

**CITY OF FOSTER CITY/  
ESTERO MUNICIPAL IMPROVEMENT DISTRICT/  
FOSTER CITY COMMUNITY DEVELOPMENT AGENCY**

**REGULAR MEETING OF APRIL 21, 2008**

**MINUTES**

**CALL TO ORDER OF FOSTER CITY COMMUNITY DEVELOPMENT AGENCY BOARD**

The Regular Meeting of April 21, 2008 of the Community Development Agency (CDA) of the City of Foster City was called to order at 7:30 p.m. in the Council Chambers, 620 Foster City Boulevard, Foster City, San Mateo County, California, by Chair Pam Frisella.

**ROLL CALL**

The Secretary called the roll:

**PRESENT:** Members Art Kiesel, John Kiramis, Linda Koelling, Rick Wykoff, and Chair Pam Frisella.

**ABSENT:** None.

**STAFF PRESENT:** James C. Hardy, Executive Director/Treasurer and Therese L. Calic, Secretary.

**CONSENT CALENDAR**

Motion by Vice Chair Kiramis, seconded by Member Koelling, and carried unanimously, 5-0-0, to approve the Minutes of the Special Meeting of March 31, 2008 and Regular Meeting of April 7, 2008 on the CDA Consent Calendar.

**ADJOURNMENT**

Hearing no objection from the CDA Board, Chair Frisella adjourned the meeting. Meeting adjourned at 7:31 p.m.

**CALL TO ORDER OF CITY COUNCIL/EMID BOARD OF DIRECTORS**

The Regular Meeting of April 21, 2008 of the City Council of the City of Foster City, sitting as said Council and as ex officio the Board of Directors of the Estero Municipal Improvement District (EMID), was called to order at 7:31 p.m. in the Council Chambers, 620 Foster City Boulevard, Foster City, San Mateo County, California, by Mayor/President Pam Frisella.

## **ROLL CALL**

The City Clerk/District Secretary called the roll:

**PRESENT:** Councilmembers/ex officio Directors Art Kiesel, John Kiramis, Linda Koelling, Rick Wykoff, and Mayor/President Pam Frisella.

**ABSENT:** None.

**STAFF PRESENT:** James C. Hardy, City/District Manager/CDA Executive Director; Jean B. Savaree, City Attorney/District Legal Counsel; Kristi A. Chappelle, Assistant City/District Manager; Richard B. Marks, Community Development Director; Steve Toler, Administrative Services Director; Ramon Towne, Director of Public Works; Audrey Daniels, Human Resources Director; Craig Courtin, Chief of Police; Tom Reaves, Fire Chief; Kevin Miller, Director of Parks and Recreation; Leslie Carmichael, Planning Manager; Jon Froomin, Police Captain; Matt Martell, Police Captain; Matt Feske, Associate Planner; Mike Sly, Video Operator; and Therese L. Calic, City Clerk/District Secretary/Recording Secretary.

Hearing no objection from the Council/Board, Mayor/President Frisella took Resolutions For Adoption out of agenda order.

## **RESOLUTIONS FOR ADOPTION**

**SAN MATEO COUNTY PARKS FOR THE FUTURE JUNE 2008 BALLOT – MEASURE O.**

Director of Parks and Recreation Miller presented the staff report.

Julia Bott, San Mateo County Parks for the Future Leadership, answered questions.

Discussion ensued.

Motion by Councilmember Koelling, seconded by Mayor Frisella, to adopt “A Resolution of the City Council of the City of Foster City Endorsing the Parks for the Future 1/8 Cent Sales Tax Measure on the June 2008 Ballot,” failed 2-3-0, Vice Mayor Kiramis, Councilmember Kiesel and Councilmember Wykoff voted “No.”

**CITY RESOLUTION NO. 2008-31 OPPOSING PROPOSITION 98 AND SUPPORTING PROPOSITION 99 ON THE JUNE 2008 BALLOT.**

Assistant City Manager Chappelle presented the staff report.

Discussion ensued.

