| Final review of NMU Zoning Ordinance along Middlefield Road between 1 st Ave and 8 th Ave | <ul style="list-style-type: none"> • Request to revisit County Noise Ordinance; Planning will check with Environmental Health to learn more about enforcement and report back to the group, but any changes will not impact or be included in the zoning ordinance • Design Standards – existing standards were augmented; all changes came directly from the NFO Community Plan <ul style="list-style-type: none"> ○ C. Architecture – suggested calling for architecture that strongly enhances overall downtown district; continuity of scale and storefront rhythm; look for continuity of bulk and rhythm of frontages ○ F. Materials – suggested replacing “Minimize” with “Coordinate/harmonize/balance” use of colors... ○ H. Signs – suggested adding point to encourage local artist collaboration (specifically murals); suggestion to limit the area of sticker signs in windows (see E.) and suggested looking at City of Redwood City’s language ○ I. Landscaping – suggested adding trees, encouraging ornamental, appropriately scaled trees ○ Planning will remove the graphic examples from the Design Review section, relying instead on the existing reference to Chapter 7 of the Community Plan • Question about whether use permits were or were not required for ground floor residential. Discussion confirmed that they are required specifically for ground floor residential, in order to allow an extra level of review, but use permit renewal would not be required, as it would for a typical business use. • Question about encouraging outdoor seating/dining <ul style="list-style-type: none"> ○ Already allow 10 ft setback; it is possible to allow additional setback with permit for outdoor seating ○ After discussion, group consensus was the 10 feet is sufficient, with possibility of additional use of right-of-way ○ Desire for seating in the right of way should be brought up with Dept. of Public Works |

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| | <ul style="list-style-type: none"> • NMU Ordinance Document <ul style="list-style-type: none"> ○ Suggested “and/or” in the first sentence of the definition for financial institution (Establishments accepting deposits <i>and/or</i> providing services...”. However, any change is contingent on review of the specific financial institution discussed at the meeting (Mort will provide information). |
| Update on status of Home Occupation definition and regulations | <ul style="list-style-type: none"> • Reviewed 2 page hand out that outlines updated Home Occupation definition and regulations <ul style="list-style-type: none"> ○ Concern about (g) parking: as written, home occupations shall provide off-street parking for all vehicles owned by or registered to the business. After discussion, group consensus was to maintain parking regulations as written. ○ Question about (i) dwelling appearance and prohibiting signs: as written, home occupations shall not change the exterior character and appearance of the dwelling unit, which covers use of signage. After discussion, group consensus was to maintain language as written. |
| Next Steps for NMU Zoning Ordinance | <p>The workgroup approved the NMU Zoning Ordinance, including the changes discussed tonight. The next steps for this ordinance include:</p> <ul style="list-style-type: none"> • June 25, 2015 - Present to North Fair Oaks Community Council • July 22, 2015 - Present to Planning Commission • September 1, 2015 - Present to Board of Supervisors |
| Proposed Next Steps for Zoning/Parking Workgroup | <ul style="list-style-type: none"> • Summer break – June through August 2015 • Review updated phases of zoning changes on map (see attachment) • Discussion of Parking Strategies Sept/Oct 2015 • Begin phase 2A in November 2015 (El Camino area) <ul style="list-style-type: none"> ○ Request for more information about the Grand Boulevard Initiative |
| 8:00 P | Adjourn |

Next Meetings at Fair Oaks Health Center:

September 1, 2015 6:30p-8:30p

October 6, 2015 6:30p-8:30p

November 3, 2015 6:30p-8:30p