
SPECIAL STUDY SESSION STAFF REPORT

DATE: JUNE 18, 2009

AGENDA ITEM NO. 3.A.

TO: FOSTER CITY PLANNING COMMISSION

PREPARED BY: LESLIE J. CARMICHAEL, PLANNING MANAGER

CASE NO.: EA-09-002, RZ-06-003, UP-99-022H

OWNER: NORTH PENINSULA JEWISH CAMPUS (NPJC)

PROJECT LOCATION: 800 FOSTER CITY BOULEVARD (APN: 094-471-090),
NEIGHBORHOOD 1

REQUESTED ACTION/PURPOSE

Review site and architectural plans for the CultureWorks proposal at the North Peninsula Jewish Campus in order to:

- Review changes since the January 6, 2009 Study Session
- Identify any additional information needed
- Identify any additional issues to be studied

GENERAL INFORMATION

GENERAL PLAN DESIGNATION: Semi Public

ZONING DISTRICT: PF (Public Facilities) District

ZONING HISTORY: (See January 6, 2009 Study Session Staff Report for Zoning History)

SURROUNDING LAND USE: North: 15 Acre Vacant Lot/City Buildings
South: Foster's Landing Apartments
East: Foster City Boulevard/Treasure Isle Townhouses
West: Shell Boulevard/Foster City Recreation Center

LOT SIZE: Approximately 12 acres

KEY PLANNING OR DESIGN ISSUES

- Review of changes since plans reviewed at January 6, 2009 Study Session
- Design compatibility with the remainder of the North Peninsula Jewish Campus and surrounding uses

- Vehicular and pedestrian circulation, including drop-off area safety and integration with the Mirabella project
- Parking (to be reviewed at a later Study Session)

PROJECT PERMIT PROCESSING REQUIREMENTS

The project involves four applications, three of which will require recommendations from the Planning Commission and final action by the City Council:

- Environmental Assessment – an environmental assessment updating the site description, traffic and parking information. If no significant environmental impacts are identified, this will take the form of a Negative Declaration. This requires review and recommendation by the Planning Commission with final action by the City Council.
- Rezoning – Amendment of the General Development Plan for the North Peninsula Jewish Campus to:
 - Change the description of the day school from K-5 to include grades K-8 and to specify a maximum number of students that are allowed to attend the school.
 - Change the permanent location shown on the Illustrative Site Plan for the Early Childhood Education to the southern edge of the play area and show retention of the existing parking lot along Shell Boulevard.
 - Change the designation of the Cultural Arts Center on the Illustrative Site Plan to be Cultural Arts/Day School.

This requires review and recommendation by the Planning Commission with final action by the City Council.

- Use Permit Modification – Modify the previously approved Use Permit for the campus to:
 - Amend the Cultural Arts Building from a 20,032 sq. ft. building with a 400 seat theater to a 35,117 sq. ft. CultureWorks Building, including a 400-seat theater in a 5,730 sq. ft. multi-purpose room, 1,200 sq. ft. community room, 819 sq. ft. music room for the Jewish Day School, 6 classrooms for the Jewish Day School, 2,471 sq. ft. of offices and teacher lounge for the Jewish Day School and related supporting facilities
 - Relocate one of the Early Childhood Education buildings to the west side of the site
 - Relocate the Teen Program building to the south edge of the site
 - 1,946 sq. ft. Lobby addition to Day School
 - Changes to Palm Court to remove/relocate palms and change surface
 - Add landscaping to Day School Parking lot

This requires review and action by the Planning Commission, unless appealed to the City Council.

- Lease Modification - the Planning Commission is also asked to provide a recommendation to the City Council on a proposed change to the lease to retain the existing Early Childhood Education and Teen Programs in the current modular buildings instead of replacing them with traditional permanent buildings. (The Planning Commission discussed this at the January 6, 2009 Study Session.) This requires review and action by the City Council. The City Council will also review a request to change the

penalty provisions in the lease (no recommendation from the Planning Commission is requested regarding this matter).

BACKGROUND

Please see the January 6, 2009 Study Session Staff Report for a review of the project history.

JANUARY 6, 2009 STUDY SESSION

On January 6, 2009, the Planning Commission reviewed revised plans. Comments from the Planning Commissioners are summarized in Table 1.

