

Land Use and Circulation Goals, Policies and Programs

Summary/Recap of Existing LUC Goals:

LUC-A Preserve the Quality of the City's Residential Neighborhoods.

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.

LUC-B Promote Proper Site Planning, Architectural Design and Property Maintenance

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.

LUC-C Provide for Economic Development

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.

LUC-D Maintain a Variety of Land Uses

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.

LUC-E Reinforce Metro Center as a City-wide Focal Point

Establish and reinforce Metro Center as the Focal Point of the City and ~~enhance the potential of~~ maintain Metro Center as a competitive business and activity center and specialized mixed use living environment.

LUC-F Provide Adequate Services and Facilities

Ensure that new and existing developments can be adequately served by municipal services and facilities.

LUC-G Assure Safe Commercial and Industrial Uses

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.

LUC-H Encourage Mixed Use Projects

Encourage mixed use projects, with the residential portion of mixed use projects built at the maximum allowed densities to reduce trips to, from and within the City. (Make this a policy instead of a goal)

LUC-I Provide for Diversified Transportation and Circulation Needs

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.

LUC-J Maintain Acceptable Operating Conditions on the City's Road Network

Maintain acceptable operating conditions on the City's road network at or above LOS D and encourage the maximum effective use of public and private vehicles, reduce the growth in peak hour traffic volumes and reduce single passenger trips.

LUC-K Provide Adequate Parking

Ensure that adequate off-street parking is incorporated into new and modified projects and designed for safe and effective circulation.

Policies:

Sphere of Influence/Annexation

- LUC-1 **Sphere of Influence.** 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.

Land Use Map

- LUC-2 **Land Use Map.** The Land Use Plan map and the policy text of the General Plan are complimentary; 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 landowner 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.

- LUC-3 **Land Use Categories.** 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.

- ~~LUC-4 **Study Areas.** 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 three areas designated as "Study Area" in this plan: (1) Chess Drive Industrial; (2) the Marina Site.~~

- LUC-5 **Potential Housing Sites.** ~~Six s~~are identified on the Land Use Plan map ~~which should be considered for potential housing if a change in current use is proposed, consistent with Policies H-30 and H-31 of the Housing Element and the goals and policies of the General Plan. Sites shall be so designated only after a site specific study and amendment to the General Plan. To implement this policy, the City will conduct a study of potential housing sites (see Housing Element Program H-o "Housing Sites Study"), which shall be adopted as an appendix to the General Plan. The City will require that prior to considering a change in use proposed by anyone other than the City at the sites identified in this study, the City shall review the site as a potential housing opportunity site, with a "housing overlay" designation added to their underlying Land Use Plan designation in order to allow housing in addition to or as an option to their primary designation. If housing is developed on the site, it should be at a minimum of 15 units per acre. The six sites include the following:~~
1. Beach Park Plaza Shopping Center

- [2. Pilgrim/Triton Industrial/Commercial Area](#)
- [3. AAAAA Rent-A-Space Property](#)
- [4. Charter Square Shopping Center](#)
- [5. Franciscan Apartments](#)
- [6. Public/Private High School Site \(30-35 units of teacher housing\)](#)

LUC-6 **Planned Development Zoning.** 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:

- a. In residential zones, commercial establishments provide goods or services primarily to residents of the project in which the establishment is located and to [adjacent residences residents in the neighborhood](#).
- b. In residential zones, commercial uses are limited to the ground floor of a multistory residential building or to single-story buildings.
- c. Advertising or identification signs are limited in size and number, and regulated by a project-specific sign program.
- d. Any residences located in the development can be protected by landscaping, open spaces, ~~and~~ or other design features from the noise and traffic generated by commercial establishments.
- e. Off-street parking for residents, employees, and customers is provided in accordance with the Municipal Code.
- 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.

Residential Land Use Categories

LUC-7 **Preservation of Residential Neighborhoods.** 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).

LUC-8 **Jobs/Housing Balance.** The City will continue to strive ~~for~~ [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 ~~e~~[Element](#) [and the Housing Element](#), mixed use projects which provide both housing and employment opportunities, and whenever possible, the development of affordable housing.

LUC-9 **Single Family Residential.** 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.

