

Overarching Themes, Proposed & Existing Goals, Policies and Programs

This table reflects the newly proposed and revised Overarching Themes, Goals, Policies and Programs. The Goals are reflected in orange, Policies in yellow and Programs in blue. Each Goal, Policy and Program is organized by the Overarching Theme to which they relate. The Goals, Policies and Programs have been renumbered to reflect the new organization. The Planning Commission edits and additions are reflected in **bold and underlined text** and ~~strikethrough text~~.

<b>NEIGHBORHOOD COMPATIBILITY</b>	
<b>Foster City residents enjoy a high quality of life – directly related to the livability and character of the residential neighborhoods. The General Plan encourages new structures, remodels and uses that are contextually appropriate, both in land use as well as in scale and design.</b>	
<b>GOALS</b>	
<b>LUC-A</b>	<p><b>Preserve the Quality of the City's Residential Neighborhoods</b>                      Preserve and strengthen the identity and qualities of Foster City's residential neighborhoods and assure that: (1) all new development, renovation or remodeling are harmoniously designed and operated to integrate with the existing neighborhood; (2) noise, traffic and other conflicts between residential and non-residential land uses are eliminated or minimized to the extent possible; and (3) each residential neighborhood has access to a developed park or park-like recreational area within walking distance to most residents, and that park facilities are well maintained, diverse and adequate to meet the needs of residents.</p>
<b>LUC-B</b>	<p><b>Promote Proper Site Planning, Architectural Design and Property Maintenance</b>                      Ensure high quality site planning and architectural design for all new development, renovation or remodeling and require property maintenance to maintain the long- term health, safety, appearance and welfare of the community.</p>
<b>POLICIES</b>	
LUC-1 (Formerly LUC-38)	<p><b>City Approach to Design (Architectural) Review.</b> The City will establish a continuing program of civic beautification, tree planting, maintenance of homes and streets, and other measures which will promote an aesthetically desirable environment in order that neighborhood areas appear attractive both within and without. The City will use a design review process (called Architectural Review) whereby the design of most public and private development proposals, including those for individual residences, are subject to review and approval by the City. The primary objective of this review is to preserve the character of the neighborhood and community regarding appropriate and acceptable design for property improvements. Design review shall address, among other things, the following issues:</p> <ol style="list-style-type: none"> <li>a. Preservation of the architectural character and scale of neighborhoods.</li> <li>b. That the development is well designed, in and of itself, and in relation to surrounding properties.</li> <li>c. Preservation of waterfront views.</li> <li>d. Minimizing impacts on the privacy and access to sunlight of adjacent properties.</li> <li>e. Minimizing impacts due to excessive noise or undue glare.</li> <li>f. Screening of unsightly uses including trash, loading docks/areas, roof top equipment, and special ventilating systems.</li> <li>g. Use of setbacks, open space, and landscaping.</li> <li>h. Exterior colors and materials.</li> </ol>

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<p>LUC-2 (Formerly LUC-39)</p>	<p><b>Residential Design Review Process.</b> The design review process shall be used to ensure compatibility of new residential projects, or property improvements, including room additions, with existing residential property, with the existing character of the neighborhoods in which they are located, and with respect to architectural style, scale, mass, bulk, color, materials, lot coverage and setbacks. Design review shall be used to ensure that new residential projects are protected from undesirable traffic, noise, or other intrusions, especially along arterial roads. <b><u>Residential projects to be located near existing commercial or industrial land uses shall be appropriately designed to reduce noise, traffic, visual, and other potential conflicts.</u></b></p>
<p>LUC-3 (New Policy)</p>	<p><b>Architectural and Solar Guidelines and Related Policies.</b> In order to preserve the character of neighborhoods and the community and to ensure appropriate and acceptable design for property improvements, the <i>Architectural and Solar Guidelines</i>, as amended, the solar policy and other related policies adopted by the Planning Commission and City Council shall apply to the review of improvements in the R-1, Single-family Residential District.</p>
<p>LUC-4 (Formerly LUC-7)</p>	<p><b>Preservation of Residential Neighborhoods.</b> Preserve existing residential neighborhoods by maintaining their residential design and character and appropriate uses. The City will prohibit the conversion of single-family residences along major streets to any uses other than residential uses (except that home occupations meeting City requirements shall be allowed).</p>
<p>LUC-5 (New Policy)</p>	<p><b>Preservation of Views.</b> The City will use the design review process to balance the ability of the property owner to improve/expand their property with the <u>ability desire</u> of the owners of adjacent <u>neighboring</u> houses to continue to enjoy views of the San Francisco Bay or the Foster City Lagoon.</p>
<p>LUC-6 (Formerly LUC-41)</p>	<p><b>Code Enforcement and Property Maintenance.</b> Continue to implement a neighborhood preservation program consisting of a code enforcement strategy for all neighborhoods and a design review strategy for new developments or property improvements monitored and enforced through property maintenance requirements.</p>
<p>LUC-7 (Formerly LUC-49)</p>	<p><b>Home Occupations.</b> Home occupations shall be regulated so that they do not negatively impact the neighborhood in which they are located or detract from the residential character of their surroundings. Home occupations will be limited to the production of goods or services which are incidental to the residential use of the dwelling and which employ or engage no persons other than residents of the dwelling. No external advertising or signs denoting the use of the property for business purposes will be allowed. Title 17 of the Municipal Code contains standards and limitations for home occupations.</p>
<p><b>PROGRAMS</b></p>	
<p>LUC-a (New Program)</p>	<p><b>Guidelines and Policies.</b> The City will ensure that guidelines and policies related to development review will be updated and incorporated, as appropriate, into the Zoning Ordinance, <i>Architectural and Solar Guidelines</i>, or other implementation document.</p> <p><i>Responsibility: Community Development Department</i>  <i>Timeframe: Upon completion of the Land Use and Circulation Element Update, on a yearly basis or as needed.</i></p>
<p>LUC-b</p>	<p><b>Periodic Review of Architectural Review Guidelines and Procedures.</b> The City will review its architectural review guidelines and procedures which direct the public and decision-makers.</p> <p><i>Responsibility: Planning and Code Enforcement Division and Planning Commission.</i>  <i>Timeframe: Current and Ongoing</i></p>

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LUC-c	<p><b>Continue Code Enforcement Program.</b> The City will continue its code enforcement program to ensure that residential, commercial and industrial properties are maintained. This responsibility will include, but not be limited to, periodic spot checks of property throughout the City and follow-up investigation of property maintenance complaints. Property maintenance standards shall be enforced, including weed abatement, painting/staining of buildings, trash and debris removal from yards, and planting and maintenance of landscaping.</p> <p><i>Responsibility:</i> Community Development Department. <i>Timeframe:</i> Current and ongoing.</p>
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LAND USE	
<p>In a built-out city like Foster City, the land use patterns are critical for maintaining a mix of uses, traffic flow, and provision of services. Land use patterns represent our experience in the built environment. The focus of the General Plan must be on managing changes so that it continues to achieve the community’s vision. The Goals, Policies and Programs provide direction for decisions related to all land uses, as well as for those related to specific land use designations.</p>	
GOALS	
<p><b>LUC-C</b> (Formerly LUC-D)</p>	<p><b>Maintain a Variety of Land Uses</b> Maintain land designated for a variety of residential, commercial, light industrial, recreational and public institutional purposes which: (1) provide a mix of housing types, densities and tenure; (2) ensure that a variety of commercial and industrial goods, services and employment opportunities are available in Foster City; and (3) offer a range of recreational and public facilities to meet the needs Foster City's residents.</p>
<p><b>LUC-D</b> (Formerly LUC-G)</p>	<p><b>Assure Safe Commercial and Industrial Uses</b> Ensure that commercial and industrial uses are safe and strictly control any industrial by-products, odors or emissions which may adversely affect the health or safety of Foster City residents or workers and the overall environment in Foster City, as provided in Chapter 17.68, General Performance Standards of the Foster City Municipal Code.</p>
POLICIES	
<p>LUC-8 (Formerly LUC-1)</p>	<p><b>Sphere of Influence.</b> Foster City's Sphere of Influence shall continue to be co-terminus with the City limits boundary. A Sphere of Influence is defined (Government Code Section 54774) as the ultimate probable physical boundaries and service area of a local agency.</p>
<p>LUC-9 (Formerly LUC-2)</p>	<p><b>Land Use Map.</b> The Land Use Plan map and the policy text of the General Plan are complementary; the written policies set forth the basic approach to be taken while the map shows the intended spatial application of the written policies. The General Plan Land Use map land use designations may be subject to change at the initiation of a land owner or the City, depending on City needs, environmental conditions and changes in surrounding land uses. The adopted Land Use Plan and any Land Use Plan amendments will comprise the Foster City Land Use Plan map.</p>
<p>LUC-10 (Formerly LUC-3)</p>	<p><b>Land Use Categories.</b> Land use categories are generalized groupings of land uses and titles that define a predominant land use type. All proposed projects must meet density and Floor Area Ratio standards for that type of use and other applicable development standards, such as height, setbacks and lot coverage, established by the City's Zoning Ordinance. Exceptions to these standards may be allowed in some instances as allowed by the Zoning Ordinance, consistent with the goals and policies of the Foster City General Plan. Some listed uses will be conditional uses under the Zoning Ordinance and may be allowed only in limited areas or under limited circumstances.</p>
<p>LUC-11 (Formerly LUC-4)</p>	<p><b>Study Areas.</b> Sites or areas identified on the Land Use Plan map which are in need of additional study. A specific plan or a special study will be prepared for the areas designated as "Study Area" in this plan: (1) Chess Drive Industrial and (2) the Marina Site. Refer to the Housing Element for potential future housing sites.</p>

