



COMMUNITY DEVELOPMENT DEPARTMENT



AGENDA

- ❖ Dinner
- ❖ Introduction
- ❖ Planning
- ❖ Building
- ❖ Break
- ❖ Code Enforcement
- ❖ Housing
- ❖ Sustainability
- ❖ Economic Development
- ❖ Questions

FACTS – FOSTER CITY

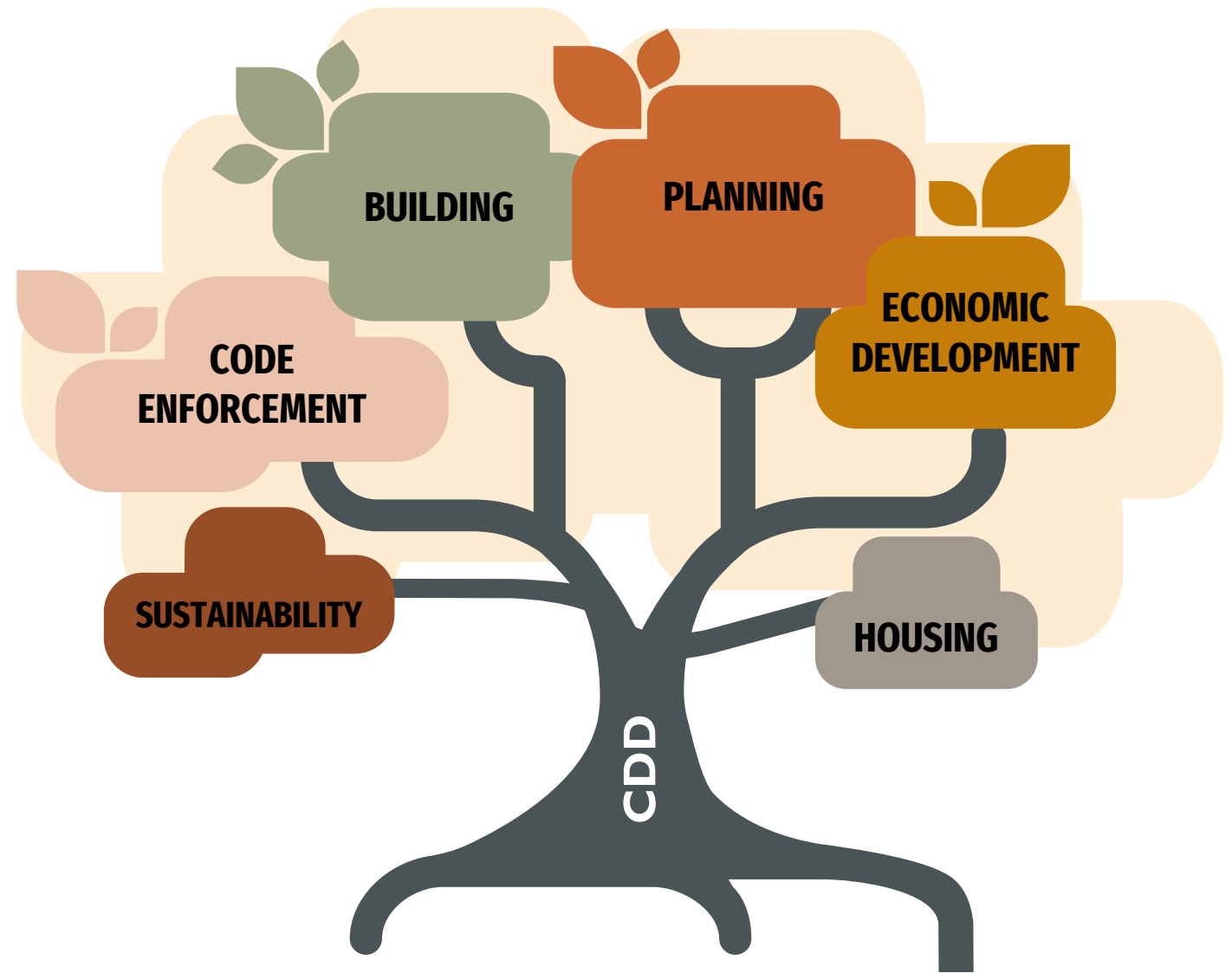
- ❖ Foster City is a planned community
- ❖ In the early 1960s, T. Jack Foster purchased the 2600 acres of marshland and began a venture to convert the area to a planned community.
 - 9 separate residential neighborhoods separate from the industrial and commercial areas
 - expansive parks
 - man-made waterways - sinuous “Venice-like” lagoon system formed the backbone of the plan and provided inherent beauty to the community.
- ❖ After more than a decade of development, Foster City was incorporated in 1971 and Jack Foster achieved his goal and vision of developing a diverse community.
- ❖ Foster City has highest park space per capita in San Mateo County
 - 218 acres of park space and amenities in 24 beautiful parks