- LUC-10 **Two Family Residential.** 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.
- LUC-11 **Townhouse Residential.** 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.
- LUC-12 **Condominium Residential.** 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.
- LUC-13 **Apartment Residential.** 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.
- LUC-14 **Residential Density Ranges.** 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, [as explained in Policy LUC-15.](#)
 - 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-15 **Density of Residential Projects.** 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, ~~and~~ 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. Clustering to reduce paving, grading runoff, and changes in vegetation cover is used.~~
- ~~c. Additional landscaping area is provided to enhance the natural qualities of the site.~~
- d. Recreational facilities are provided on-site for the enjoyment of project residents.
- e. Traffic, noise, or visual effects of the higher density development would not significantly affect adjacent or nearby residences, or the overall streetscape.
- f. Very low, or low ~~and moderate~~ income units are included in the project if it is a rental project – or – very low, low or moderate income units are included in the project if it is a “for sale” project.

LUC-16 **Provision of Affordable Housing.** The City will implement the policies and actions outlined in the Housing Element to increase the economic feasibility of providing housing affordable to very low, low and moderate income residents. The City will allow increased residential densities in exchange for, among other criteria, the inclusion of ~~lower~~ very low, low and moderate income dwelling units, if the initial and future affordability is guaranteed through participation in an affordable housing program. Specific types of ~~requirements–~~ programs to increase the supply of affordable housing (as contained in Housing Element Policies H-E-1 and H-E-2) include:

- a. New Project Development Program.
- b. Existing Unit Purchase Program
- c. First-Time Homebuyer Program
- d. Homeowner Rehabilitation Loan Program
- e. Rental Assistance Program
- f. Inclusionary Requirement for Affordable Housing

~~g.~~ 1. Inclusionary Requirement for Residential Projects within the Community Development Area. All residential developments within the Community Development Project Area shall be required to provide a specified percentage of lower and moderate income housing consistent with at a minimum,

Housing Element ~~Policy H-21~~ Program H-E-1-a, and also consistent with Program H-E-2-a.

~~b.~~ 2. Inclusionary Requirement for Residential Projects Outside of the Community Development Area. On sites outside the Community Development Project Area, all residential developments shall be required to provide a specified percentage of lower and moderate income housing consistent with Housing Element Program H-E-2-a. ~~†~~The City will negotiate with developers to include homes affordable to lower and moderate income residents by offering incentives as outlined in the Housing Element and the Zoning Ordinance.

LUC-17 **Density Bonus for Affordable Housing and Senior Housing Projects.** A density bonus above the maximum density otherwise allowed may be granted for affordable and/or senior housing projects consistent with Program H-E-3-a Policy H-23 in the Housing Element and Government Code Section 65915 and dother applicable state law. ~~Density increases may be allowed for projects meeting particular City needs for senior housing and housing in commercial areas.~~

LUC-18 **Mixed Use Residential/Commercial Projects.** The City will encourage ~~the~~ 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, ~~including Policies LUC-15 and LUC-16.~~

Commercial and Industrial Land Use Categories

LUC-19 **Meeting Commercial and Industrial Land Use Needs.** 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. (see new policy re: retention of Chess Drive & Pilgrim/Triton Drive areas)

LUC-20 **Town Center Commercial.** 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.

LUC-21 **Neighborhood Commercial.** 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 Policy LUC-~~___~~5 ("Potential Housing Sites"). ~~However,~~

~~neighborhood commercial sites shall only be so designated after a site specific study and rezoning. Floor Area Ratios (FAR) of neighborhood commercial centers generally range between .20 and .30 FAR. The density of housing will be determined at the time a site specific study is complete.~~

- LUC-22 **Service Commercial.** 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).
- LUC-23 **Waterfront Commercial.** 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.
- LUC-24 **Light Industrial.** 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 General Industrial/Commercial/Office district is proposed to be ~~amended~~ established to also allow general office and retail goods/services uses with the provision of adequate parking as part of this element in place of the previous M-1 district. Floor Area Ratios (FAR) for developments in the industrial area range from .20 to .60 FAR.
- LUC-25 **Research/Office Park.** 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, ~~the vacant lands north of East Third Avenue 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 the East Third Avenue, Bridge Landing and vacant Vintage Park sites is anticipated to have an FAR up to 1.0.

LUC-26 ~~Location of Commercial Areas~~Uses in East Hillsdale Boulevard Corridor. 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 ~~Vintage Park or~~ Metro Center developments. No new retail commercial developments shall be allowed south of East Hillsdale Boulevard unless they are part of a larger mixed use development.