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<p>LUC-12 (Formerly LUC-6)</p>	<p><b>Planned Development Zoning.</b> The Planned Development zoning designation may be applied to any designated multi-family, commercial or industrial site to allow a mixed-use project, subject to the following standards:</p> <ul style="list-style-type: none"> <li>a. In residential zones, commercial establishments provide goods or services primarily to residents of the project in which the establishment is located and to the residents in the adjacent neighborhoods.</li> <li>b. In residential zones, commercial uses are limited to the ground floor of a multistory residential building or to single-story buildings.</li> <li>c. Advertising or identification signs are limited in size and number, and regulated by a project-specific sign program.</li> <li>d. Any residences located in the development are protected by landscaping, open spaces, or other design features from the noise and traffic generated by commercial establishments.</li> <li>e. Off-street parking for residents, employees, and customers is provided in accordance with the Municipal Code.</li> <li>f. An adequate amount of open space for use by any residents of the project is provided. Such open space area should be protected to provide a private area for residents.</li> </ul>
<p>LUC-13 (Formerly LUC-7)</p>	<p><b>Jobs/Housing Balance.</b> The City will continue to strive to maintain a balance between the number of jobs in the City and the number of housing units available to house workers. To achieve and maintain such a balance, the City will encourage and support, through other policies and programs of this Element and the Housing Element, mixed use projects which provide both housing and employment opportunities, and whenever possible, the development of affordable housing.</p>
<p><i>Residential Land Use Categories</i></p>	
<p>LUC-14 (Formerly LUC-9)</p>	<p><b>Single-Family Residential.</b> Allows up to 8 dwelling units per acre (du/ac). This is the single largest residential category, and single family homes are located in every residential neighborhood except one.</p>
<p>LUC-15 (Formerly LUC-10)</p>	<p><b>Two-Family Residential.</b> Allows up to 10 dwelling units per acre. This designation recognizes the small percentage of existing duplex homes in the City. The designation has been applied to a small area in the northeastern portion of the City, on Comet Drive (Neighborhood #1). Duplexes serve as a transition area between traditional single family detached homes and higher density multi-family developments. The density range and zoning requirements have been established in recognition that duplexes are an existing housing type intermediate to single-family detached homes and townhomes. Duplexes should provide the outward appearance of a single-family neighborhood, but at densities closer to those of townhomes.</p>
<p>LUC-16 (Formerly LUC-11)</p>	<p><b>Townhouse Residential.</b> Allows up to 15 dwelling units per acre. Townhomes in Foster City generally function as attached single family homes and usually provide some private open space in addition to common areas.</p>
<p>LUC-17 (Formerly LUC-12)</p>	<p><b>Condominium Residential.</b> Allows 15-35 dwelling units per acre. Condominium developments are usually constructed at a higher density than townhomes. Any open space areas are common to all residents.</p>
<p>LUC-18 (Formerly LUC-13)</p>	<p><b>Apartment Residential.</b> Allows 20-35 dwelling units per acre. Apartment developments in Foster City generally provide the highest density living environment, although some apartment and condominium developments are very similar with respect to density and amenities.</p>
<p>LUC-19 (New Policy)</p>	<p><b>Senior Housing &amp; Age-in-place.</b> Encourage “aging-in-place” development and services for aging residents including such options as senior housing, retirement living, independent living, assisted living, continuing care, paratransit, and the “village” concept.</p>

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LUC-20 (New Policy)	<b>Live/work or loft housing units.</b> Encourage a range of housing units, including some less conventional choices such as live/work units, lofts, or single-room occupancy units.
LUC-21 (Formerly LUC-18)	<b>Mixed Use Residential/Commercial Projects.</b> The City will encourage housing production by allowing mixed residential/commercial projects to be built with the residential portion of mixed use projects built at the maximum allowed densities to reduce trips to and from and within the City, per Policy H-D-4-a. In allowing higher residential densities for mixed use projects, the project must comply with the goals and policies of the General Plan.
LUC-22 (Formerly LUC-14)	<b>Residential Density Ranges.</b> All residential densities are expressed in gross area density, which includes streets. There is no guarantee that any individual project will be able to achieve maximum densities. In some special cases, densities can be increased above the high end of the range shown. The following parameters should provide a starting point in establishing project-specific densities: a. Densities of undeveloped sites should be estimated at the middle of the range, rather than at the high end of the range. b. The low end of the range will be appropriate for "problem" sites, such as those with restrictive easements, difficult shape, or other physical or infrastructure problems. c. The high end of the range is achievable under General Plan policies and the "PD" Zoning designation only when excellence of design in accordance with prevailing residential densities of adjacent developed areas is achieved. d. In accordance with policies established in this Plan, mixed use developments may be allowed on a site designated for multifamily use, as long as that site is zoned for "Planned Development" and the project meets the standards as set forth in the policies and the City's zoning ordinance.
LUC-23 (Formerly LUC-15)	<b>Density of Residential Projects.</b> The City will allow for a range of residential densities and housing types. Densities should be calculated based on gross square footage of parcels, unless circumstances require the use of net buildable land instead. The maximum allowed density may be achieved by use of the "PD" zoning designation or through mixed use residential/ commercial development in appropriate locations. The maximum residential density for a particular type of housing may be approved if the following are included: a. Excellence in architecture, site planning and landscape design is achieved through creative solutions to building location and/or design, the preservation of views or vistas, the creation of usable open areas for public and/or private enjoyment, the provision of pedestrian/bicycle pathways for links to existing or proposed routes, the preservation of Bay wildlife resources, and the conservation of energy resources (through solar siting, clustering, etc.). b. Recreational facilities are provided on-site for the enjoyment of project residents. c. Traffic, noise, or visual effects of the higher density development will not significantly affect adjacent or nearby residences, or the overall streetscape. d. Very-low, low and moderate income units are included in the project.
<i>Commercial, Office and Industrial Land Use Categories</i>	
LUC-24 (Formerly LUC-19)	<b>Meeting Commercial and Industrial Land Use Needs.</b> Provide enough land for commercial and industrial uses to allow for the retention and development of commercial establishments that provide basic goods and services to Foster City residents.
LUC-25 (Formerly LUC-78)	<b>Mixed Use Developments.</b> Allow and encourage vertically and horizontally mixed use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses.