INTRODUCTION



Sofia Mangalam
Community Development Director



The Community Development Department is committed to planning, improving and maintaining the quality of life and public safety in the City consistent with the Goals and Policies established by the City Council in the General Plan and other related City ordinances and regulations consistent with **the City's heritage as a Master Planned community.**

PLANNING - OVERVIEW



Purpose

Creating a vibrant, sustainable, community through thoughtful land use and transportation planning.



The Big Picture.

Utilizing a holistic approach.



Advanced Planning

Long range, specific plans, code updates, General Plan, Codes and Policies.



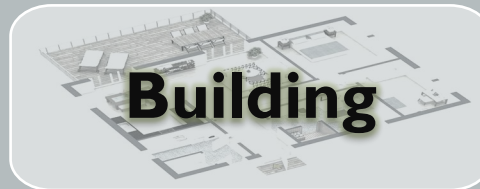
Current Planning

Everyday permitting, specific development proposals.



Limitations

Trends that affects Federal, Regional, and State regulations.



www.fostercity.org/commdev/page/citywide-policies

Supporting Documents

- [Policy - Awnings \(52 KB\)](#)
- [Policy No. 1-2000 - Solar Impacts \(88 KB\)](#)
- [Policy No. 89-008 - Principal Form of Transportation \(83 KB\)](#)
- [Policy No. 92-001 - Waterfront Setbacks \(2 MB\)](#)
- [Policy No. 1-90 - Boat Docks \(19 KB\)](#)
- [Policy No. 1-2000 - Evaluating Room Additions \(102 KB\)](#)
- [Policy No. 2-2000 Reroofing Policy - Amended July 2023 \(1 MB\)](#)
- [Policy No. P-03-001 - Copper Gutters \(75 KB\)](#)
- [Policy No. P-03-002 - Security Gates \(22 KB\)](#)
- [Planning Commission Policy No. 1-94 \(443 KB\)](#)
- [Policy Prototypes \(283 KB\)](#)
- [Window Replacement Policy \(168 KB\)](#)
- [Wireless Communications Facilities Policy \(431 KB\)](#)

www.codepublishing.com/CA/FosterCity/

- Municipal Code

- Current through Ordinance 668, passed August 21, 2023.
- + Title 1 GENERAL PROVISIONS
- + Title 2 ADMINISTRATION AND PERSONNEL
- + Title 3 REVENUE AND FINANCE
- Title 4 (RESERVED)
- + Title 5 BUSINESS LICENSES AND REGULATION
- + Title 6 ANIMAL CONTROL
- Title 7 (RESERVED)
- + Title 8 HEALTH AND SAFETY
- + Title 9 PUBLIC PEACE, MORALS AND WELFARE
- + Title 10 VEHICLES AND TRAFFIC
- + Title 11 STREETS AND SIDEWALKS
- + Title 12 PUBLIC PROPERTY
- + Title 13 WATER AND SEWERS
- + Title 14 PUBLIC UTILITIES
- + Title 15 BUILDINGS AND CONSTRUCTION
- + Title 16 SUBDIVISIONS
- + Title 17 ZONING
- CROSS-REFERENCE TABLE
- ORDINANCE LIST AND DISPOSITION TABLE

www.fostercity.org/commdev/page/general-plan

General Plan

[Chapter 1 - General Plan Introduction](#)

[Read more](#)

[Chapter 2 - General Plan Summary](#)

[Read more](#)

[Chapter 3 - Land Use and Circulation Element](#)

[Read more](#)



Chapter 4 - Housing Element

California's Planning and Zoning Law (Government Code Sections 65000 et seq.) is the framework for local land use regulation. It requires every city to adopt a general plan for its physical development.