Table 1 - Planning Commission Comments – January 9, 2009

Item	Comments/Questions From Planning Commission
Modular Buildings	Because of their location, they don't have much public impact, but should be improved with landscaping.
Parking Traffic	Requires further study
Drop Off Area	How would lit buttons (in the pavement at the edge of the drop off area) be controlled?
Materials	Jerusalem stone must be included as promised in the early proposals.
Lantern/Scrim	Lighting needs further study. Need more information about night view.
Front Elevation	It's strange that the "curtain" on the front elevation has a restroom behind it. Canopy cutouts and fiber optics are good.
Relationship to Mirabella	Requires further study. Should the buildings be bolder/taller to work better with Mirabella?

COMPARISON OF 2000, 2006, 2008 and 2009 PROPOSALS

A table comparing the square footages for the various uses in the 2000, 2006, 2008 and 2009 proposals is attached. Table 2, below, describes the changes between the 2008 and 2009 proposals. A summary of the 2009 proposal is contained in Table 3 below.

Table 2 – NPJC CultureWorks Proposal - Changes since 12/08 plans

	December 2008 (reviewed at Study Session 1/6/09)	Current Proposal
CultureWorks	Restrooms at front of building	Community Room moved to front, library & music room replaced with 4 classrooms; Community Room is smaller
-North Elevation		No change
-South Elevation		Fins added above and below windows Windows larger on east side
-East Elevation		Roll-up door moved east Windows reconfigured & Fins added above and below windows

	December 2008 (reviewed at Study Session 1/6/09)	Current Proposal
-West Elevation		2 nd stair added Classroom windows & doors extended to right Metal canopy extended to south Parapet undulates forward & back Louvers added at grade between some canopy posts
Drop off area		Lit bollards activated by magnetic loop; speed table removed; eastern bulbed curb removed
CultureWorks entry plaza		Reflecting pool replaced with landscaping. fewer benches
Teen Center	Remain in existing location	Relocate Modular to south of pools – eliminate sand volleyball court
Driveway to Teen Center and rear of Cultural Arts Day School	Remain in existing location	Move driveway to the east and add a new play court New lobby addition on south side New walkway canopy along south elevation
Day School play yard	Remain as is	Relocate existing shade structures; proposed canopy over existing walkway
Palm Court	Remain as is	Reconfigure with pavers & palms moved/removed
Relocated ECE building	Shown with no setback to parking lot	Shown with setbacks to parking lot and adjacent building

Table 3, below summarizes the sizes of the components of the 2009 Proposal.

Table 3 - Summary of 2009 Proposal

Type of Use	Floor	2009 Proposal
Multi-purpose room (theater)	1 st	5,730 sq. ft. 400 seats
Community room	1 st	1,200 sq. ft.
Elementary School Classrooms	1 st	4 classrooms = total of 3,784 sq. ft.
Music room	2 nd	819 sq. ft.
Middle School Classrooms	2 nd	2 classrooms = total of 1,644 sq. ft.
Middle School offices & faculty lounge	2 nd	2,471 sq. ft.
Theater control booth	3 rd (mezzanine)	989 sq. ft.
Total gross building area		Ground floor: 22,838 sq. ft. Second floor: 11,400 sq. ft. Mezzanine: 989 sq. ft. Total: 35,227 sq. ft.
Youth and Teen Programs	Separate building	Retain 3,533 sq. ft. in existing modulars
Offices for Youth and Teen Programs	Separate building	Retain in existing modulars
Early Childhood Education	Separate buildings	Retain in existing modulars

PARKING

The applicant is preparing a parking analysis that will analyze parking needs, opportunities for shared parking and include a valet parking plan. This will be the subject of a future Study Session.

ANALYSIS

ENVIRONMENTAL REVIEW

An Initial Study will be prepared, including an updated traffic analysis. Information will be included, as appropriate, from the previous Civic Center Master Plan Environmental Impact Report (EIR) and Addenda, but the staff feels that much of the information in the 1999 EIR is too outdated to utilize with another Addendum. If there are no potentially significant impacts identified, then a Draft Negative Declaration or Draft Mitigated Negative Declaration will be prepared for the Planning Commission's review and recommendation.