~~LUC-27 Evaluation of Higher Intensity Commercial and Residential Uses Along the North Side of East Hillsdale Boulevard, Between Shell Boulevard and the County (Werder) Fishing Pier. Increases in Intensity of Uses in East Hillsdale Corridor.~~ Requests for higher intensity commercial or residential 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:

- a. Capacity of infrastructure in this area to accommodate increased densities.
- b. Public transportation improvements.
- c. Appropriate architectural design, including but not limited to, height and density for new commercial, residential or mixed use uses.
- d. The types of appropriate commercial uses.
- e. Internal circulation and parking.
- ~~f. Landscaping and architectural design.~~
- ~~g. Setbacks from public rights-of-way.~~

LUC-28 **Retail Shopping Centers.** The City's retail shopping centers shall be classified into two categories: neighborhood commercial centers and specialty commercial centers. All five neighborhood commercial centers, of which there are ~~five~~four, ~~are~~ located south of East Hillsdale Boulevard (Marlin Cove, Beach Park Plaza, Charter Square and Edgewater Place), and one located north of East Hillsdale Boulevard (The Marketplace), ~~distributed among the residential neighborhoods~~. 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 ~~H~~illsdale 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.

LUC-29 **Neighborhood Commercial Centers.** Re-evaluate the land use designations for the City's neighborhood centers if, at a future date, any of these neighborhood commercial centers ~~become inviable~~ 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 types include:

- a. The predominate types and densities of housing on the same block front or on adjacent blocks to the proposed projects.
- b. 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.
- c. Availability of public [infrastructure](#) services and facilities.
- d. 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.
- e. [The ability of the project to provide an appropriate setback from the public rights-of-way given the type of street and mass and scale of buildings.](#)
- f. [Architectural and landscape design.](#)

- LUC-30 **Eating Establishments Serving "Fast Foods" and Convenience Foods.** Firms proposing new ~~building construction or changes to existing for~~ 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 [on-site](#) 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.
- LUC-31 **New Auto Repair or Other Large-Scale Repair Businesses.** New auto repair or other large-scale repair businesses (including auto detailing businesses) shall be limited to areas northwest of Highway 92 and shall be located in the industrial park area generally bounded by [both sides of Foster City Boulevard](#), Chess Drive and Hatch Drive. Existing auto repair businesses, especially those located in gasoline service stations, should be retained in order that auto repair remains available to Foster City residents. Design standards will be developed to ensure that the appearance of, and vehicular circulation for, such uses are compatible with surrounding commercial and industrial land uses.
- LUC-32 **Health and Safety Performance Standards for Industrial and Commercial Activities.** 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.
- LUC-33 **Businesses Using Hazardous Materials.** 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.

Other Land Use Categories

- LUC-34 **School.** 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.
- LUC-35 **Parks and Recreation.** This designation is for improved open space lands whose primary purpose is recreation, and includes all local and regional parks.
- LUC-36 **Open Space.** 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.
- LUC-37 **Public and Semi-Public.** Reserved for uses which are generally public serving in nature, including religious institutions, private schools, City offices, and fire and police facilities.

Design Review and Property Maintenance

- LUC-38 **City Approach to Design (Architectural) Review.** 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:
- a. Preservation of the architectural character and scale of neighborhoods.
 - b. That the development is well designed, in and of itself, and in relation to surrounding properties.
 - c. Preservation of waterfront views.
 - d. Minimizing impacts on the privacy and access to sunlight of adjacent properties.
 - e. Minimizing impacts due to excessive noise or undue glare.
 - f. Screening of unsightly uses including trash, loading docks/areas, roof top equipment, and special ventilating systems.
 - g. Use of setbacks, open space, and landscaping.
 - h. Exterior colors and materials.

[See new policies section for more policies related to architectural review](#)

- LUC-39 **Residential Design Review Process.** 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.
- LUC-40 **Design Review of Commercial and Industrial Projects.** 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. 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.
- LUC-41 **Code Enforcement and Property Maintenance.** 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.

Special Land Use and Other Considerations

- LUC-42 **Specialized Land Use Needs.** 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.
- LUC-43 **City-Owned and Controlled Lands.** 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:
- a. Revenue generating potential of the land use.
 - b. Extent for which general public access and use is provided.
 - c. Preservation of open spaces or important natural habitats as part of the project design.
 - d. Extent to which the project fulfills important City needs, such as for unmet commercial or public services, [educational facilities](#), low or moderate income housing, recreation, or public facilities.
 - e. Compatibility of proposed land use(s) with existing/proposed adjacent properties use(s).
 - f. [Protection of public views of the San Francisco Bay or Foster City Lagoon.](#)