Motion by Councilmember Koelling, seconded by Councilmember Kiesel, and carried 4-1-0, Councilmember Wykoff voted "No," to adopt City Resolution No. 2008-31, "A Resolution of the City Council of the City of Foster City Opposing Proposition 98 – California Property Owners and Farmland Protection and Supporting Proposition 99 – Homeowners and Private Property Protection Act on the June 2008 Ballot."

## **CONSENT CALENDAR**

Motion by Councilmember/Director Wykoff, seconded by Councilmember/Director Koelling, and carried unanimously, 5-0-0, to approve the following items on the City/District Consent Calendar:

### City Consent Calendar

1. Minutes of the Special Meeting of March 31, 2008;
2. Minutes of the Regular Meeting of April 7, 2008;
3. City Resolution No. 2008-32, "A Resolution of the City Council of the City of Foster City Appropriating Additional Calopps.org Special Revenue Funds for Fiscal Year 2007/2008 in the Amount of \$42,000;"
4. City Resolution No. 2008-33, "A Resolution of the City Council of the City of Foster City Approving a Request for Proposal (RFP) in Form and Content and Authorizing City Staff to Send the Request for Proposal to Five Environmental Consulting Firms Soliciting their Interest in the Preparation of an Environmental Impact Report to Meet the Requirements of the California Environmental Quality Act for the Chess Drive Offices Project – Environmental Assessment, General Plan Amendment; General Development Plan/Rezoning; and Development Agreement; (EA-07-001; GP-07-001; RZ-07-002; DA-08-004);"
5. City Resolution No. 2008-34, "A Resolution of the City Council of the City of Foster City Approving an Agreement with Express Plumbing for Upgrades to the Plumbing Systems at Marlin and Gull Park Restrooms in the Amount of \$21,600;"
6. City Resolution No. 2008-35, "A Resolution of the City Council of the City of Foster City Authorizing the Issuance of the Request for Proposal for Traffic Signal & Lighting Maintenance (2008-2011);"

### EMID Consent Calendar

7. Minutes of the Special Meeting of March 31, 2008;
8. Minutes of the Regular Meeting of April 7, 2008; and
9. EMID Resolution No. 3028, "A Resolution of the Board of Directors of the Estero Municipal Improvement District Appropriating Additional Calopps.org Special Revenue Funds for Fiscal Year 2007/2008 in the Amount of \$42,000."

## **ITEM REMOVED FROM THE CONSENT CALENDAR.**

CITY RESOLUTION NO. 2008-36 RE APPROVING A REQUEST FOR PROPOSAL (RFP) IN FORM AND CONTENT AND AUTHORIZING CITY STAFF TO SEND THE REQUEST FOR PROPOSAL TO FIVE ENVIRONMENTAL CONSULTING FIRMS SOLICITING THEIR INTEREST IN THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT TO MEET THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE GILEAD SCIENCES CORPORATE CAMPUS MASTER PLAN PROJECT – ENVIRONMENTAL ASSESSMENT; GENERAL DEVELOPMENT PLAN/REZONING; AND DEVELOPMENT AGREEMENT (EA-07003; RZ-07-004; DA-08-003).

At the request of Vice Mayor Kiramis, Mayor Frisella removed this item from the Consent Calendar.

Vice Mayor Kiramis recused himself from voting on this item due to a financial conflict of interest. Vice Mayor Kiramis left the Council Chambers at 7:57 p.m.

Motion by Councilmember Wykoff, seconded by Councilmember Kiesel, and carried unanimously, 4-0-0, to adopt City Resolution No. 2006-36, “A Resolution of the City Council of the City of Foster City Approving a Request for Proposal (RFP) in Form and Content and Authorizing City Staff to Send the Request for Proposal to Five Environmental Consulting Firms Soliciting their Interest in the Preparation of an Environmental Impact Report to Meet the Requirements of the California Environmental Quality Act for the Gilead Sciences Corporate Campus Master Plan Project – Environmental Assessment; General Development Plan/Rezoning; and Development Agreement; (EA-07003; RZ-07-004; DA-08-003).”

