

Memo

To: Planning Commission
From: Elena Lee, Senior Planner *EL*
Via: Richard Marks, Community Development Director
Date: July 19, 2007
Re: Chess Hatch Redevelopment



Staff has scheduled for the Planning Commission's review a preliminary proposal for the Chess Drive/Hatch Drive Commercial-Industrial Area. The proposal by Northwestern Mutual Life Insurance, Sea Cliff Properties and Sares Regis is in direct response to new General Plan Implementation policies tentatively endorsed by the Planning Commission on December 15, 2005 and by the City Council on February 27, 2006. City Council and Planning Commission tentatively endorsed Industrial Area Policies that would encourage a greater density and intensity of land uses, including commercial, office, industrial, biotechnology and compatible uses in vertically and horizontally mixed developments. Incompatible uses, such as housing, schools, day care and other uses serving primarily children would be prohibited. These policies would be considered for official adoption at the same time the subject project is considered. Please see the attached Minutes from the Special City Council Meeting on February 27, 2006 for details on the policies.

The applicants are proposing to develop the subject site with a mix commercial, office, and industrial uses. Because of the scale and size of the project, staff has encouraged the applicants to seek early feedback from the City. In response, the applicants have requested a Planning Commission Study Session to introduce the project. The applicants will take the Planning Commission through the planning steps that they have taken so far and the site and design issues they are studying. The applicants will provide preliminary site and elevation plans at the Planning Commission Special Study Session. No action is requested from the Planning Commission.

Attachments:
Minute Order 970
Map of subject property

MINUTE ORDER

No. 970

OFFICE OF THE CITY CLERK
FOSTER CITY, CALIFORNIA

Date: February 28, 2006

Attention: City Council
Planning Commission
Community Development Director

City Council/Board of Directors Meeting Date: February 27, 2006

Subject: General Plan Update/Land Use and Circulation Element/Commercial-Industrial Properties in the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive Commercial-Industrial Areas

Motion by Vice Mayor/Vice President Cox, seconded by Councilmember/Director Frisella, carried 4-1-0, Councilmember/Director Wykoff voted "No," IT WAS ORDERED approving the Land Use and Circulation Element Goals, Policies and Implementation Measures Relevant to the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive Commercial--Industrial Areas, as follows:

1. Goals LUC-A through LUC-K pursuant to the staff report.
2. Goal LUC-new would state:
Encourage Redevelopment of Under-utilized Properties with Increased Density/Intensity of Uses.
Encourage the aggregation and redevelopment of under-utilized properties and/or outdated buildings in the older commercial/industrial areas of the City, specifically the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive areas, by allowing substantially increased density and intensity of uses.
3. Chess Drive/Hatch Drive Commercial-Industrial Area Policies:
 - Allow and encourage change that responds to the current and potential market and employment needs of businesses and that results in greater density and intensity of land uses and a broad array of land uses including commercial, office,

industrial, biotechnology and compatible uses, but prohibiting uses that would be incompatible with any of these uses, such as housing, schools, day care and other uses serving primarily children;

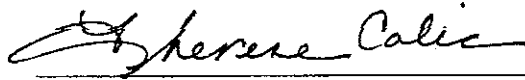
- Allow and encourage vertically and horizontally mixed use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses;
- Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the City's infrastructure, including sewer, storm sewer, and street system capacity; and
- Ensure that all existing and new businesses and land uses allowed met the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.

4. Implementation Measures for the Chess Drive/Hatch Drive Commercial-Industrial Area pursuant to the staff report.

5. Pilgrim Drive/Triton Drive Commercial-Industrial Area Policies:

- Allow and encourage change that responds to the current and potential market and employment needs of businesses and that result in greater density and intensity of land uses and a broad array of land uses including multi-family housing, retail, office, and light industrial uses but prohibiting uses that would be incompatible with housing and uses serving primarily children;
- Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the City's infrastructure, including sewer, storm sewer, parks/recreation facilities, and street system capacity;
- Allow and encourage vertically and horizontally mixed use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses; and
- Ensure that all existing and businesses and land uses allowed meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.

6. Implementation Measures for the Pilgrim Drive/Triton Drive Commercial-Industrial Area pursuant to the staff report.

A handwritten signature in cursive script, reading "Sherese Calic". The signature is written in black ink and is positioned above a horizontal line.

CITY CLERK/DISTRICT SECRETARY