GENERAL DEVELOPMENT PLAN AMENDMENT

Proposed: The amendment to the General Development Plan would:

- Change the description of the day school from K-5 to include grades K-8 and to specify a maximum number of students that are allowed to attend the school.
- Change the permanent location shown on the Illustrative Site Plan for the Early Childhood Education to the southern edge of the play area and show retention of the existing parking lot along Shell Boulevard.
- Change the designation of the Cultural Arts Center on the Illustrative Site Plan to be Cultural Arts/Day School.

Staff Comments/Recommendation: At some point in time, the school changed from K-5 to K-8. The City was aware of this, as evidenced by the fact that the lease includes references to the K-8 school. The proposed change would recognize this in the General Development Plan.

At the time the Use Permit was approved (and as considered in the previous traffic and parking studies), the school was estimated to have 250 students. There are currently 257 students enrolled at the Day School. Correspondence with the applicant indicates that after the completion of the CultureWorks building, their proposed maximum student capacity is 360 students. Staff recommends that the parking and traffic analyses that are being prepared for a future Study Session analyze the school at 360 students so that the Planning Commission can evaluate whether the impacts of the increased enrollment are acceptable.

One of the Early Childhood Education modular buildings would be relocated closer to the Shell Boulevard parking lot to make room for the stairs exiting the west side of the CultureWorks Building. At the January 2009 Study Session, it was requested that setbacks be provided between the building and the parking lot fence. A 5' setback is now shown between the building and the parking lot fence as well as a 4'6" setback to the closest Early Childhood Education Building. Staff recommends approval of the new location for the relocated Early Childhood Education Building.

The Teen Center modular building is shown to be relocated closer to the South Road in an area currently occupied by a sand volleyball court near the pool. This will allow the area between the CultureWorks Building and the South Road to be a larger play court. Staff recommends approval of the new location for the relocated Teen Center.

The Planning Commission discussed the proposal to retain the modular buildings at the January 6, 2009 Study Session and concluded that this would be acceptable if their appearance was improved with landscaping. The issue of retention of the modular buildings will also be addressed by the City Council as part of the proposed lease amendment.

USE PERMIT MODIFICATION

Proposed: The Use Permit Modification includes the following changes to UP-99-022:

- Changes to CultureWorks Building architecture and changes to the interior to include some spaces for the Day School
- Relocation of Early Childhood Education (ECE) building adjacent to Shell Boulevard parking lot

- Relocation of Teen Center building to southern side of pool area
- Lobby addition to Day School
- Changes to Palm Court to remove/relocate palms and change surface
- Add landscaping to Day School Parking lot

Building Orientation and Setbacks (Sheets A1, A-11 & A-12)

Proposed: The proposed CultureWorks building is located between the Day School and the Community Center, in generally the same location and with the same orientation as previously approved in the General Development Plan and Use Permit. The location and setbacks have not changed since the plans reviewed in January 2009.

The proposal now includes a 1,946 sq. ft. two-story lobby addition on the south side of the Day School building. The addition is 47'2" wide facing the play yard (to the south) and extends 29'5" out from the existing south wall of the building. The two handicapped parking spaces closest to the lobby will be moved approximately 23' west to line up with the other parking spaces and make room for the lobby addition. The new setback from the southwest corner of the lobby to the nearest parking stall is approximately 12'.

Also, the proposal now includes the relocation of the Teen Center modular building to the area currently occupied by a sand volleyball court near the South Road. This will allow the area between the south side of the CultureWorks building and the South Road to become a resurfaced play court. The Teen Center building would have a 10' setback to the sidewalk along the South Road, with approximately 5' of planter area between the sidewalk and the raised deck on the south side of the building.

Staff Comments/Recommendation: The proposed location and orientation for the CultureWorks building is the same as the 2000, 2006 and 2008 proposals and is consistent with the General Development Plan for the NPJC Campus.

The proposed location and setbacks for the lobby addition, including the relocation of the two handicapped parking spaces provides a suitable setback from the parking area to the building. Three new trees are proposed facing the parking lot on the west side of the relocated play yard fence that will soften the hardscape.

The proposed location of the Teen Center building will make it more visible and accessible from the South Road and provide an adequate setback for landscaping.

Staff recommends approval of the building orientation and setbacks for the CultureWorks building, Day School lobby addition and relocated Teen Center building.