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<p>LUC-26 (Formerly LUC-20)</p>	<p><b>Town Center Commercial.</b> This designation is reserved for the area located northwest of East Hillsdale Boulevard, bounded by Foster City Boulevard to the north and State Route 92 to the west. The area includes a 100-acre development known as Metro Center, in addition to Parkside Towers and other office developments. Metro Center is intended to serve as Foster City’s downtown core. The highest intensity uses in the City would be allowed, with Floor Area Ratios (FAR) for office developments ranging from .55 to 2.0 FAR. Town Center office developments located outside Metro Center, have lower FAR’s which range from .18 to 1.5 FAR.</p>
<p>LUC-27 (Formerly LUC-21)</p>	<p><b>Neighborhood Commercial.</b> Reserved for small neighborhood convenience shopping centers whose primary focus is servicing the immediate neighborhood. Although uses allowed in the centers are mostly limited to neighborhood serving uses, a percentage of the floor area of each center may be occupied by uses which are community serving in nature. In addition, the City will allow housing or a mix of housing and commercial development at specifically designated “housing opportunity sites”, consistent with Housing Element Policies. Floor Area Ratios (FAR) of neighborhood commercial centers generally range between .20 and .30 FAR.</p>
<p>LUC-28 (Formerly LUC-22)</p>	<p><b>Service Commercial.</b> Includes a mix of uses providing general services. The area bounded by Foster City Boulevard, East Hillsdale Boulevard, and State Route 92 is designated Service Commercial and contains a mix of research and development firms, storage and professional offices. Also located in this area are food establishments, including several fast food restaurants, and a community theatre (Hillbarn). Land use intensities vary greatly in this area, from relatively low Floor Area Ratios (FAR) of .03 to .12 FAR for restaurant and gas station uses, to higher intensity office developments with FAR’s ranging from .20 to .98 FAR (although most developments fall in the lower end, .20 to .40 FAR, of this range).</p>
<p>LUC-29 (Formerly LUC-23)</p>	<p><b>Waterfront Commercial.</b> This designation allows only for commercial development which is directly related to, and enhances the public use of, the waterfront without damaging environmental effects. Appropriate commercial uses would avoid impacting wetlands and could include restaurants, commercial recreation, marine-related retail and offices and marina berths. The site could also be used to expand the wetland areas in order to provide mitigation for off- site projects. At the present time, only the proposed Foster City Marina site is designated for waterfront commercial uses.</p>
<p>LUC-30 (Formerly LUC-28)</p>	<p><b>Retail Shopping Centers.</b> The City’s retail shopping centers shall be classified into two categories: neighborhood commercial centers and specialty commercial centers. There are five neighborhood commercial centers, four of which are located south of East Hillsdale Boulevard (Marlin Cove, Beach Park Plaza, Charter Square and Edgewater Place), and one is located north of East Hillsdale Boulevard (The Marketplace). These centers shall emphasize goods and services which are intended to meet the needs of the adjacent neighborhoods. However, in order to ensure a diversity of retail goods for the City’s residents, up to 25-% of the leasable area within each center shall be allowed to be occupied by uses serving City-wide needs. Specialty commercial centers are those centers located north of East Hillsdale Boulevard, which in addition to serving nearby residents, also provide goods and services which have a City-wide or sub-regional market, including the “big box” Costco and OSH stores in Metro Center, the specialty center at 1000 Metro Center Blvd., and the specialty center at Parkside Towers.</p>

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<p>LUC-31 (Formerly LUC-29)</p>	<p><b>Neighborhood Commercial Centers.</b> Re-evaluate the land use designations for the City’s neighborhood centers if, at a future date, any of these neighborhood commercial centers are no longer viable. Because of the desirability of maintaining neighborhood access to basic goods and services, the redevelopment of these neighborhood commercial centers will be encouraged only if neighborhood-oriented businesses cannot effectively compete with the newer commercial centers in Foster City. If mixed use developments including residential uses are considered, criteria for determining the appropriate housing density and types include:</p> <ol style="list-style-type: none"> <li>The predominate type and densities of housing on the same block front or on adjacent blocks to the proposed projects.</li> <li>The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the AM and PM peak hours.</li> <li>Availability of public infrastructure, services and facilities.</li> <li>The ability of the project to provide landscaping for parking areas, facade modulation, and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multifamily project.</li> <li>The ability of the project to provide an appropriate <del>setback</del> <b>transition</b> from the public rights-of-way given the type of street and mass and scale of buildings.</li> <li>The ability of the project to provide the appropriate ratio of commercial square footage to housing units to be a viable commercial center.</li> <li>Architectural and landscape design.</li> </ol>
<p>LUC-32 (Formerly LUC-48)</p>	<p><b>Metro Center/East Hillsdale Commercial Area.</b> Mixed uses and activities promoting day, night, and weekend use shall be encouraged in the Metro Center/East Hillsdale commercial area. Specifically, this commercial area shall provide for:</p> <ol style="list-style-type: none"> <li>Cultural and entertainment activities (theaters, night clubs, eating establishments, art and other galleries).</li> <li>Retail goods and services serving community-wide needs.</li> <li>Government services/Civic Center.</li> <li>Professional and general offices.</li> <li>Financial services.</li> </ol>
<p>LUC-33 (Formerly LUC-30)</p>	<p><b>Eating Establishments Serving "Fast Foods" and Convenience Foods.</b> Proposals for new construction of or changes to existing eating establishments serving “fast foods” and convenience foods shall be required to utilize an architectural design which fits in with the character of surrounding development rather than utilize trade or “corporate” style architecture. Design standards will be imposed to ensure that traffic circulation problems do not occur. Such uses shall be allowed only in existing commercial shopping centers and in industrial or commercial areas northwest of East Hillsdale Boulevard, and will be encouraged to locate in existing buildings rather than build new freestanding structures.</p>
<p>LUC-34 (Formerly LUC-24)</p>	<p><b>Light Industrial.</b> Includes wholesale facilities, storage warehouses and the manufacturing, processing, repairing, or packaging of goods. Emission of fumes, noise, smoke or other pollutants or nuisances are strictly controlled. A limited amount of general office use is acceptable in this area provided the uses meet the requirements established for the M-1 (Light Industrial) zoning district. The M-1 zoning district is proposed to be amended to allow general office uses part of this element. Floor Area Ratios (FAR) for developments in the industrial area range from .20 to .60 FAR.</p>

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<p>LUC-35 (Formerly LUC-25)</p>	<p><b>Research/Office Park.</b> Areas with this designation contain office, research and development, and manufacturing establishments whose operations are clean and quiet. Mixed-use projects which include some retail and residential uses in addition to office and research uses may, under certain conditions, be considered compatible with this designation. Such conditions include compatibility of uses and project design (land planning, architecture, etc.). A large portion of Vintage Park and the Lincoln Centre area, and the Bayside Towers development are all designated for Research/Office Park use. The intensity of development found in Vintage Park and Lincoln Centre are very similar, with Floor Area Ratios (FAR) generally ranging from .20 to .60 FAR in Vintage Park, and .26 to .56 FAR in Lincoln Centre. The intensity of development for Bridge Landing and vacant Vintage Park sites is anticipated to have an FAR up to 1.0.</p>
<p>LUC-36 (Formerly LUC-25A)</p>	<p><b>Chess/Hatch Office Research.</b> Areas with this designation allow commercial, office, industrial, biotechnology and other such compatible uses, including vehicle parking in both parking structures and at-grade parking lots on the project site. Incompatible uses such as housing, schools, day care, and other uses serving primarily children are prohibited. Vertically and horizontally mixed-use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses is allowed within this designation. Uses must meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code. Floor Area Ratios (FAR) for developments in this area would range from 0.6 to 1.55 FAR.</p>
<p>LUC-37 (Formerly LUC-26)</p>	<p><b>Uses in East Hillsdale Boulevard Corridor.</b> The commercial area along East Hillsdale, between Edgewater Boulevard and Gull Avenue, and along Foster City Boulevard, between State Route 92 and East Hillsdale Boulevard, including Metro Center, will be promoted as the focus of business, office, cultural, and government activity. A range of office, commercial, and government services should be retained to reinforce the focus of commercial activity along East Hillsdale Boulevard. Some higher density residential uses may be allowed along East Hillsdale Boulevard. New commercial retail developments north of East Hillsdale Boulevard shall be part of the Metro Center development. No new retail commercial developments shall be allowed south of East Hillsdale Boulevard unless they are part of a larger mixed use development.</p>
<p>LUC-38 (Formerly LUC-27)</p>	<p><b>Increases in Intensity of Uses in East Hillsdale Boulevard Corridor.</b> Requests for higher intensity commercial uses to replace existing commercial uses along the north side of East Hillsdale Boulevard, between Shell Boulevard and the County (Werder) fishing pier, will be evaluated consistent with traffic, design, and municipal infrastructure and service constraints, including:</p> <ol style="list-style-type: none"> <li>a. Capacity of infrastructure in this area to accommodate increased densities.</li> <li>b. Public transportation improvements.</li> <li>c. Appropriate architectural design, including but not limited to, height and density for new commercial uses.</li> <li>d. The types of appropriate commercial uses.</li> <li>e. Internal circulation and parking.</li> <li>f. Landscaping design.</li> <li>g. Setbacks from public rights-of-way.</li> </ol>
<p><i>Other Land Use Categories</i></p>	
<p>LUC-39 (Formerly LUC-34)</p>	<p><b>School.</b> Includes only those properties owned by public school districts which have operational schools located on them. Letters are used on the map to designate grade levels as either "E" for elementary schools or "S" for secondary schools.</p>
<p>LUC-40 (Formerly LUC-35)</p>	<p><b>Parks and Recreation.</b> This designation is for improved open space lands whose primary purpose is recreation, and includes all local and regional parks.</p>