- LUC-44 **Vacant Parcels Adjacent to Waterways.** ~~Vacant Development or redevelopment of~~ parcels adjacent to waterways shall incorporate public open space ~~and or~~ water-oriented design features into any development on these sites.
- LUC-45 **Water-Oriented Uses Along San Francisco Bay.** 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.
- ~~LUC-46 **Water-Oriented Commercial Establishments.** Water-oriented commercial establishments may be permitted as an alternative, or additional, use in mixed use projects on publicly-owned lands between Beach Park Boulevard and the San Mateo Bridge landing.~~
- LUC-47 **Permitted Land Uses on Vacant Sites.** 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.
- LUC-48 **Metro Center/East Hillsdale Commercial Area.** 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:
- a. Cultural and entertainment activities (theaters, night clubs, eating establishments, art and other galleries).
 - b. Retail goods and services serving community-wide needs.
 - c. Government services/Civic Center.
 - d. Professional and general offices.
 - e. Financial services.
- LUC-49 **Home Occupations.** 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.

Circulation Facilities

- LUC-50 **Traffic Level of Service Standards.** 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:

- a. Traffic Systems Management (TSM).
- b. Street maintenance.
- c. Capital Improvement Program and coordination with federal, state, county, and district funding programs for street and other transportation improvements.
- d. Developer payment of pro rata fair share of traffic improvement costs for new developments.

LUC-51 **Improvements to Existing Streets.** The City will maintain and improve the existing system of major and collector streets, including:

- 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 (between Hanson Way and Foster City Boulevard) and Vintage Park shall be maintained as arterial (major) streets.
- b. Collector streets, currently shown on Map GP-5, Street Network Map, shall be maintained as such.

~~e. The Edgewater Boulevard and SR 92 Ramps intersection, if feasible, shall be improved to re-stripe the southbound lanes to provide two through and two left turn lanes in order to achieve LOS D.~~

~~d.c. East Third Avenue Improvements. Improve East Third Avenue from Foster City Boulevard to 550' east of Lincoln Center Drive to include two travel lanes, a sidewalk on the south side, and a cul-de-sac at the eastern terminus of the street.~~

Transportation Systems Management, Transit, Bicycle and Pedestrian Needs

LUC-52 **Traffic Systems Management (TSM).** The City will ~~work with existing employers and developers of new non-residential development to participate in an ongoing joint effort with several neighboring cities to adopt and enforce a~~ encourage Traffic Systems Management (TSM) programs. ~~The program shall require the participation of all future and existing commercial and industrial employers.~~

LUC-53 **Bicycle Routes and Pedestrian Paths.** 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-54 **Coordination with ~~SamTrans~~ Transit Agencies.** The City shall work with SamTrans, Alameda-Contra Costa Transit District (AC Transit), the Peninsula Traffic Congestion Relief Alliance, RIDES and other agencies in defining new transit routes and improving the public transit and transportation system.

Special Design Considerations

- LUC-55 **Access to New Commercial and Industrial Projects.** 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.
- LUC-56 **Private Streets and Public Loop or Cul-de-Sac Streets.** 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.
- LUC-57 **Streets in Residential Neighborhoods.** 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, [and through other traffic calming techniques](#).

Parking

- LUC-58 **Off-Street Parking Requirements.** 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-59 **Bicycle Parking.** Secured bicycle parking shall be encouraged for all commercial and industrial buildings. The City will continue to allow required parking to be reduced ~~by one space for every eight where~~ bicycle parking spaces provided, per Chapter 17.62 of the Municipal Code.
- LUC-60 **Parking and Internal Circulation in Project Design.** 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.

Other Facilities and Services

- LUC-61 **Capital Improvement Program (CIP).** 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-62 **Access to Neighborhood Parks.** Access shall be maintained to neighborhood parks so that such parks are within walking distance to the majority of residents.