The current Foster City Housing Element is available [here](#).

[Read more](#)

[Chapter 5 - Parks and Open Space Element](#)

[Read more](#)

[Chapter 6 - Noise Element](#)

[Read more](#)

[Chapter 7 - Local Hazard Mitigation Plan & Safety Element](#)

[Read more](#)

[Chapter 8 - Conservation Element](#)

[Read more](#)

PLANNING

❖ General Plan

- “A general plan is made up of text describing goals and objectives, principles, standards, and plan proposals, as well as a set of maps and diagrams. Together, these constituent parts paint a picture of the community’s future development.”

❖ Municipal Code – Zoning

- Local laws for the City.

❖ Local policies.

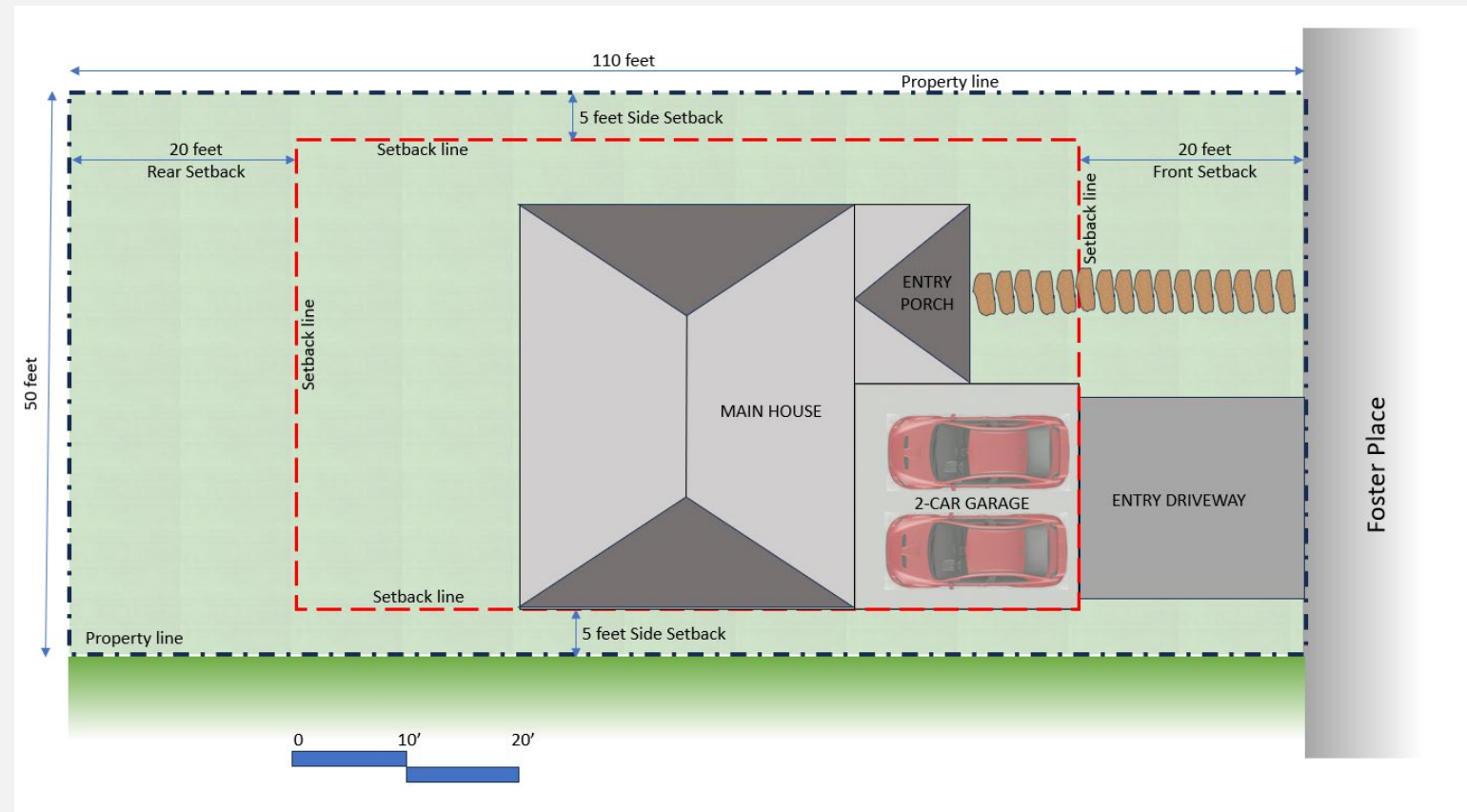
ACTIVITY

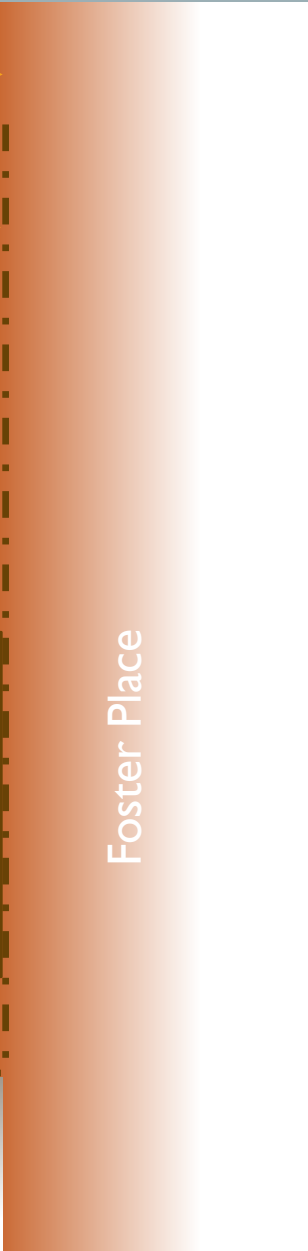
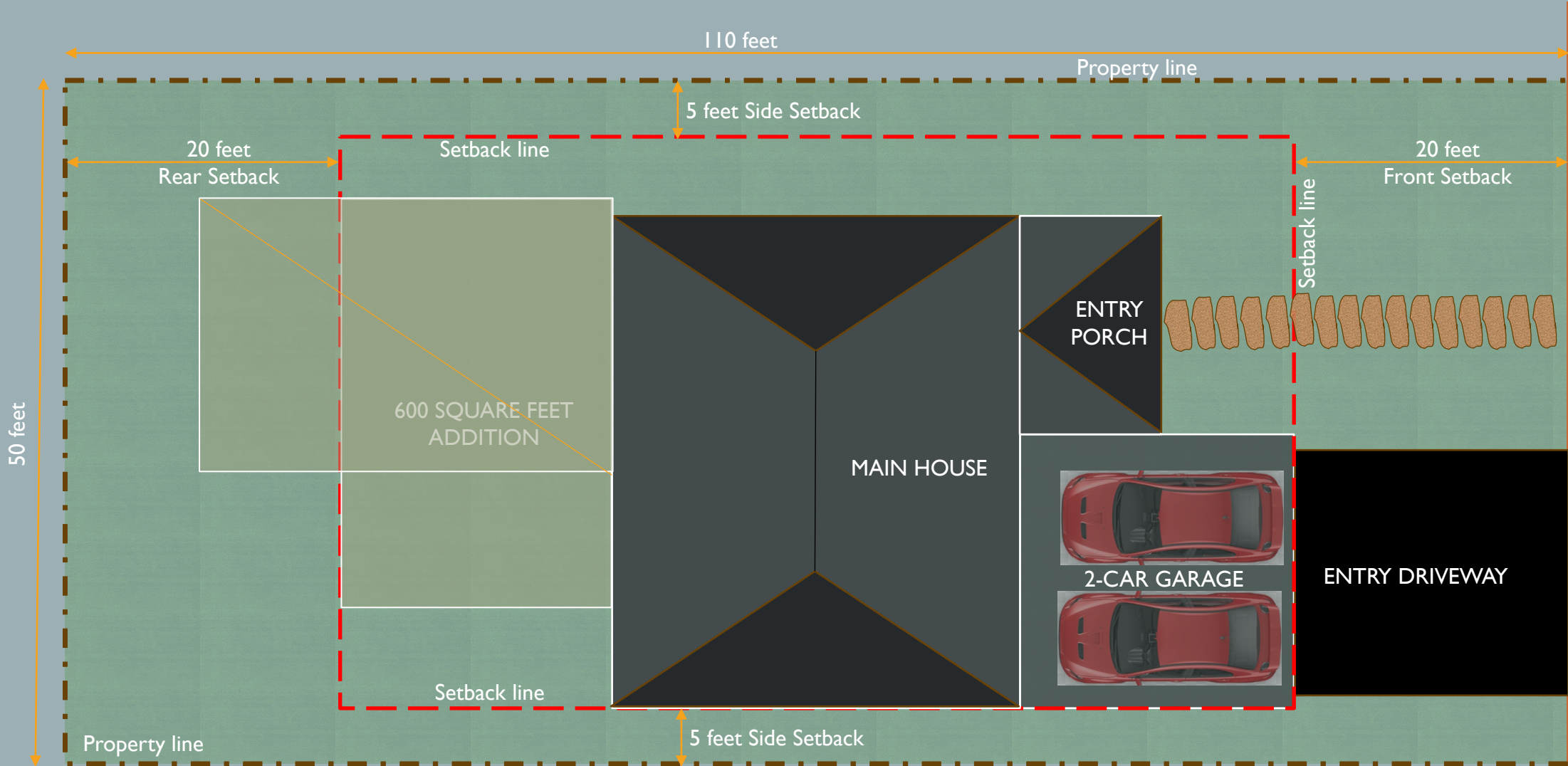
❖ YOU ARE REMODELING YOUR HOME! YAY!!