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<p>LUC-41 (Formerly LUC-36)</p>	<p><b>Open Space.</b> Open lands which are vacant of structures and improvements, and which are primarily maintained in their natural condition, are designated as open space. In some cases, maintained pathways or parking areas which enhance access to the open space areas are considered compatible with this designation. The pedway along the perimeter of the City which provides access to San Francisco Bay is designated open space, as well as a large parcel of land located north of East Third Avenue along the northern boundary of the City and adjacent to San Mateo City wetlands.</p>
<p>LUC-42 (Formerly LUC-37)</p>	<p><b>Public and Semi-Public.</b> Reserved for uses which are generally public serving in nature, including religious institutions, schools, government offices, and fire and police facilities.</p>
<p><i>Special Land Uses and Other Considerations</i></p>	
<p>LUC-43 (Formerly LUC-42)</p>	<p><b>Specialized Land Use Needs.</b> Special City needs for a particular type of land use, such as water-oriented recreation, commercial services presently lacking in the City, or the need for low and moderate income housing must be considered in the evaluation of appropriate land uses for vacant sites.</p>
<p>LUC-44 (Formerly LUC-43)</p>	<p><b>City-Owned and Controlled Lands.</b> City-owned and controlled lands will be held or “banked” until such time as a beneficial use can be made. Banked City lands should also be used to meet City service needs (on lands adjacent to City Hall) and recreation and open space needs (on lands with water access). The City will not sell or exchange land at less than fair market value, except in exchange for the provision of low or moderate income housing. Development and design standards shall apply as in any private development, including the allowance of higher densities for residential projects which include low or moderate income housing. The City will consider the following criteria in determining the most beneficial use of City lands and will consider the exchange or sale of land for private development if such development can meet City needs based on these criteria:</p> <ol style="list-style-type: none"> <li>a. Revenue generating potential of the land use.</li> <li>b. Extent for which general public access and use is provided.</li> <li>c. Preservation of open spaces or important natural habitats as part of the project design.</li> <li>d. Extent to which the project fulfills important City needs, such as for unmet commercial or public services, low or moderate income housing, recreation, or public facilities.</li> <li>e. Compatibility of proposed land use(s) with existing/proposed adjacent properties use(s).</li> <li>f. Protection of public views of the San Francisco Bay or Foster City Lagoon.</li> </ol>
<p>LUC-45 (Formerly LUC-44)</p>	<p><b>Parcels Adjacent to Waterways.</b> Development or redevelopment of parcels adjacent to waterways shall incorporate public open space or water-oriented design features into any development on these sites.</p>
<p>LUC-46 (Formerly LUC-45)</p>	<p><b>Water-Oriented Uses Along San Francisco Bay.</b> To enhance the water-oriented environment of Foster City, development proposals may include water-oriented commercial activities on undeveloped properties along the San Francisco Bay. Such uses could include restaurants, boat rental and repair facilities, boat slips, uses typically associated with a marina, and recreational activities. Any proposals shall, however, also include substantial publicly available open spaces.</p>
<p>LUC-47 (Formerly LUC-47)</p>	<p><b>Permitted Land Uses on Vacant Sites.</b> Permitted land uses on vacant sites should be compatible with the existing uses of land surrounding the vacant parcel, environmental characteristics of the site, the capacity of public facilities, streets and infrastructure serving the site, and the need to maintain a balance between residential, commercial, and public land uses.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-48 (Formerly LUC-40)</p>	<p><b>Design Review of Commercial and Industrial Projects.</b> The City will use a design review process for commercial and industrial projects to ensure that basic land uses, density, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting do not negatively affect adjacent or nearby residential land uses. <del>Residential projects to be located near existing commercial or industrial land uses shall be appropriately designed to reduce noise, traffic, visual, and other potential conflicts.</del></p>
<p>LUC-49 (Formerly LUC-76 and LUC-80)</p>	<p><b>Density and Intensity of Uses.</b> Allow and encourage change that responds to the current and potential market and employment needs of businesses and that result in greater density and intensity of land uses and broad array of land uses including <b>multi-family housing</b>, commercial, <b>retail</b>, office, biotechnology and <b>light</b> industrial uses, and compatible uses, but prohibiting uses that would be incompatible with any of these uses, such as <b>low-density</b> housing, schools, day care and other uses serving primarily children.</p>
<p>LUC-50 (Formerly LUC-32)</p>	<p><b>Health and Safety Performance Standards for Industrial and Commercial Activities.</b> Industrial and commercial activities shall conform to the City’s performance standards for noise, odor, vibration, glare, smoke, and waste. New or modified industrial or commercial developments shall be required to provide information on noise, odors, wastes, by-products, and the storage and handling of hazardous materials to the City prior to the issuance of a Certificate of Occupancy.</p>
<p>LUC-51 (Formerly LUC-33)</p>	<p><b>Businesses Using Hazardous Materials.</b> All industrial businesses handling hazardous materials shall be required to submit a plan complying with the San Mateo County Hazardous Materials Plan. Such plan shall provide information regarding the storage, handling, transportation, and clean-up of these materials.</p>
<p>LUC-52 (Formerly LUC-79)</p>	<p><b>Conformance with Chapter 17.68.</b> Ensure that all existing and new businesses and land uses allowed meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code and the Estero Municipal Improvement District Code.</p>
<p><b>PROGRAMS</b></p>	
<p>LUC-d (Formerly LUC-a)</p>	<p><b>Periodic Monitoring of Land Uses Throughout the City.</b> Periodically monitor land uses throughout the City to determine when changes in land use may be appropriate, actual land use practices, economic practicality of maintaining current land uses and level of property maintenance. Specific future actions might include:</p> <ul style="list-style-type: none"> <li>a. Revitalization of older neighborhood retail centers.</li> <li>b. Changes in land use designations and zoning where necessary to respond to changes in economic conditions and/or City needs.</li> <li>c. Meeting with property owners to discuss possible redevelopment opportunities and constraints, especially in the Chess Drive/Hatch Drive area and along the northeast side of Foster City Boulevard.</li> </ul> <p><i>Responsibility:</i> Planning and Code Enforcement Division and Planning <i>Commission</i>. Timeframe: Current and ongoing.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-e (Formerly LUC-j)</p>	<p><b>Land Use and Recreation Plan for Werder Pier and the Adjacent Areas.</b> Foster City will work in conjunction with San Mateo County and the State of California to develop a land use and recreation plan for Werder Pier and the adjacent areas. There are 9.37 acres of state- owned lands in addition to the 2.8 acre pier and parking site. The pier has historically been used as a public fishing site, and thus serves a valuable recreation purpose. The City will assist the county in the preparation of a mutually-acceptable plan for the use of the site. At a minimum, the plan should accommodate continued use of the pier, other recreation needs, and use of the area under the San Mateo Bridge. The plan should address traffic circulation, waterfront access and use, linkage to the levee trail system, and neighborhood impacts, among other issues.</p> <p><i>Responsibility:</i> Planning and Code Enforcement Division, Planning Commission and City Council. <i>Timeframe:</i> Subject to timing of the State and County.</p>
<p>LUC-f (Formerly LUC-ff)</p>	<p><b>Amend Pilgrim/Triton Use Lists.</b> Review, amend or replace the use permit use lists of building/sites in the CM/PD (Commercial Mix/Planned Development) District of Title 17, Zoning, of the Foster City Municipal Code, as they apply to the Pilgrim Drive/Triton Drive Commercial-Industrial-Housing Area in order to allow a broader array of businesses/land uses than is currently allowed.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission, City Council <i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>
<p>LUC-g (Formerly LUC-hh)</p>	<p><b>Amend Chess Drive/Hatch Drive Use Lists.</b> Review, amend or replace the M-1 (Light Industrial) District of Title 17, Zoning, of the Foster City Municipal Code, as it applies to APNs 094-010-100, -500, -510 to the Chess Drive/Hatch Drive Commercial – Industrial Area in order to allow a broader array of businesses/land uses than is currently allowed.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission; City Council <i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>
<p>LUC-h (Formerly LUC-g)</p>	<p><b>Amendment of M-1 (Light Industrial) Zoning.</b> Based on the study of existing and anticipated uses in the M-1 (Light Industrial) Zoning District, the City will amend the District to allow some commercial, office, and retail uses in addition to light industrial uses. Standards for ensuring compatibility of uses will be adopted by the City at the same time.</p> <p><i>Responsibility:</i> Planning and Code Enforcement Division, Planning Commission and City Council. <i>Timeframe:</i> Begin amendment process after adoption of the Land Use and Circulation Element.</p>
<p>LUC-i (Formerly LUC-k)</p>	<p><b>City-Owned and Controlled Lands.</b> The City will study and adopt a policy resolution guiding the use of City-owned or controlled lands. Such land will be retained by the City until a plan for its beneficial use can be prepared.</p> <p><i>Responsibility:</i> City Manager’s Department, Planning and Code Enforcement Division and City Council. <i>Timeframe:</i> Upon completion of the Land Use and Circulation Element Update.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-j (Formerly LUC-gg)</p>	<p><b>Review Chapter 17.68.</b> Review and amend as necessary the provisions of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission; City Council</p> <p><i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>
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Overarching Themes, Proposed & Existing Goals, Policies and Programs