Vice Mayor Kiramis returned to the Council Chambers at 7:58 p.m.

RECESS. The Chair recessed the meeting from 7:58 p.m. to 8:06 p.m.

## **PUBLIC HEARINGS**

FINAL ENVIRONMENTAL IMPACT REPORT (EIR) PREPARED FOR THE PILGRIM-TRITON MASTER PLAN PROPOSAL AND THE DEVELOPMENT PROPOSAL FOR A MIXED-USE DEVELOPMENT FOR THE ±20.75 ACRE PILGRIM-TRITON COMMERCIAL AREA REDEVELOPMENT PROJECT (ADDRESSES: 550-565 PILGRIM DRIVE, 551 FOSTER CITY BLVD., 1125 E. HILLSDALE BLVD., 1151-1166 TRITON DRIVE; ASSESSORS PARCEL NUMBERS: 094-010-520, -560, -570, AND -680). CITY RESOLUTION NOS. 2008-37, 2008-38, AND 2008-39. CITY ORDINANCE PASSED TO SECOND READING.

Mayor Frisella opened a public hearing to hear and consider comments regarding the Final Environmental Impact Report (EIR) prepared for the Pilgrim-Triton Master Plan proposal and the development proposal for a mixed-use development for the ±20.75 acre Pilgrim-Triton Commercial Area Redevelopment Project (addresses: 550-565 Pilgrim Drive, 551 Foster City Blvd., 1125 E. Hillsdale Blvd., 1151-1166 Triton Drive; Assessors Parcel Numbers: 094-010-520, -560, -570, and -680).

Planning Manager Carmichael introduced the following consultants who reported on their particular area of expertise:

1. Whitney McNair, Metropolitan Planning Group, 400 W. Evelyn Avenue, Sunnyvale;
2. David Clore, LSA Associates, 2215 Fifth Avenue, Berkeley;
3. Jane Bierstedt, Fehr & Peers Transportation Consultants, 100 Pringle Avenue, Suite 600, Walnut Creek; and
4. James Edison, Economic Research Associates, 225 Bush Street, Suite 1700, San Francisco.

Special Legal Counsel Andrew Faber, Berliner Cohen, 10 Almaden Boulevard, 11<sup>th</sup> Floor, San Jose, was in attendance.

John Igoe, Sares-Regis Group, 901 Mariner's Island Boulevard, Suite 700, San Mateo, Alyn Beals, Beals Martin, 2596 Bay Road, Redwood City, and Mark Hansen, AMB Property Management Corporation, Pier 1, Bay 1, San Francisco, addressed the City Council in support of the project.

RECESS. The Chair recessed the meeting from 9:04 p.m. to 9:15 p.m.

The following members of the public addressed the City Council with comments regarding the Pilgrim-Triton Commercial Area Redevelopment Project:

1. San Mateo-Foster City School District (SM-FCSD) Assistant Superintendent Joan Rosas, 1170 Chess Drive, and SM-FCSD Board Member Cathy Rincon, 141 Shooting Star Isle;
2. Linda Haskin, 1116 Halsey Boulevard;
3. Planning Commissioner Bob Werden;
4. Jeri Blatt, 609 Pilgrim Drive;
5. Mickey Perea, 601 Pilgrim Drive;
6. John Alexander, 610 Comet Drive;
7. William Kunz, 970 Swan Street;
8. Dawn McDaniel, 600 Comet Drive;
9. Marland Townsend, 1174 Dover Lane;
10. Jim Main, 702 Nina Lane;
11. Jerry McDaniel, 600 Comet Drive;
12. Claudette Main, 702 Nina Lane;
13. Chris Mohr, Housing Leadership Council, 139 Mitchell Avenue, Suite 108, South San Francisco;
14. Planning Commissioner Noemi Avram
15. Nabil Daoud, 685 Harvester Drive;
16. Aaron McDaniel, 600 Comet Drive;
17. Clint Van Ostrand, 852 Arcturus Circle
18. Mae Heagerty-Matos, CEO, Chamber of Commerce;
19. Laura Peterhans, Peninsula Interfaith Action, 2011 Belle Monti Avenue, Belmont;
20. Bill Chow, Past President, Chamber of Commerce; and
21. Jake Garrison, 103 Goldhunter Court.

