

Meeting Notes
 Organizational Meeting
 Tuesday, November 3, 2015

Item	Outcome
6:30pm - Call to order, welcome & introductions	Attendees: Janet Davis, Hagop Tatoian, Dean Issacs, Linda Lopez, Maeve Johnston, Will Gibson, Lisa Aosaza, Bryan Albin, Ellie Dallman, Mike Callagy and Ashley Quintana.
Review purpose of new land use designations and zoning	<p>Intent of zoning for the Commercial Mixed Use (CMU) Zoning District as outlined by NFO Plan is summarized below:</p> <ol style="list-style-type: none"> 1. Provide regionally oriented commercial areas 2. Protect viability of adjacent/surrounding residential land uses 3. Promote and enhance attractive commercial mixed use district with access to transportation 4. Protect functional and economic viability of commercial mixed use area 5. Support and strengthen local economy by providing trade and employment opportunities 6. Implement policies of NFO Community Plan and County General Plan
Discussion of issues specific to Phase 2A along El Camino Real	<p>The workgroup highlighted land uses in the current zoning (C-2) district that are working and which ones are not working.</p> <ul style="list-style-type: none"> ○ The group likes restaurants, destination places to go ○ There are spillover parking problems, specifically at Blenheim, Chantilly, East Shelby) ○ Concerned about Hanky Panky and the new management ○ Trash concerns - do large trash cans need to be covered? ○ The varied mix of uses works ○ Intent of area as regional destination is appropriate
Review current zoning documents and context & Group discussion of desirable and undesirable uses along El Camino Real and permitting	<p>After reviewing the list of allowed and permitted uses in commercial zones, the workgroup identified the following as uses to be included in the zoning for phase 2A in North Fair Oaks. At the next meeting, an updated version will be provided</p> <ul style="list-style-type: none"> ● Allowed in WITHOUT a use permit: <ul style="list-style-type: none"> ○ Baber shops ○ Banks ○ Beauty parlors ○ Book or stationary stores ○ Dancing academies ○ Dressmaking or millinery ○ Drug store ○ Dry cleaning establishments using self-service coin operated machines ○ Florist or gift shop ○ Grocery, fruit or vegetable store ○ Hardware or electric appliance store ○ Jewelry store ○ Laundries (need definition: preclude large scale laundry service) ○ Meat market or delicatessen store

	<ul style="list-style-type: none"> ○ Offices, business or professional ○ Paint, paper hanging and decorating shops ○ Patio and garden supply sales ○ Pet sales and supplies ○ Photographic or camera store ○ Printing shops & Sign painting shops ○ Restaurant, tea room or café ○ Shoe store or shoe repair store ○ Stores and shops for the conduct of any wholesale business - pack into more general retail use ○ Tailor, clothing or wearing apparel ○ Veterinary hospitals for small animals ○ Veterinary hospitals for small animals ● Allowed WITH a use permit: <ul style="list-style-type: none"> ○ Auto parts with no repair work on site ○ Automobile rental ○ Bakeries but not including the wholesale baking or bakery goods to be sold off the premises ○ Bars ○ Bowling Alleys ○ Equipment and tool rental ○ Hospitals, rest homes, sanitariums, clinics ○ Hotels ○ Massage establishments ○ Theaters <p><u>REQUEST TO CLARIFY AND EXPAND THE FOLLOWING DEFINITIONS</u></p> <ul style="list-style-type: none"> ○ Equipment and tool rental ○ Laundries; no large scale laundry service; desire to incentivize environmentally friendly facilities ○ Plumbing shops where all operations are conducted in a building enclosed on all sides ○ Printing shops & Sign painting shops ○ Pet sales and supplies; want it to be a small operation ○ Limited Keeping of pets ○ Bed and Breakfast (outside Coastal Zone only) – need to check on this ○ Retail dry cleaning establishments – need to review definition ○ The sale of used merchandise or vehicles – need additional research on the topic ○ Street Vending – need to research if it needs a use permit <p>All of the above uses will be combined into simplified and streamlined categories, similar to the land uses included in the NMU Zoning Regulations.</p>
Agenda for next meeting	<ul style="list-style-type: none"> ● Development Standards, including height, setbacks, floor area ratios, lot coverage etc.
Questions, thanks and Close	<p>There will be no meeting in December but the group will resume Tuesday January 12 (the previous date proposed is the swearing in of the new Board President).</p>

Next Meeting:
Tuesday, January 12, 2015 at 6:30pm