<b>TRANSPORTATION AND MOBILITY</b>	
Transportation and mobility is integrated with land use to move goods and people into, out and around the City. Future roadway improvements will expand the City's transportation networks to ensure an integrated, well-connected system to increase walking, bicycling and transit opportunities. Goals, Policies and Programs related to transportation and mobility focus on maintaining and improving the City's circulation system as well as making transportation options available to people who live and work in Foster City.	
<b>GOALS</b>	
<b>LUC-E</b> (Formerly LUC-I)	<b>Provide for Diversified Circulation Needs</b> Develop, improve and maintain a circulation system which provides efficient and safe access for private vehicles, commercial vehicles, public transit, emergency vehicles, bicycles and pedestrians.
<b>LUC-F</b> (Formerly LUC-J)	<b>Maintain Acceptable Operating Conditions on the City's Road Network</b> Maintain acceptable operating conditions on the City's road network at or above LOS D, or equivalent measurement, and encourage the maximum effective use of public and private vehicles, reduce the growth in peak hour traffic volumes and reduce single passenger trips.
<b>LUC-G</b> (Formerly LUC-K)	<b>Provide Adequate Parking</b> Ensure that adequate off-street parking is incorporated into new and modified projects, and designed for safe and effective circulation.
<b>POLICIES</b>	
<i>Circulation Facilities</i>	
<b>LUC-53</b> (Formerly LUC-50)	<b>Traffic Level of Service Standards.</b> The City shall seek to achieve a traffic service level of "C" or better on City streets and level of "D" or better during peak traffic hours, although it will be necessary to accept level of service "E" or "F" at the Chess Drive/SR 92 Ramps, the Foster City Blvd./Metro Center Blvd./Triton Drive, and the East Hillsdale Blvd./Edgewater Blvd. intersections, through the following means: <ol style="list-style-type: none"> <li>a. Traffic Systems Management (TSM).</li> <li>b. Street maintenance.</li> <li>c. Capital Improvement Program and coordination with federal, state, county, and district funding programs for street and other transportation improvements.</li> <li>d. Developer payment of pro rata fair share of traffic improvement costs for new developments.</li> </ol>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-54 (Formerly LUC-51)</p>	<p><b>Improvements to Existing Streets.</b> The City will maintain and improve the existing system of major and collector streets, including:</p> <ul style="list-style-type: none"> <li>a. East Hillsdale Boulevard, Edgewater Boulevard, Foster City Boulevard, Beach Park Boulevard, East Third Avenue (within the City limits), Metro Center Boulevard, Shell Boulevard, Chess Drive within the City limits) and Vintage Park shall be maintained as arterial (major) streets.</li> <li>b. Collector streets, currently shown on Map GP-5, Street Network Map, shall be maintained as such.</li> <li>c. Westbound SR 92 On-Ramp Reconstruction.</li> <li>d. Lengthen northbound left-turn lane on Foster City Boulevard at Chess Drive to 650 feet.</li> <li>e. Construct 2nd Westbound through lane on Chess Drive east of Foster City Boulevard and lengthen Westbound left-turn lane to 300 feet.</li> <li>f. Construct 2nd Eastbound Through Lane on Triton Drive East of Foster City Boulevard.</li> <li>g. Construct 2nd Eastbound through lane on Metro Center Boulevard between SR 92 Eastbound ramps and Foster City Boulevard.</li> <li>h. Construct Northbound right-turn lane from Foster City Boulevard to Chess Drive</li> <li>i. Close driveway on north side of Chess Drive/Westbound SR 92 Ramps intersection.</li> </ul>
<p>LUC-55 (New Policy)</p>	<p><b>Complete Streets.</b> The City will plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel.</p>
<p>LUC-56 (Formerly LUC-57)</p>	<p><b>Streets in Residential Neighborhoods.</b> Residential neighborhoods shall be protected from through traffic by maintaining the system of narrower collector and local streets and minimizing the number of through streets. To accomplish this, the City may consider other traffic calming techniques.</p>
<p>LUC-57 (Formerly LUC-56)</p>	<p><b>Private Streets and Public Loop or Cul-de-Sac Streets.</b> The City will enforce design standards for private streets and public loop or cul-de-sac streets to ensure that they meet minimum requirements for two-way traffic, parking, and emergency access. Private streets and public loop or cul-de-sac streets may be approved with narrower than standard widths, provided that emergency access and parking can be safely accommodated. They are not intended to provide curb-side parking, and the roads are designed to serve only those residences on that street or within that development.</p>
<p>LUC-58 (Formerly LUC-55)</p>	<p><b>Access to New Commercial and Industrial Projects.</b> New commercial and industrial developments shall be designed so that, wherever necessary and possible, entrance to the projects can be gained by way of left- or right-turn only lanes. Only the minimum number of entrance or exit points shall be allowed as are needed to ensure safe and efficient internal traffic flow and to reduce through traffic delays on public roads serving the project.</p>
<p><i>Transportation Systems Management, Transit, Bicycle and Pedestrian Needs</i></p>	
<p>LUC-59 (Formerly LUC-n)</p>	<p><b>Traffic Reduction Programs.</b> The City will work with existing employers and developers of new non-residential development to participate in traffic reduction programs.</p>
<p>LUC-60 (New Policy)</p>	<p><b>Employer-based Trip Reduction.</b> The City will work with employers to implement employer-based trip reduction programs that get people to high-boarding destinations such as employment centers and regional destinations, including:</p> <ul style="list-style-type: none"> <li>a. Coordinating with regional and local ridesharing organizations;</li> <li>b. Encouraging Caltrain/bus passes;</li> <li>c. Employer-based shuttles.</li> </ul>
<p>LUC-61 (New Policy)</p>	<p><b>Create Opportunities for Transit Access.</b> Create opportunities to improve transit and access to regional transit with new or modified development, as appropriate.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