- LUC-63 **School Sites and Public Park and Recreation Facilities.** 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-64 **City Services and Buildings.** City services and buildings shall be contained in a central ~~civic~~ Government Center, which will include City Hall offices, emergency services offices, recreation uses, library, public utility offices and other municipal/public facilities. ~~If authorized by the State Board of Education, the voters of Foster City shall determine whether the City should be served by a new unified school district including a high school. If unification occurs, the approximately 29-acre site adjacent to City Hall (APN 094-471-050) shall be reserved for such a use.~~
- LUC-65 **Adequacy of Public Infrastructure and Services.** 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-66 **Requirements for Recreational Facilities.** All new residential developments shall be required to include recreational facilities within the development and contribute to the City's park in-lieu fund.
- LUC-67 **Recreation Areas in Residential Projects.** 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-68 **Adequate Parks, Pedestrian Pathways and Waterfront Recreation Areas.** 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-69 **Child and Senior Day Care Facilities.** 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. ~~In accordance with State Law, the City shall allow child day care centers for up to six pre-school children as a permitted use in any residential area. Child day care centers for over six pre-school children and day care centers for school-age children or seniors may be allowed as conditional uses in residential zones.~~
- LUC-70 **Joint Household Hazardous Waste Management Plan.** The City will continue to assist in the implementation of the Joint Household Hazardous Waste Management Plan.
- LUC-71 **School Facilities.** 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-72 **Library/Community Center.** The City will construct a new library/community center building at the corner of East Hillsdale Boulevard and Shell Boulevard.~~

LUC-73 **Water System Improvements.** 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.

LUC-74 **Wastewater Treatment.** 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-75 **Wastewater Transport.** The District will continue to maintain the wastewater transport system to provide a safe, reliable, and adequate system to meet present and future needs.

Land Use and Circulation Programs:

LUC-a **Periodic Monitoring of Land Uses Throughout the City.** 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:

- a. ~~Evaluation of City policy regulating home occupations.~~
- b. Revitalization of older neighborhood retail centers.
- c. Changes in land use designations and zoning where necessary to respond to changes in economic conditions and/or City needs.

Responsibility: Planning Division and Planning Commission.

Timeframe: Current and ongoing.

LUC-b **Periodic Review of Architectural Review Guidelines and Procedures.** The City will periodically review its architectural review guidelines and procedures which direct the public and decision-makers.

Responsibility: Planning Division and Planning Commission.

Timeframe: ~~Initial adoption by November 1989; updated April, 1992; review when required.~~ Ongoing.

LUC-c **Continue Code Enforcement Program.** The City will continue its code enforcement program to ensure that private 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, adequate painting/staining of buildings, trash and debris removal from yards, and planting and maintenance of landscaping.

Responsibility: Community Development Department.
Timeframe: Current and ongoing.

LUC-d **Parks Facilities Plan.** 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.

Responsibility: Parks and Recreation Department, Public Works Department and City Council.
Timeframe: Current and ongoing.

LUC-e **Use of Community Development Agency Funds.** The City will continue to use Community Development Agency funds to support planning activities, housing programs, facilities and services for commercial and industrial redevelopment project areas.

Responsibility: Community Development Agency, Public Works Department and City Council.
Timeframe: Current and ongoing.

LUC-f ~~**Chess Drive Special Study Area.** The City shall establish "Special Study Area" for Chess Drive to:~~

~~a. Investigate broadening allowed land uses within the Chess/Hatch Drive area to allow office and light industrial and wholesale commercial uses to be consistent with other industrial areas in the City and consistent with the use of this area for industrial expansion over the next 10 to 15 years.~~

~~b. Ensure that future improvements result in a unifying and cohesive development pattern.~~

~~c. Set forth design guidelines for appropriate uses and densities, use of landscaping, colors and materials, architectural themes, building heights, setbacks, roof styles, and need for infrastructure improvements will be prepared and adopted by the City.~~

~~Responsibility: Planning Division and Planning Commission.
Timeframe: Complete study by December 1994.~~

~~LUC-g **Amendment of M-1 (Light Industrial) Zoning.** 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.~~

~~Responsibility: Planning Division, Planning Commission and City Council.~~

~~Timeframe: Adopt amendment by December 1994.~~

~~LUC-h Amendment of C-1 (Neighborhood Business) Zoning. The City will amend the C-1 (Neighborhood Business) Zoning District to allow up to 25% of the leasable area contained within each of the 5 neighborhood retail commercial centers to be occupied by uses which are allowed in the C-2 (General Business) District (but not to include C-2 uses which are allowed by Use Permit only).~~

~~Responsibility: Planning Division, Planning Commission and City Council.~~

~~Timeframe: Adopted.~~

LUC-I **Monitor Neighborhood Retail Centers.** 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, unless the proposed change is to include housing at a center designated with the housing overlay designation per Policy LUC-5.

Responsibility: Planning Division.

Timeframe: Monitoring begins upon adoption of Element Current and ongoing.

LUC-j **Land Use and Recreation Plan for Werder Pier and the Adjacent Areas.** 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.

Responsibility: Planning Division, Planning Commission and City Council.

Timeframe: Subject to adoption of General Plan and timing of the State and County.