- Common proposals: addition, storage/shed, decks, windows, solar panels, driveway-landscaping.

❖ Your Addition Must be :

1. Within the Zoning District of "R-1".
2. Does not encroach into the 20' rear setback, 5' side setback, and 20' front setback.





Foster Place



- City Hall - 610 Foster City Blvd, Foster City, CA 94404
- Council Chambers - 620 Foster City Boulevard, Foster City, CA 94404
- Community Center - 1000 E Hillside Blvd, Foster City, CA 94404
- Corporation Yard - 100 Lincoln Centre Dr, Foster City, CA 94404
- Police Department - 1030 E Hillside Blvd, Foster City, CA 94404
- Recreation and Senior Center - 650 Shell Blvd, Foster City, CA 94404
- Vibe Teen Center - 670 Shell Boulevard, Foster City, CA 94404

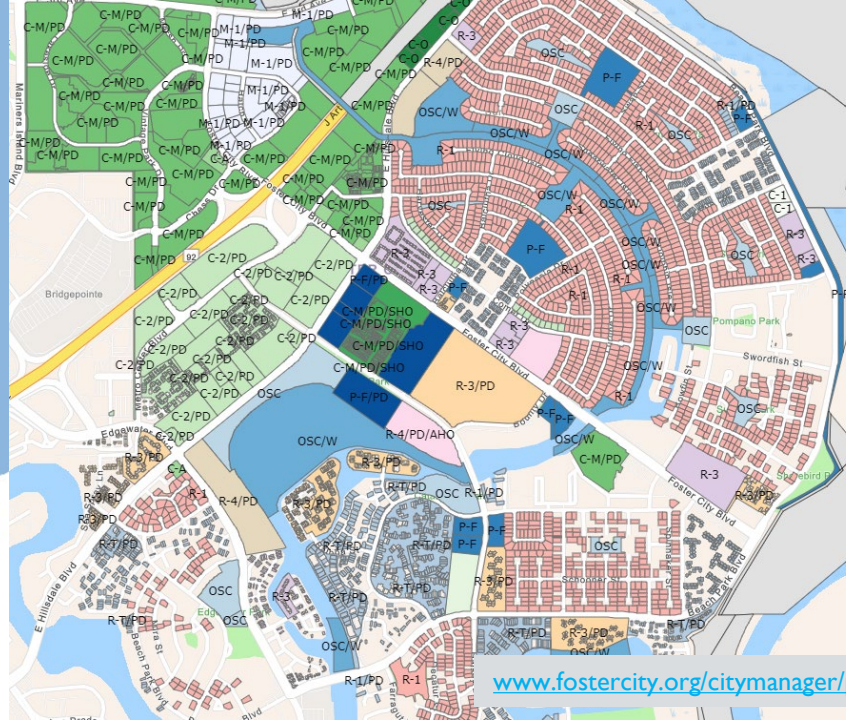
Election Precincts and City Limits

- Active Building Permits
- Affordable Housing
- County Property Review
- Developments and HOAs
- Major Projects
- Parcels and Zoning
- Report a Problem