Hearing no objection from the City Council, Mayor Frisella closed the public hearing.

RECESS. The Chair recessed the meeting from 10:48 p.m. to 10:57 p.m.

Discussion ensued.

Motion by Councilmember Wykoff, seconded by Councilmember Kiesel, and by roll call vote carried unanimously, 5-0-0, to adopt City Resolution No. 2008-37, "A Resolution of the City Council of the City of Foster City Certifying the Final Environmental Impact Report for the Pilgrim-Triton Master Plan Project Covering ±20.75 Acres Bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-101-520, -560, -570, -680) – City of Foster City – AMB Property Corporation, Foster City Executive Park and Northwestern Mutual Life – EA-06-003."

Motion by Councilmember Kiesel, seconded by Councilmember Koelling, and by roll call vote carried unanimously, 5-0-0, to adopt City Resolution No. 2008-38, "A Resolution of the City Council of the City of Foster City Adopting an Amendment to the Foster City General Plan for ±20.75 Acres Bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-101-520, -560, -570, -680) – to Change the Land Use Plan Designation from Service Commercial to Service Commercial with Housing and to Adopt the Pilgrim Drive/Triton Drive Commercial-Industrial-Housing Area Polices – AMB Property Corporation, Foster City Executive Park and Northwestern Mutual Life – GP-06-001."

Motion by Councilmember Koelling, seconded by Councilmember Kiesel, and by roll call vote carried 4-1-0, Councilmember Wykoff voted "No," to introduce by title and waive further reading of "An Ordinance of the City of Foster City Approving an Amendment to the Foster City Zoning Map and a General Development Plan for ±20.75 Acres Bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-101-520, -560, -570, -680) – to Change the Zoning Designation from CM/PD (Commercial Mix/Planned Development) District to CM/PD (Commercial Mix/Planned Development) District with a General Development Plan to Allow up to 296,000 Sq. Ft. of Commercial/Industrial Office and up to 730 Housing Units, Including up to 64 Live-work Units – AMB Property Corporation, Foster City Executive Park and Northwestern Mutual Life – RZ-06-002."

Motion by Councilmember Koelling, seconded by Mayor Frisella, and by roll call vote carried, 4-1-0, Councilmember Wykoff voted "No," to pass the ordinance to second reading.

Councilmember Wykoff indicated that he voted "No" because he has consistently not supported housing on this site.

Motion by Councilmember Wykoff, seconded by Councilmember Koelling, and by roll call vote carried unanimously, 5-0-0, to adopt City Resolution No. 2008-39, "A Resolution of the City Council of the City of Foster City Considering and Making Findings Regarding the Environmental Impacts of the Pilgrim-Triton Master Plan Project Concerning Amendment of the Foster City General Plan, Amendment of the Zoning Map and Adoption of a General Development Plan for the Pilgrim-Triton Master Plan Project; Adopting a Statement of Findings and Facts; and Adopting a Mitigation Monitoring and Reporting Program—EA-06-003, GP-06-001, RZ-06-002."

## **COMMUNICATIONS**

CITY/DISTRICT WARRANT OF DEMANDS. NO ACTION TAKEN.

The City/District Warrant of Demands processed and issued April 2, 2008, April 9, 2008, and April 14, 2008 were listed on the agenda for information purposes only. No action was taken.

## **COUNCIL/BOARD STATEMENTS AND REQUESTS**

Mayor Frisella wished resident Ken Feldstein well on his recovery from recent surgery.

## **ADJOURNMENT**

Hearing no objection from Council/Board, Mayor/President Frisella adjourned the meeting.

Meeting adjourned at 11:28 p.m.