LUC-k **City-Owned and Controlled Lands.** 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.

Responsibility: City Manager's Department, Planning Division and City Council.

Timeframe: Complete study and adopt policy by ~~1993~~.

LUC-l **Civic Center.** The City will ~~complete-use~~ the Civic Center Master Plan developed in 1997-99 ~~with-and~~ the ~~adoption-of-Civic Center Design Guidelines and an-Illustrative Site Plan and-utilize-these-documents~~ to guide the development and redevelopment of the 36-acre Civic Center area, ensuring that the development is coordinated.

Responsibility: City Manager's Department, Community Development Agency (CDA), and Community Development Department.

Timeframe: ~~Complete-Design-Guidelines-and-Illustrative-Site-Plan: August-1999. Complete-Specific-Plans: 1999-2004~~ Ongoing

~~Remove LUC-m because Caltrans has now designated this site for wetland mitigation – "remaining portion" is Mariner's Links.~~

~~LUC-m **East Third Avenue Site.** The City will work in conjunction with the other property owner of the large vacant tract of land north of East Third Avenue (APN 094-130-010; the City owns the remaining portion of this site) to ensure that a proposed plan for the development of this site meets General Plan objectives for industrial, commercial and research and development activities. The City's pedestrian/bicycle pathway segment and the designated ABAG Bay Trail adjacent to the property should be integrated into any development plan.~~

~~Responsibility: City Manager's Department, Planning Division, Planning Commission and City Council.~~

~~Timeframe: Begin in 3-5 years.~~

Change program LUC-n to reflect the reality of inability to enforce TSM

LUC-n **Implementation of ~~Traffic-Transportation~~ Management Programs.** ~~The City has recently adopted a Traffic Systems Management (TSM) Ordinance. The purpose of the ordinance is to assure that all existing and future employers participate in mitigating traffic problems. The objective of the ordinance is to achieve, within 4 years, a minimum TSM objective of 25% employee participation rate in alternatives to single occupant vehicles commuting during peak traffic hours. The ordinance requires participation at several different levels, depending on the number of employees:~~

~~a. Every employer must submit annually to the TSM Administrator an Annual Transportation Survey providing employee commute information.~~

~~b. Employers with 25 or more employees are required to prepare and implement a TSM information program describing commuting options available to their employees.~~

~~e. Every employer with 100 or more employees must prepare and implement a TSM Program which designates a workplace TSM Coordinator and includes strategies to increase employee participation in commute alternatives.~~

~~Require new non-residential developments to include a Transportation Management Program with a variety of methods to reduce single-occupancy vehicles.~~

~~Responsibility: City Manager's Department and Planning Division.~~

~~Timeframe: Monitor compliance annually. Current and ongoing. Re-evaluation by December 1993.~~

LUC-o **Periodically Monitor Traffic Conditions.** 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 is necessary.

Responsibility: Public Works Department.

Timeframe: Current and ongoing.

LUC-p **Bicycle Route and Pedestrian Path Master Plan and Improvement Program.** 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.

Responsibility: Community Development Department, Public Works Department, Parks and Recreation Department, Parks Committee, Planning Commission and City Council.

Timeframe: ~~Master Plan completed in 1992; begin improvements in 1993/1994 fiscal year.~~ Current and ongoing.

LUC-q **Designation of New Bus Routes.** The City will designate new bus routes in consultation with SamTrans and AC Transit, 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.

Responsibility: Community Development Department and Public Works Department.

Timeframe: Current and ongoing.

~~LUC-r **Vintage Park Transit Service.** As Vintage Park is completed, the City shall encourage SamTrans (San Mateo County Transit District) to re-route bus lines or designate a new bus line to serve employees of this development. 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.~~

~~Responsibility: Community Development Department and Public Works Department.~~

~~Timeframe: Prior to completion of Vintage Park.~~

~~LUC-s **Collect Information on Parking Use.** Periodically, the City will collect information on actual parking use in Foster City, including number of automobiles per household, number of automobiles per unit of employee space, and the ratio of compact to non-compact cars. This information will be used to update the City's parking standards, as needed.~~

~~Responsibility: Community Development Department.~~

~~Timeframe: Current and ongoing.~~

LUC-t **Updating of the Capital Improvement Program (CIP).** The City will update the five-year CIP at least every year in conjunction with the Annual Report on the General Plan to identify street improvements and maintenance that will be necessary to achieve goals for traffic levels of service and other needs. The plan shall identify funding sources, including property taxes, special taxes, City share of gasoline and sales taxes, state funds, federal funds, developer fees, assessment districts, and private maintenance agreements. Additionally, the five-year CIP will budget for traffic improvements identified in the General Plan.

