

Meeting Notes

Tuesday, May 5, 2015, 6:30-8:30 PM

Item	Outcome
6:30 P - Welcome, Introductions	Attendees: Linda Lopez, Lionel de Maine, Laura Caplan, Margy Kahn, Ashley Quintana, Ellie Dallman, Lisa Aozasa, Will Gibson, and Bryan Albini.
Review changes:	Definitions and Permitted uses: <ul style="list-style-type: none"> - Definition for Restaurants says “working kitchen” instead of “full kitchen” - Car washes is no longer a permitted use on Middlefield Road Performance and Development Standards <ul style="list-style-type: none"> - Farmers Market: Planning will look into referencing supplemental language, possibly from the Health System
Finalize Parking Standards: review remaining questions	Separation between retail and office <ul style="list-style-type: none"> - Parking standards for retail and office space have been separated (see NMU zoning document for specific wording) Revised parking ratios <ul style="list-style-type: none"> - Retail parking requirements have been increased Shared Parking: Question re Standard City Block <ul style="list-style-type: none"> - Various typical city block dimensions were discussed in relation to how far shared or offsite parking may be from the primary business or residence
Non-conforming uses and definition <ul style="list-style-type: none"> • Discuss document that was provided to group at the last meeting 	When the updated C-1/NFO zoning transitions to Neighborhood Mixed use zoning on Middlefield Road between 1 st and 8 th Ave, the following changes will occur: <ul style="list-style-type: none"> - The following will become non-conforming uses <ul style="list-style-type: none"> ○ Industrial Cleaning Establishments ○ Funeral Homes ○ Food Establishments Specializing in Delivery Service ○ Motor Vehicle Fuel Sales ○ Motor Vehicle Service Stations ○ Libraries - The following will now require permits <ul style="list-style-type: none"> ○ Personal Convenience Service Establishments ○ Pet Sales and Grooming Establishments ○ Liquor Stores ○ Bars ○ Multi-family and Mixed Use Residential (except residential on ground floor)

	<ul style="list-style-type: none"> ○ Mixed Use (Commercial uses) ○ Community Centers - The following uses are now allowed in this area: <ul style="list-style-type: none"> ○ Farmers Market ○ Small Indoor Exercise and Leisure Facilities ○ Day Care Centers ○ Religious Facilities ○ Educational Facilities
Review Design Standards and discuss:	<ul style="list-style-type: none"> - The group agreed to make minor changes to existing design standards as outlined by the NFO Community Plan – requirements will be incorporated directly into the zoning, and for all other suggestions, reference will be made to view the NFO Community Plan - Suggestion to add ecological aspect to design standard - Next month, workgroup will review updated Design Standards and finalize them for presentation to the NFOCC
Next Steps and Timeline for NMU Ordinance	<ul style="list-style-type: none"> - June 2, 2015 - Final Wrap up of NMU Ordinance - June 25, 2015 - Present to NFOCC - July 22, 2015 - Present to Planning Commission - September 1, 2015 - Present to Board of Supervisors
Agenda items for May	<ul style="list-style-type: none"> - Final Wrap up of NMU Ordinance
7:30 P – Adjourn	

Next Meetings at Fair Oaks Health Center:

June 2, 2015 6:30p-8:30p

July 7, 2015 6:30p-8:30p