LUC-62 (New Policy)	<b>Coordination with Transit Agencies that Serve San Mateo County.</b> The City shall work with SamTrans, Alameda-Contra Costa Transit District (AC Transit), the Peninsula Traffic Congestion Relief Alliance, RIDES and other agencies that serve San Mateo County in defining new transit routes and improving the public transit and transportation system.
LUC-63 (New Policy)	<b>Pedestrian &amp; Bicycle Friendly Design.</b> Encourage bicycling and walking instead of driving to reduce greenhouse gas emissions, save money on fuel and maintenance, and foster a healthier population. Prioritize pedestrian and bicycle-friendly improvements including bike lanes on main streets, an urban bike-trail system, bike parking, pedestrian crossings, and associated master plans with new or modified development, as appropriate.
LUC-64 (Formerly LUC-53)	<b>Bicycle Routes and Pedestrian Paths.</b> Maintain a system of bicycle routes and pedestrian paths, which will include separate bicycle lanes and posted bicycle routes. Pedestrian pathways and easements shall be maintained, either by the City, or, in the case of private ownership, according to a maintenance agreement or landscaping district agreement applicable to the pathway/easement.
LUC-65 (Formerly LUC-59)	<b>Bicycle Parking.</b> Secured bicycle parking shall be encouraged for all commercial and industrial buildings. The City will continue to allow required parking to be reduced where bicycle parking spaces are provided, per Chapter 17.62 of the Municipal Code.
<i>Parking</i>	
LUC-66 (Formerly LUC-60)	<b>Parking and Internal Circulation in Project Design.</b> The City shall continue to incorporate parking and internal circulation design into its overall review of project design. The review shall include compliance with City off-street parking design standards and ratios.
LUC-67 (New Policy)	<b>Preferred Parking/Electric Plug-in.</b> Encourage businesses, developers, and property managers to create preferred parking for electric and alternative fuel vehicles and study the installation of electric charging stations for plug-in vehicles.
LUC-68 (Formerly LUC-58)	<b>Off-Street Parking Requirements.</b> The City shall maintain off-street parking requirements based on use permits of record, the historical parking patterns of residential and non-residential projects, and related information developed by the Urban Land Institute, Institute of Traffic Engineers, or other reliable sources.
LUC-69 (New Policy)	<b>Event Parking Policies.</b> Reduce onsite parking demand and promote ride-sharing and public transit at large events, by: a. Encouraging special event operators to advertise and promote options taking transit, carpooling, bicycling or walking; b. Encouraging residents to utilize alternative forms of transportation including bicycling, walking or boating;
<b>PROGRAMS</b>	
LUC-k (Formerly LUC-0)	<b>Periodically Monitor Traffic Conditions.</b> The City will periodically monitor traffic conditions on arterial and selected collector streets to determine levels of service and safety conditions. Traffic counts will be updated regularly at all major street intersections to determine levels of service, safety conditions, and if additional traffic control measures are warranted or if changes in the sequence of traffic signal cycles are necessary.  <i>Responsibility:</i> Public Works Department. <i>Timeframe:</i> Current and ongoing.
LUC-l (New Program)	<b>System Monitoring.</b> The City will monitor traffic and congestion to determine when and where the City needs new transportation or circulation facilities in order to increase access and efficiency.  <i>Responsibility:</i> Public Works Department <i>Timeframe:</i> Current and Ongoing

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-m (New Program)</p>	<p><b>Signal Synchronization.</b> The City will review signal timing programs to enhance traffic flow and efficiency and determine where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic.</p> <p><i>Responsibility: Public Works Department</i> <i>Timeframe: Current and Ongoing</i></p>
<p>LUC-n (New Program)</p>	<p><b>Traffic Calming.</b> Develop guidelines for traffic calming techniques, as needed.</p> <p><i>Responsibility: Community Development Department and Public Works Department</i> <i>Timeframe: Upon completion of the Land Use and Circulation Element Update.</i></p>
<p>LUC-o (New Program)</p>	<p><b>Implementation of Traffic Reduction Programs.</b> As appropriate, require new non-residential developments to include a traffic reduction strategy with a variety of methods to reduce single-occupancy vehicles, provided programs exist.</p> <p><i>Responsibility: City Manager’s Department and Planning and Code Enforcement Division.</i> <i>Timeframe: Monitor compliance annually.</i></p>
<p>LUC-p (New Program)</p>	<p><b>Employer Shuttle Fair-Share.</b> Include as a condition of approval that employers shall fund, <u>at a level commensurate with the transit demand</u>, new or expanded employee shuttle services to transit hubs <del>at a level commensurate with the transit demand.</del></p> <p><i>Responsibility: Community Development Department</i> <i>Timeframe: Upon adoption of the Land Use and Circulation Element</i></p>
<p>LUC-q (Formerly LUC-r)</p>	<p><b>Vintage Park Transit Service.</b> As areas are redeveloped, the City shall encourage transit providers to re-route bus lines or designate a new bus line to serve employees of this development, as appropriate. The City has provided some existing curbside areas for bus stops, and new ones shall be provided by the developer as needed. The City shall consult with SamTrans to determine the optimum routes for a new bus line.</p> <p><i>Responsibility: Community Development Department and Public Works Department.</i> <i>Timeframe: Prior to completion of Vintage Park.</i></p>
<p>LUC-r (New Program)</p>	<p><b>Transit System Infrastructure.</b> The City will work with transit providers to facilitate the maintenance and upgrade of the transit system infrastructure to enhance public use, including:</p> <ul style="list-style-type: none"> <li>a. Transit stops and bus lanes that are safe, convenient, clean and efficient;</li> <li>b. Accessible transit stops that have clearly marked street-level designation;</li> <li>c. Transit stops that are safe, sheltered, clean, and well lit;</li> <li>d. Transit stops that are located along corridors within mixed-use or transit-oriented development areas.</li> </ul> <p><i>Responsibility: Community Development Department and Public Works Department</i> <i>Timeframe: Current and Ongoing</i></p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-s (New Program)</p>	<p><b>Public Transit Information.</b> The City will provide information regarding public transit at City Hall, the Recreation Center, the City’s web site, and other locations to promote the use of public transit.</p> <p><i>Responsibility: City Manager’s Office</i> <i>Timeframe: Current and Ongoing</i></p>
<p>LUC-t (Formerly LUC-q)</p>	<p><b>Designation of New Bus Routes.</b> The City will work with transit providers to designate new bus routes, provide curbside space for bus stops, and require major commercial/industrial developments along bus routes to accommodate buses in their circulation plans. Bus turnouts or shelters will also be required to be provided by the development.</p> <p><i>Responsibility: City Manager’s Office, Community Development Department and Public Works Department.</i> <i>Timeframe: Current and ongoing.</i></p>
<p>LUC-u (New Program)</p>	<p><b>Bicycle and Pedestrian Access.</b> Make it a condition of approval that new, large-scale developments address transit, biking and walking access to the site.</p> <p><i>Responsibility: Community Development Department</i> <i>Timeframe: Current and Ongoing</i></p>
<p>LUC-v (New Program)</p>	<p><b>Pedestrian and Bicycle Safety.</b> Provide safe and convenient access for pedestrians and bicyclists to, across, and along major roadways.</p> <p><i>Responsibility: Community Development Department, <del>and</del> Public Works Department <b><u>and Police Department</u></b></i> <i>Timeframe: As appropriate with project design review</i></p>
<p>LUC-w (New Program)</p>	<p><b>Development Standards for Bicycles.</b> The City will establish standards for new development and redevelopment projects to support bicycle use, including:</p> <ul style="list-style-type: none"> <li>a. Develop standards for safe pedestrian and bicyclist accommodations, including: <ul style="list-style-type: none"> <li>i. “Complete Streets” policies that foster equal access by all users in the roadway design;</li> <li>ii. Bicycle and pedestrian access internally and in connection to other areas through easements;</li> <li>iii. Safe access to public transportation and other non-motorized uses through construction of dedicated paths;</li> <li>iv. Safe road crossings at major intersections.</li> </ul> </li> </ul> <p><i>Responsibility: Community Development Department, <del>and</del> Public Works Department <b><u>and Police Department</u></b></i> <i>Timeframe: Upon completion of the Land Use and Circulation Element Update</i></p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-x (Formerly LUC-p)</p>	<p><b>Bicycle Route and Pedestrian Path Master Plan and Improvement Program.</b> The City shall implement the Foster City Bikeway System Report and improve pedestrian circulation. Major streets with sufficient width that are part of the system will have separate bicycle lanes. Streets which are not wide enough for separate bicycle lanes will have posted “bicycle route” signs at regular intervals. The purpose of the bicycle route system is to connect major work, shopping, school, civic, and recreational destinations throughout the City, while avoiding as many of the most heavily used street segments as possible.</p> <p><i>Responsibility:</i> Community Development Department, Public Works Department, Parks and Recreation Department, Parks and Recreation Committee, Planning Commission and City Council.</p> <p><i>Timeframe:</i> Current and ongoing.</p>
<p>LUC-y (New Program)</p>	<p><b>Parking Requirements.</b> Re-evaluate parking requirements in the Zoning Ordinance to ensure that they are adequate but not excessive, in order to ensure that they do not unnecessarily increase the cost of developments or promote a surplus of parking.</p> <p><i>Responsibility:</i> Planning and Code Enforcement Division</p> <p><i>Timeframe:</i> Upon completion of the Land Use and Circulation Element Update.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