Responsibility: All City departments with the Public Works Department taking the lead role.

Timeframe: Current and ongoing.

LUC-u **Fire Department Annual Inspections.** 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.

Responsibility: Fire Department.

Timeframe: Current and ongoing.

~~LUC-v **Investigation of Child Care Funding Mechanisms.** The City shall investigate the use of child care funding mechanisms and ways to encourage large businesses, employment centers, and residential developments to consider establishing infant and preschool care.~~

~~Responsibility: City Manager's Department, Community Development Department.~~

~~Timeframe: Begin upon adoption of this element.~~

Ask Planning Commission - Delete LUC-w?

~~LUC-w **Child Care Facility Regulations.** Amend Title 17, Zoning, to require a Use Permit for large family day care homes providing care for 7 to 12 children.~~

~~Responsibility: Community Development Department.~~

~~Timeframe: Begin 1993/1994.~~

LUC-x **Joint Household Hazardous Waste Management Plan.** The City will continue to contribute to the to the funding of the implementation programs identified in the Joint Household Hazardous Waste Management Plan.

Responsibility: City Manager's Department.

Timeframe: Current and ongoing.

~~LUC-y **Library/Community Center.** The City will construct a new library/community center building at the corner of East Hillsdale Boulevard and Shell Boulevard to provide for expanded library facilities and community meeting rooms.~~

LUC-z **Water System Improvements.** Periodically evaluate the recommendations contained in the "Engineering Evaluation and Feasibility Study: Water Supply and Storage Improvements" or later studies to determine whether to construct improvements to the water system in the Capital Improvement Program.

Responsibility: District Board, Public Works Department.

Timeframe: During annual Capital Improvement Program review.

LUC-aa **Water Rationing.** In times of drought, allocate water to water customers based on the amount of water allocated from the San Francisco Water Department, making allowances to accommodate planned growth.

Responsibility: Public Works Department, Finance Department.

Timeframe: As required.

LUC-bb has been completed

~~LUC-bb **Foster City Boulevard/Triton Drive/Metro Center Boulevard Intersection Improvements.** If feasible, add the following mitigation measures in order to achieve LOS D in the morning and evening peak hours: Modify eastbound stripping to two left, one through and two right turn lanes.~~

~~Responsibility: Public Works Department.~~

~~Timeframe: 1994.~~

~~LUC-cc **Edgewater Boulevard/SR 92 Ramps Intersection Improvements.** If feasible, restripe southbound lanes to provide two through and two left turn lanes in order to achieve LOS-D.~~

~~————— Responsibility: Public Works Department.
————— Timeframe: 1994.~~

~~LUC-dd **Community Development Agency Plan.** In order to ensure that the Community Development Agency's Plan for the Foster City Community Development Project Area continues to be consistent with the City's General Plan, the Project Area Plan should be amended to state that density bonuses over 35 units per acre are subject to the same requirements as contained in the General Plan. The CDA could also update the exhibits in the Project Area Plan or add references to the City's General Plan (as amended).~~

~~————— Responsibility: Community Development Agency.
————— Timeframe: 1994.~~

LUC-ee has been completed

~~LUC-ee **Chess Drive/SR 92 Ramp Improvements.** Widen the westbound off-ramp from SR 92 onto Chess Drive to provide one left-turn lane and one left-through lane.~~

~~————— Responsibility: Public Works Department.
————— Timeframe: 1998.~~

PROPOSED NEW GOALS, POLICIES AND PROGRAMS FOR LAND USE AND CIRCULATION ELEMENT

NEW POLICIES:

LUC-XX **15-Acre High School Site.** The 15-acre City-owned site located to the south of the Government Center shall be reserved for a public or private high school until June 2008, at which time, if a high school has not been approved or constructed at the site, the City will conduct a land use study and reconsider the Land Use Plan designation.

LUC-XX **Preserve Commercial/Industrial "Start-up" Areas.** Preserve commercial and industrial areas suitable for new "start-up" or existing small businesses, such as the Chess Dr./Hatch Dr. area and the Pilgrim Dr./Triton Dr. area.

LUC-XX **Economic Development Plan.** Develop and adopt an Economic Development Plan.