Massing, Scale, and Relationship to Surrounding Uses (Sheets A1, A2 & Sheet 1- Context Site Plan of Mirabella Plans)

Proposed: The front of the CultureWorks building has not changed significantly compared to the 2008 proposal. The only change is that the entry doors are spaced closer together. At the Study Session on January 6, 2009, one of the Commissioners questioned whether the building should be taller to work better with the Mirabella buildings. (See the January 6, 2009 Study Session Staff Report for a comparison of the CultureWorks building with the proposed Mirabella buildings.)

Staff Comments/Recommendation: (Staff has repeated discussion from the January 6, 2009 staff report below in response to the concern about the scale and massing of the building relative to the Mirabella buildings.) Staff has encouraged the architect to utilize height as well as architectural features to make the Cultural Arts Center building a distinctive centerpiece of the NPJC campus. Staff believes that the 60' height is sufficiently taller than the 38' barrel vaulted roofs on the adjacent building so that the Cultural Arts Center will be visible from a distance as the focal point of the buildings along Balclutha Drive.

The building has been set back in order to provide a generously sized entry plaza. Staff believes that the use of columns with the sculptures as well as the reflecting pool provide visual interest as well as separate the more active area from the area intended to be more passive.

Staff believes that although the Mirabella buildings across the street are significantly taller than the CultureWorks building, the lowered heights of the portions of the Mirabella buildings closer to Balclutha Drive will be appropriately "scaled down" so as not to dwarf the CultureWorks building.

Staff is supportive of the proposed massing, scale and relationship to surrounding uses.

Vehicular Circulation (Sheets A2 & A3)

Proposed: The proposed drop off area at the front of the CultureWorks building has been modified since the last proposal. The bulbed curb line at the eastern end of the drop off area has been removed to make access easier and to provide a larger drop off area. The lit buttons are noted to be activated by a magnetic loop. The raised speed table is proposed to be eliminated at the suggestion of the Public Works Department to make the drop off area easier for pedestrians to negotiate and to simplify drainage.

Staff Comments/Recommendation: Both the Community Development Department and the Public Works Department have reviewed the proposed drop-off area including the lit buttons and support this proposal.

Pedestrian Circulation (Sheets A2 & A3)

Proposed: Sidewalks already exist along the south side of Balclutha Drive, connecting the site to the rest of the campus and the adjacent public streets. No changes are proposed to the previously approved pedestrian circulation.

Staff Comments/Recommendation: As indicated in the January 6, 2009 Study Session Staff Report, Staff recommends that a crosswalk be included as part of the Mirabella project to connect the two plazas. Staff recommends that a "context site plan" be included in the next set

of plans showing the proposed Mirabella plaza on the north side of Balclutha Drive and a connecting crosswalk to be constructed as part of the Mirabella project. Otherwise, staff believes that the previously approved pedestrian circulation is appropriate.

Loading and Service Areas (Sheets A2, A4 & A8)

Proposed: The loading and service areas for the Cultural Arts Center are at the rear (south) side of the building, the same as in the previous proposal.

Staff Comments/Recommendation: Staff recommends that the applicant obtain comments from Allied Waste on the adequacy of the trash area.

Architecture/Landscape Architecture (Sheets A0, A1, A3, A8, A9, A10, A13 L1, L2)

Proposed: The front façade of the CultureWorks building has not changed significantly since the previous proposal. The three entry doors are spaced slightly closer together than in the previous proposal. The landscaping in the entry plaza has changed. Contained below is a summary comparison of both the previously approved and currently proposed designs.

Table 4 - Comparison of Architecture/Landscape Architecture in 2008 and 2009 Proposals

	2008	2009
Materials	Limestone that is both rough-hewn Jerusalem stone and also polished for front accent walls; cement plaster with aluminum reglets on sides and rear, metal canopy with polycarbonate trellis on west side at 2 nd level, metal trellis on west side at 1 st level	No change
Height	40' to top of canopy 60' to top of lantern Two stories at rear with third story only over theater	No change
Form	Same as 2006	No change
Lantern/Scrim	Same as 2006 except 60' tall lantern is translucent on north side and solid on rear; exact material for north side not yet specified;	A sample of the proposed material for the north side will be available for review at the Planning Commission meeting. A description of the lighting for the scrim is contained in a package dated June 9, 2009 from Auerbach-Glasow-French (attached)
Entry Court landscape (Sheet A3)	Same as 2006	The water feature has been eliminated and replaced with "enhanced planting area in raised planter." The pairs of multi-trunk flowering trees in the 3 planters have been replaced with a 48" box multi-trunk flowering tree in each of 5 planters. Two tree planters have been added on the "quiet" western side of the plaza. Two large