- Find a Park
- Current Air Quality

- Major Projects
- Open Data Portal
- Pavement Moratoriums
- Streetlights
- Survey Benchmarks

www.fostercity.org/citymanager/page/maps-and-data



PLANNING

- ❖ **Consistency and compliance with General Plan, Municipal Code, and applicable policies and/or guidelines.**
- ❖ **Current Notable Advanced Planning Projects:**
 - Long-range updates such as Housing Element and Objective Design and Development Standards (ODDS).

ANY QUESTIONS?



BUILDING - OVERVIEW



Purpose

All construction projects permitted within the City comply with the California Building Codes, the Foster City Municipal Code and all other applicable codes and regulations.



Focus

Life, Safety, and Health.
Enforcement of current Federal, State, Local codes and ordinances.



Process.

Depending on the scope of work, there are a few type of permits.
Collaboration between numerous departments (Fire, PWD, Planning, etc.).



Permit Type

Over the Counter
Express Plan Check
Standard Submittal and review.
Encourage electronic submittals.



Planning



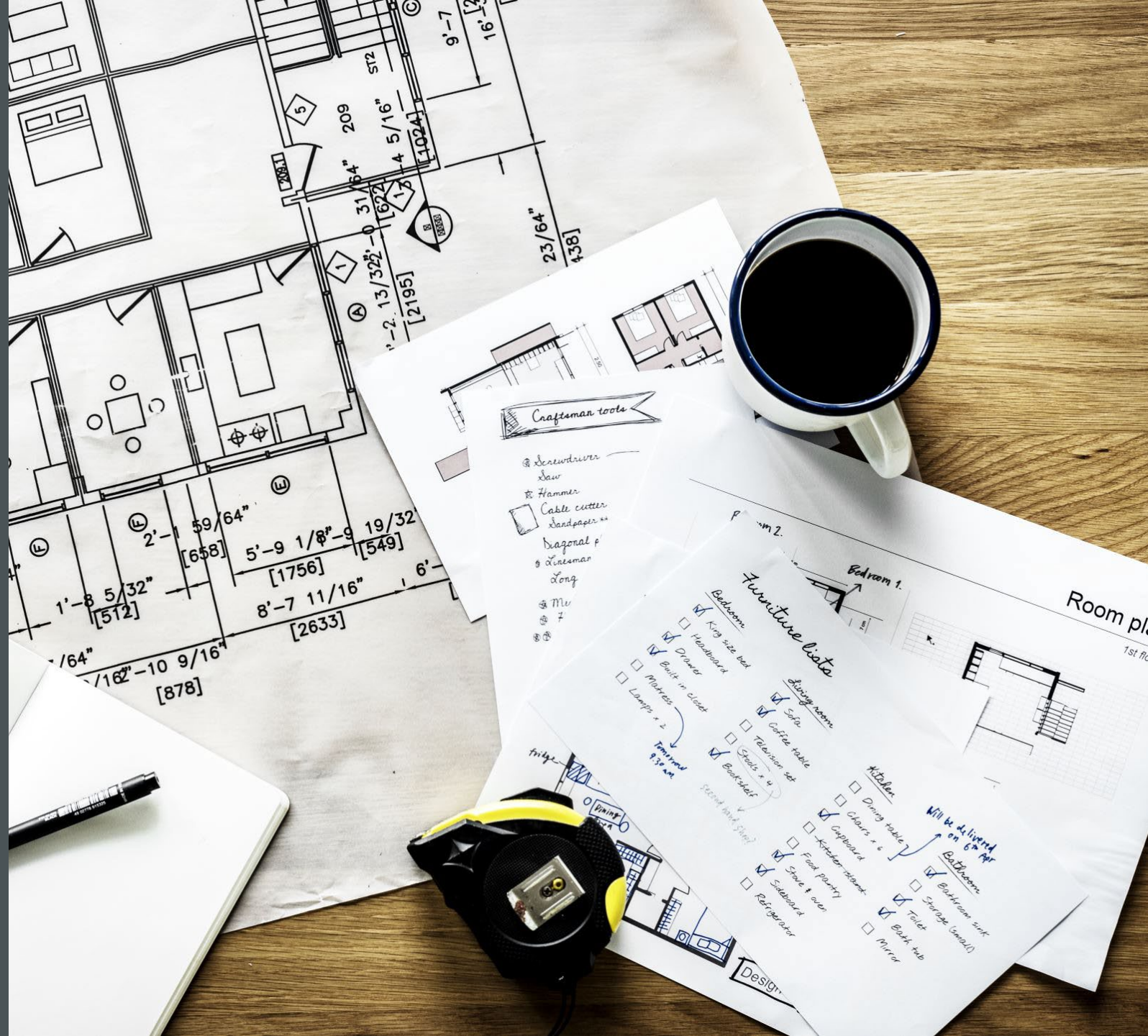
Building



Code Enforcement