- LUC-XX **Encourage Mixed Use Projects.** Encourage mixed use projects, with the residential portion of mixed use projects built at the maximum allowed densities to reduce trips to, from and within the City.
- LUC-XX **Preservation of Views.** The City will use the design review process to ensure that existing views of the San Francisco Bay or the Foster City Lagoon are preserved to the extent feasible when reviewing new developments or modifications to existing developments.
- LUC-XX **Residential Garage Conversions.** The interior space of existing 1-, 2- and 3- car residential garages may be converted to other uses, such as living, storage, or mechanical areas, in accordance with all applicable ordinances and subject to all applicable permits, if, after conversion, the interior garage space shall meet the minimum interior dimensions and space requirements and exterior setback and design requirements of sub-sections 17.62.050.B.1 and B.2 of Chapter 17.62, Off-Street Parking Regulations, of the Foster City Municipal Code. Water heaters, washing and drying machines for clothes, furnaces, air conditioning chiller units and similar equipment may be placed on the interior of a garage subject to the remaining interior garage space meeting these requirements.
- LUC-XX **Existing Unapproved Garage Conversions.** Garages that have been converted to other uses (in whole or in part) without all required City permits shall be subject to action by the City requiring the property owner to obtain all required City permits to bring the garage into compliance with City regulations and complete all necessary retrofit, demolition and/or construction work within 180 days of receiving written notice to do so from the City. Conversion back to the original configuration shall be required within 180 days of receiving written notice if the garage conversion cannot meet all applicable City requirements.
- LUC-XX **Residential Re-roofing Materials and Colors.** The provisions of Planning Commission Policy P-2-2000 as amended shall apply; see Planning Commission Resolution P-28-03 and the latest list of approved re-roofing materials prepared by the Planning/Code Enforcement Division of the Community Development Department. The Community Development Director is authorized to maintain and amend the list of roof materials allowed in the R-1 District as frequently as required. Disputes between staff and an applicant regarding whether to include a particular material or color to the list of approved roofing materials shall be brought to the Planning Commission for adjudication.
- LUC-XX **Residential Room Additions/Solar Impacts.** When the City is processing applications for room additions or other property improvements and an adjacent property owner is concerned that the addition will cause solar impacts on their property and the City determines that the after-construction impacts of a proposed room addition or property improvement may have a detrimental impact on the amount or duration of natural light into the interior of an adjacent residential property, the provisions of Planning Commission Policy P-1-2000 as amended shall apply.
- LUC-XX **Residential Waterfront Properties/Rear Yards: Protection of Bulkhead or other Shore Protection.** In order to preserve the unique character of the Foster City Lagoon and adjoining waterfront properties, when the City review proposals for changes to improvements along the waterfront, Planning/Code Enforcement Division

Administrative Policy P-92-001, as amended, shall apply to the review of improvements on waterfront properties.

LUC-XX **Architectural and Solar Guidelines.** In order to preserve the character of neighborhoods and the community and to ensure appropriate and acceptable design for property improvements, the Architectural and Solar Guidelines, as amended, adopted by the City Council shall apply to the review of improvements in the R-1, Single-family Residential District.

LUC-XX **Infrastructure Impact Fees.** Research and study the reasonableness and feasibility of creating fees to assess new developments for their fair share of infrastructure

LUC-XX **Alternative Methods of Transportation.** Encourage the use of alternative methods of transportation, such as ridesharing, public transit, walking and bicycling in order to reduce the number of automobile trips on roadways.

NEW PROGRAMS

LUC-xx **Parking Requirements.** Re-evaluate parking requirements to ensure that they are adequate but not excessive, in order to ensure that they do not unnecessarily increase the cost of developments

LUC-xx **Traffic Calming.** Develop guidelines for use of traffic calming techniques.

LUC-xx **Residential Waterfront Properties/Rear Yards: Construction and Replacement of Decks.** Add language to the Architectural and Solar Guidelines to clarify the flexibility that is allowed for replacement of existing decks that cannot meet the criteria contained in the Architectural and Solar Guidelines due to existing lot constraints.

LUC-xx **Residential Waterfront Properties/Rear Yards: Construction and Replacement of Fences.** Add language to the Architectural and Solar Guidelines to clarify criteria for construction and replacement of waterfront fences.

LUC-xx **New Zoning District for General Industrial, Commercial and Office Uses.** Develop a new General Industrial/Commercial/Office (GICO) zoning district to replace the M-1 District and zoning used for light industrial and business service areas that recognizes the historic land uses and development patterns within the City and furthers the potential for a diverse mix of businesses to locate proximate to one another without detrimentally affecting each other.

LUC-xx **Public Transit Information.** 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.