	2008	2009
		concrete benches with IPE boards have been added, 1 at each side of the plaza, replacing the previously proposed 6 smaller stainless steel benches with IPE boards.
Interior spaces (Sheets A4, A5, & A6)	400-seat theater, community room, music room, library, 2 classrooms, teacher lounge & offices; 34,216 sq. ft. (see attached Comparison Table for details)	Smaller community room, 4 new elementary classrooms on 1 st floor, music room and 2 middle school classrooms (Art & Judaic studies) on 2 nd floor
Planting at Shell Blvd. parking lot	13 Princess Flower trees added between existing trees; Pink Carpet Roses added at west edge of parking lot; Flax and Lantana added in parking lot islands	L1 and L2 from December 2008 set are not included in current plan set but no additional changes are proposed.
Palm Court (Sheets A1, A2 & A3)	No changes	Remove 4 Palms and relocate 4 Palms to southern edge of court. Replace decomposed granite paving with integral color concrete with medium sandblast finish and unit paving.
West side CultureWorks trellis (Sheet A9, A10)	Metal canopy with polycarbonate panels	Metal canopy with polycarbonate panels extended along entire west elevation. Wood louvered screens and benches added at 1 st floor.
Day School Lobby Addition (Sheet A11, A12 & A13)	Not proposed	Two stories, 26' in height compared to 33' for adjacent portion of existing building, plaster walls to match existing, aluminum framed window system to match existing, solar control louvers at second floor windows
Day School shade canopy (Sheets A11 & A12)	Not proposed	Painted steel tube frame with translucent polycarbonate canopy; wood louvers along south side above window height

Staff Comments/Recommendation:

Lantern/Scrim: A description of the proposed lighting for the lantern/scrim prepared by Auerbach-Glasow-French is attached. The proposed light source is white LEDs. The LED striplights will be mounted 3' behind the scrim surface. The light source is focused towards the back of the glass. The panels will appear to be lit by refracting light through the translucent panels. The lighting intensity will be set by a programmable dimmable control system. Staff recommends inclusion of a condition of approval that requires reduction of the lighting intensity if determined necessary by the Community Development Director.

Entry Court Landscape: The water feature has been removed and replaced with "enhanced planting." This is illustrated as tall grass on Sheet A0. Staff believes that for a building of this

importance, the entry landscaping should make a much more significant statement. Staff recommends that the plans submitted for the Public Hearing be revised to make a more significant statement and include the proposed species of plants to be used in this area and a narrative describing the landscape proposal.

Palm Court: The Palm Court currently has two rows of four palms each in the center of the court. The proposal include removing four of the palms and relocating the other four to the south edge of the Court. The existing decomposed granite surface is proposed to be replaced with integral colored concrete and unit paving. Staff believes that the proposal will make the Palm Court more usable for events in the CultureWorks Building and recommends that additional information regarding the materials be included with the Use Permit submittal.

Trellises: The length of the trellises along the west side of the CultureWorks Building has been increased and more detail has been provided. Perspectives of the trellises on the building are provided on Sheet A10. The trellis is noted as “metal canopy with polycarbonate panels.” Wood louvers are also included at three places on the ground level. The architect has indicated that the metal would be a warm grey and the wood louvers would be cedar. Staff believes that the trellises are quite busy and recommends that some simpler alternatives be explored and presented for Planning Commission review.

Lobby Addition/Covered Walkway: The lobby addition is a flat roofed extension on the south side of the Day School building. Its height matches the eave height of the classroom portion of the building but is lower than the adjacent taller sections of the building. It will use matching materials and colors. It includes “shade control louvers” consisting of metal bars over the second floor windows that are a new feature. The architect has indicated that the shade control louvers are metal bars painted a warm light grey.

A covered walkway is proposed along the south side of the Day School building. This would be a steel tube frame with a polycarbonate covering similar to the trellis on the west side of the CultureWorks Building. Clear sealed wood louvers are proposed along the south edge above the windows. Staff requests additional details including colored elevations and perspectives be provided in conjunction with the studies of alternatives for the Cultureworks covered trellis so that it can be determined that the trellises appear coordinated.

Colors: No colors have been noted for the side and rear elevations of the CultureWorks Building, but two plaster wall colors have been included on the materials boards, a light beige and a dark orange. Staff recommends that the next submittal include more detail about where the different colors are proposed, including colored elevations.