BUILDING

- ❖ Typical submittal requirements:
 - ❖ Site plan, scope of work
 - ❖ Applicable codes
 - ❖ Floor plan (existing and/or proposed)
 - ❖ Building code related construction details to how you are performing the work.
 - ❖ Spec sheets for all equipment and materials



BUILDING – PROCESS



1. Submit Permit (Electronically)



2. Plan Review (Standard, Over the Counter (OTC), or Express)



3. Permit Issuance

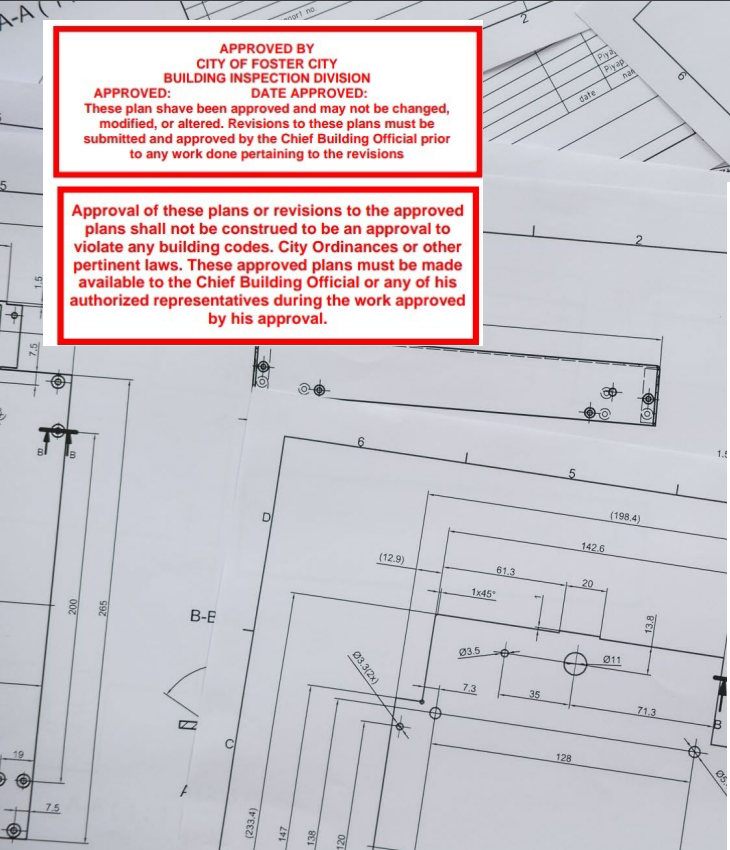


4. Inspections

BUILDING

**APPROVED BY
CITY OF FOSTER CITY
BUILDING INSPECTION DIVISION**
APPROVED: _____ DATE APPROVED: _____
 These plans have been approved and may not be changed, modified, or altered. Revisions to these plans must be submitted and approved by the Chief Building Official prior to any work done pertaining to the revisions

Approval of these plans or revisions to the approved plans shall not be construed to be an approval to violate any building codes, City Ordinances or other pertinent laws. These approved plans must be made available to the Chief Building Official or any of his authorized representatives during the work approved by his approval.