SUSTAINABILITY AND SMART GROWTH	
Sustainably oriented Goals, Policies and Programs emphasize environmentally responsible construction techniques and conservation of resources. They encourage sustainability and “smart growth” measures for both new and existing development, ranging from those that encourage green building practices and energy conservation to encouraging infrastructure for electric vehicles, in a healthy, cost-effective way to improve the community. Since Foster City is a planned community, development is focused in concentrated, compact, walkable urban centers that avoid sprawl and advocate supporting land uses such as schools, shops and community gathering places within short distances to residential neighborhoods.	
GOALS	
LUC-H (New Goal)	<b>Foster a More Sustainable Community</b> Strive to be a community that meets the needs of the present without compromising the ability of future generations to meet their own needs by promoting land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency provision of services and reduce emissions of GHGs.
POLICIES	
LUC-70 (New Policy)	<b>Promote sustainability.</b> Encourage sustainability efforts of residents and business owners. Foster the use of technology to improve sustainability, e.g., irrigation controls coordinated with the weather, use of recycled water for landscaping irrigation, infrastructure for electric vehicles, etc.
LUC-71 (New Policy)	<b>Reduce GHG Emissions.</b> The City will strive to reduce GHG emissions by reducing vehicle miles traveled by supporting trip reduction programs and encouraging the use of alternative fuels and transportation technologies.
LUC-72 (New Policy)	<b>Destinations within walking distance.</b> Maintain a strong base of neighborhood serving uses such as religious facilities, parks and open space, personal services and shopping opportunities within walking distance of existing and new residential neighborhoods.
LUC-73 (New Policy)	<b>Development Fair Share.</b> Ensure that all new development and redevelopment participate in appropriate impact fee or other reimbursement programs related to development impacts or circulation improvements, so that the improvement costs such as roadway improvements or provision of services is not born solely by the City or one development.
LUC-74 (New Policy)	<b>Tree Planting.</b> Look for opportunities throughout the City to increase trees planting or enhance landscaped areas by promoting drought tolerant species that grow well in Foster City, pursuant to the Outdoor Water Conservation Ordinance and other landscaped related guidelines.
PROGRAMS	
LUC-z (New Program)	<b>Climate Action Plan.</b> The City will prepare, adopt and implement a comprehensive Climate Action Plan (CAP) to achieve its fair share of statewide emissions reductions for the 2020 timeframe consistent with AB32. The CAP will specify the strategies, measures and actions to be taken for each inventory sector (transportation, electricity, solid waste, etc.) to achieve the overall emission reduction target, and include an adaptive management process that can incorporate new technology and respond when goals are not being met.  <i>Responsibility: City Manager’s Office and Community Development Department</i> <i>Timeframe: Upon completion of the Land Use and Circulation Element Update</i>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<p>LUC-aa (New Program)</p>	<p><b>Green Building Guidelines and Incentives.</b> The City will support the use of green building practices by:</p> <ul style="list-style-type: none"> <li>a. Providing information, marketing, training, and technical assistance about green building practices;</li> <li>b. Considering guidelines for green building practices in residential and commercial development;</li> </ul> <p><i>Responsibility: Community Development Department</i>  <i>Timeframe: Upon completion of the Land Use and Circulation Element Update</i></p>
<p>LUC-bb (New Program)</p>	<p><b>Low and Zero Emission Vehicles.</b> The City will support and promote the use of low-<del>and zero</del>-emission vehicles, by:</p> <ul style="list-style-type: none"> <li>a. Encouraging the necessary infrastructure to encourage the use of <del>zero</del> <b>low</b>-emission vehicles (<b>ZEV<b>LEV</b></b>) and clean alternative fuels, such as development of electric vehicle charging facilities and conveniently located alternative fueling stations;</li> <li>b. Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate <b>ZEV<b>LEV</b></b> and/or plug in electric hybrids (PHEV);</li> <li>c. Encouraging transportation fleet standards to achieve the lowest emissions possible.</li> </ul> <p><i>Responsibility: City Manager’s Office, Community Development Department, and Public Works Department, <b><u>Parks and Recreation Department and other fleet operators</u></b></i>  <i>Timeframe: As appropriate with new or modified development.</i></p>
<p>LUC-cc (New Program)</p>	<p><b>Vehicle Idling.</b> The City will enforce State idling laws for commercial vehicles, including delivery and construction vehicles.</p> <p><i>Responsibility: Police Department</i>  <i>Timeframe: Current and Ongoing</i></p>
<p>LUC-dd (New Program)</p>	<p><b>Tree Program.</b> Include requirements for tree planting in all new developments and redevelopment in design review and landscape guidelines.</p> <p><i>Responsibility: Community Development Department</i>  <i>Timeframe: Upon completion of the Land Use and Circulation Element Update</i></p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<b>ECONOMIC DEVELOPMENT</b>	
Fiscal health and business development are critical objectives of Foster City. Goals, Policies and Programs aimed at economic development help maintain successful businesses, and therefore encourage a strong tax base, services and fiscal sustainability.	
<b>GOALS</b>	
<b>LUC-I</b> (Formerly LUC-C)	<b>Provide for Economic Development</b> Provide for economic development which: (1) maintains the City's ability to finance City services and construction and maintenance of public improvements; (2) offers local employment opportunities for Foster City residents so that inter-city commuting can be reduced; (3) assures the availability and diversity of resident-serving goods and services; and (4) allows for specialized commercial uses, such as automobile service stations, water-oriented commercial uses and day care facilities.
<b>LUC-J</b> (Formerly LUC-)	<b>Reinforce Metro Center as a City-wide Focal Point</b> Reinforce Metro Center as a focal point of the City and maintain Metro Center as a competitive business and activity center and specialized mixed use living environment.
<b>POLICIES</b>	
LUC-75 (New Policy)	<b>Economic Development Plan.</b> Work with the Chamber of Commerce to develop and adopt a strategy for economic development that promotes commerce, business health and diversity of existing and new businesses in Foster City.
LUC-76 (New Policy)	<b>Encourage home-based businesses.</b> Working from home promotes commerce and reduces vehicle commute trips out of Foster City. Encourage home-based businesses to support other commercial services within the City and reduce daily vehicle trips.
<b>PROGRAMS</b>	
LUC-ee (New Program)	<b>Enhance existing retail centers &amp; opportunities.</b> Promote retail opportunities through coordinated sign guidelines and way-finding programs to create a “sense of place” in older shopping centers.  <i>Responsibility: Community Development Department</i> <i>Timeframe: Upon completion of the Land Use and Cir</i>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<b>REDEVELOPMENT</b>	
<p>Since Foster City is essentially a built out community with distinct boundaries, new development will primarily come from redevelopment of underutilized infill sites at higher densities and intensities than they enjoy today. The Goals, Policies and Programs related to redevelopment will help ensure land uses and the amount of development are compatible with existing uses and fulfill a need in the community.</p>	
<b>GOALS</b>	
<p><b>LUC-K</b> (Formerly LUC-L)</p>	<p><b>Encourage Redevelopment of Under-utilized Properties with Increased Density/Intensity of Uses</b> Encourage the aggregation and redevelopment of under-utilized properties and/or outdated buildings in the older commercial/industrial areas of the City, specifically the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive areas, by allowing substantially increased density and intensity of uses.</p>
<b>POLICIES</b>	
<p>LUC-77 (New Policy)</p>	<p><b>Redevelopment Opportunities.</b> The City will continue to look for opportunities for potential redevelopment properties and proactively work with property owners on options for site reuse or redevelopment.</p>
<p>LUC-78 (Formerly LUC-77)</p>	<p><b>Consistency with City's Infrastructure.</b> Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the infrastructure of the Estero Municipal Improvement District and the City, including sewer, storm sewer, parks/recreation facilities, and street system capacity.</p>
<b>PROGRAMS</b>	
<p>LUC-ff (Formerly LUC-e)</p>	<p><b>Use of Community Development Agency Funds.</b> If available, the city will continue to use Community Development Agency funds to support facilities and services for commercial and industrial areas.  <i>Responsibility:</i> Community Development Agency, Public Works Department and City Council. <i>Timeframe:</i> Current and ongoing.</p>
<p>LUC-gg (Formerly LUC-i)</p>	<p><b>Monitor Neighborhood Retail Centers.</b> To determine the viability of existing neighborhood retail centers, the City will monitor vacancies and the physical condition of these centers. A General plan amendment would be necessary at the time conversion to any other use is considered.  <i>Responsibility:</i> Planning and Code Enforcement Division. <i>Timeframe:</i> Current and ongoing.</p>
<p>LUC-hh (Formerly LUC-l)</p>	<p><b>Civic Center.</b> The City will use the Civic Center Master Plan developed in 1997-99 and the Civic Center Design Guidelines and Illustrative Site Plan to guide any future development and redevelopment of the remaining undeveloped portions of the 36-acre Civic Center area, ensuring that the development is coordinated.  <i>Responsibility:</i> City Manager's Department, Community Development Agency (CDA), and Community Development Department. <i>Timeframe:</i> Current and Ongoing.</p>