Items to be included with submittal for Use Permit Public Hearing:

- Revised Illustrative Site Plan for General Development Plan
- Include Context Site Plan showing relationship to Mirabella
- Landscape plans (reviewed at January 6, 2009 Study Session) plus more detail for relocated modulars and CultureWorks entry court and landscape narrative
- Updated materials/sample board including materials for Palm Court
- Include simpler alternatives for trellis on west side of CultureWorks Building
- Additional details including colored elevations and perspectives be provided in conjunction with the studies of alternatives for the Cultureworks covered trellis so that it can be determined that the trellises appear coordinated
- Call-outs of elevations for use of rough vs. smooth limestone

- Colored elevations showing use of colored plaster
- Include comments from Allied Waste on the adequacy of the trash area

PROPOSED SPECIAL CONDITIONS OF APPROVAL

Comments were received as part of the Interdepartmental Evaluation Committee (IDEC) review and are reflected in the attached IDEC letters. These items would either be included in the next submittal of plans or would be included as conditions of approval.

SUMMARY

The following table outlines the project issues where the applicant and staff disagree and which require a decision by the Planning Commission.

Table 4 - Summary of Unresolved Issues

Planning Issue	Proposed By Applicant	Staff Recommendation
Entry Court landscape	Enhanced planting – appears as tall grass on Sheet A0	Revise to make a more significant statement
Trellises/Covered Walkways on Day School & CultureWorks	Steel tube frame with polycarbonate covering; wood shade louvers on Day School walkway	Provide alternatives showing simpler options; provide additional details including colored elevations and perspectives be provided in conjunction with the studies of alternatives for the Cultureworks covered trellis so that it can be determined that the trellises appear coordinated.
Solar Shade Control Louvers on Day School Lobby	Metal bars painted warm light grey	Additional details/perspectives to ensure that solar shade control louvers appear coordinated with trellises/covered walkways

Staff has prepared the following questions to assist the Planning Commission’s discussion:

Environmental Assessment

1. Does the Planning Commission believe other issues should be studied in the environmental review in addition to traffic and parking?

Circulation Plan

2. Is the vehicular drop-off area at the front of the building appropriately designed?

Architecture/Landscape:

3. Is there any additional information needed on the lighting for the Lantern/Scrim?
4. Does the Commission agree that the landscaping for the Entry Court should be amended to make a more significant statement?
5. Should alternatives be developed for the covered walkway/trellis on the west side of the CultureWorks building that are simpler?
6. Should additional information/studies be provided to show that the solar control louvers on the Day School Lobby and the covered walkways/trellises on the Day School and CultureWorks Building will appear coordinated?

Special Conditions of Approval

7. Are there additional special conditions of approval that should be included in addition to what has been already identified?
8. Are there any issues, concerns, or general matters that members of the Commission would like to discuss or ask staff to review?

NEXT STEPS

Following submittal of additional information, another Study Session will be scheduled to review parking and any remaining issues. An environmental assessment will be prepared including traffic and parking as the key issues. Amendments to the Lease will be considered by the City Council.

The Environmental Assessment and General Development Plan amendment will be reviewed by the Planning Commission at a Public Hearing for recommendation to the City Council.

The Use Permit Modification will be reviewed by the Planning Commission at a Public Hearing and final at that level unless appealed to the City Council.

INDIVIDUALS, ORGANIZATIONS AND DOCUMENTS CONSULTED

Larry Schlenoff, NPJC
Robert Herman, Herman Colliver Locus Architects
Susie Colliver, Herman Colliver Locus Architects
Dragana Monson, Herman Colliver Locus Architects
Todd Lee, Greystone West Engineering
Ray Towne, Public Works Director
Stan Workman, Traffic Engineer
Chuck Haney, Chief Building Official
John Mapes, Fire Marshal

ATTACHMENTS

Table – Comparison of 2000, 2006, 2008 and 2009 Proposals
Scrim Lighting Description, from Auerbach-Glasow-French, dated June 9, 2009
IDEC letter dated June 3, 2009
Study Session Staff Report dated January 6, 2009
Study Session Staff Report dated September 12, 2006
Plans*

*For Planning Commissioners only; available for review in the Community Development Department, City Hall, 610 Foster City Boulevard, Foster City.