Overarching Themes, Proposed & Existing Goals, Policies and Programs

<b>PUBLIC FACILITIES AND SERVICES</b>	
The Goals, Policies and Programs related to public facilities and services promote the provision of adequate public services, parks and open space, and community and cultural facilities, including the pedway and Lagoon.	
<b>GOALS</b>	
<b>LUC-L</b> (Formerly LUC-F)	<b>Provide Adequate Services and Facilities</b> Ensure that new and existing developments can be adequately served by municipal services and facilities.
<b>POLICIES</b>	
LUC-79 (Formerly LUC-61)	<b>Capital Improvement Program (CIP).</b> The City will continue to maintain a five-year Capital Improvement Program (CIP) which supports policies in the General Plan to maintain, improve or expand City-wide facilities and infrastructure.
LUC-80 (Formerly LUC-62)	<b>Access to Neighborhood Parks.</b> Access shall be maintained to neighborhood parks so that such parks are within walking distance to the majority of residents.
LUC-81 (Formerly LUC-66)	<b>Requirements for Recreational Facilities.</b> All new residential developments shall be required to include recreational facilities within the development and/or contribute to the City's park in-lieu fund.
LUC-82 (Formerly LUC-67)	<b>Recreation Areas in Residential Projects.</b> The City shall require that any new residential development not part of an existing neighborhood with park access to include a recreation area for residents.
LUC-83 (Formerly LUC-68)	<b>Adequate Parks, Pedestrian Pathways and Waterfront Recreation Areas.</b> The City shall maintain and improve its system of parks, pedestrian pathways, and waterfront recreation areas so that they remain accessible and attractive to residents of the City.
LUC-84 (Formerly LUC-63)	<b>School Sites and Public Park and Recreation Facilities.</b> Wherever possible, school sites shall be combined with public park and recreation facilities. Existing parks adjacent to school sites will be developed and maintained for public use.
LUC-85 (Formerly LUC-71)	<b>School Facilities.</b> Continue to work with the affected school districts to coordinate the design of school facilities to integrate them into the neighborhood in a manner that is attractive, safe and available for joint school and neighborhood use.
LUC-86 (Formerly LUC-64)	<b>City Services and Buildings.</b> City services and buildings shall be contained in a central Government Center, which will include City Hall offices, emergency services offices, recreation uses, library, public utility offices and other municipal/public facilities.
LUC-87 (Formerly LUC-69)	<b>Child and Senior Day Care Facilities.</b> The City shall promote the provision of child and senior care facilities to meet the needs of working parents and adult children with senior parents in need of care consistent with State Law. The City shall allow small family child care homes for up to eight children as a permitted use in any residential area. Large family child care homes for over eight children, but under 14 children and child day care centers for over 14 children and/or seniors may be allowed as conditional uses in residential zones.
LUC-88 (Formerly LUC-65)	<b>Adequacy of Public Infrastructure and Services.</b> New projects which require construction or expansion of public improvements shall pay their pro rata fair share of the costs necessary to improve or expand infrastructure necessary to serve them, including streets and street improvements, parks, water storage tanks, sewer and water service, and other public services. The City has established several assessment districts to pay for needed municipal improvements. Facilities benefiting a specific development must be provided by the developer of that project.
LUC-89 (Formerly LUC-73)	<b>Water System Improvements.</b> Improve the water supply and storage system to provide a safe, reliable, and adequate water supply for normal and emergency needs and meet the requirements of state, regional and federal regulations.

Overarching Themes, Proposed & Existing Goals, Policies and Programs

LUC-90 (Formerly LUC-74)	<b>Wastewater Treatment.</b> The District will continue to work with the City of San Mateo to ensure that the jointly owned Wastewater Treatment Plant is adequate to meet the needs of the District and applicable state, regional and federal regulations.
LUC-91 (Formerly LUC-75)	<b>Wastewater Transport.</b> The District will continue to maintain the wastewater transport system to provide a safe, reliable, and adequate system to meet present and future needs.
<b>PROGRAMS</b>	
LUC-ii (Formerly LUC-d)	<b>Parks Facilities Plan.</b> The City shall adopt and regularly review a Parks Facilities Plan which addresses the need for new, and maintenance of existing, park facilities. This plan will be used as a basis for establishing needed park in-lieu fees and review of the City’s adopted Capital Improvements Program.  <i>Responsibility:</i> Parks and Recreation Department, Public Works Department and City Council. <i>Timeframe:</i> Current and ongoing.
LUC-jj (Formerly LUC-u)	<b>Fire Department Annual Inspections.</b> The Fire Department shall perform annual inspections and review new business license applications of all businesses in Foster City. The inspections should ensure, among other things, that all hazardous materials are handled properly and pertinent information regarding the materials is provided to the City.  <i>Responsibility:</i> Fire Department. <i>Timeframe:</i> Current and ongoing.
LUC-kk (Formerly LUC-w)	<b>Child Care Facility Regulations.</b> Amend Title 17, Zoning, to require a Use Permit for large family day care homes providing care for nine to 14 children and day care centers providing care to over 14 children  <i>Responsibility:</i> Community Development Department. <i>Timeframe:</i> Begin amendment after update of Land Use and Circulation Element.
LUC-II (Formerly LUC-z)	<b>Water System Improvements.</b> Evaluate recommendations contained in the studies to determine whether to construct improvements to the water system in the Capital Improvement Program.  <i>Responsibility:</i> District Board, Public Works Department. <i>Timeframe:</i> During annual Capital Improvement Program review.