	Date	Inspector
FOUNDATION		
Setbacks		
Forms-steel		
Misc.		
BUILDING		
Frame		
Shear		
Insulation		
Drywall		
T-Bar		
Flash/Waterproofing		
Lath		
Scratch Coat		
Misc.		
WINDOWS		
Flashing		
Egress		
ROOF		
Roof Material		
Tear Off		
Deck Nail		
In Progress		
Misc.		
MECHANICAL		
Rough		
Finals		

	Date	Inspector
PLUMBING		
Underground		
Rough		
Shower Pan		
Gas Test		
Top Out		
Misc.		
ELECTRICAL		
Underground		
Rough		
Bonding		
Grounding		
Temp Service		
Service		
Subpanel		
Misc.		
FIRE (call 650.522.7940 for Com)		
Devices/Dampers		
Emergency Power		
Underground		
Pressure Test		
Flush		
Rough		
Misc.		
FINALS		
Public Works		



ANY QUESTIONS?



BREAK

The image features the word "BREAK" in a large, bold, sans-serif font. Each letter is filled with a semi-transparent image of autumn leaves in shades of yellow, orange, and red. The background is plain white.

CODE ENFORCEMENT

**City of Foster City
Planning/Code Enforcement
Division**

610 Foster City Blvd. 1st Floor, Foster City, CA 94404
(650) 286-3228
codeenforcement@fostercity.org

Courtesy Notice of Code Violation

The intent of this notice is to inform you of a code violation witnessed on your property located at _____ in Foster City and to open a line of communication to work with you to bring the property in to compliance with Foster City standards. Please contact the officer listed below to discuss this in greater detail.

Location: _____
Officer/Contact: _____
Date: ____/____/____ **Time:** ____ AM/PM

Code Violation(s):

- Trash Bins:** Store trash bins behind the gate or in the garage so they are not visible from the public right of way except on scheduled trash collection day(s).
- Weeds:** Trim/remove overgrown weeds/tall grass from front yard and/or adjacent sidewalk
- Overgrown Bush:** Trim back bush/hedge so no portion encroaches/covers a portion of the adjacent sidewalk.
- Stored household items/Refuse/Debris:** remove all household items/refuse/debris that has been stored for more than 48 hours.
- Trailer/RV/Boat:** Remove recreational vehicle and/or trailer that has been stored in front yard for more than 72 hours.
- Other:** See back side of notice for details

Other Code Violation(s): _____

Notes: _____

Relevant Foster City Municipal Code Section(s)

- Chapter 9.52 – Property Maintenance
- Chapter 15.02 – Building and Construction
- Chapter 15.12 – Sign Control
- Chapter 17.58 – Architectural Review
- Chapter 17.64 – Vehicle Storage
- Other: _____

Please visit

<https://www.codepublishing.com/CA/FosterCity/>
for code sections or contact the officer listed.

Purpose: Ensure codes, the standards and laws of the city, are enforced to assure that the City preserves the safety, health, welfare and appearance of the City.

Report/observation of violation → Reconfirm on-site observation of violation → make contact with owner and continue communications → resolution.

Report/observation of violation → Reconfirm on-site observation of violation → make contact with owner and continue communications → no contact were made → start formal code enforcement case.



CODE ENFORCEMENT

❖ How to Report?

- Foster City Access: www.fostercity.org/community/page/foster-city-access
 - Can also be downloaded to your mobile device.
- Email or Call Code Enforcement:
 - Phone: (650) 286-3228
 - Email: codeenforcement@fostercity.org

~ **250** cases reported from January 1, 2023-October 1, 2023.

❖ Code Enforcement Officer's on-site observation during drive through.

ANY QUESTIONS?



HOUSING

Purpose:

Monitor affordable housing throughout the City, working to create more affordable housing opportunities, and implementing the City's affordable housing regulations and Housing Element of the General Plan.

What we do:

- Monitor below-market rate units and ensure compliance.
- Provide guidance and training to affordable housing property managers.
- Respond to requests from existing BMR tenants.
- Help those looking for affordable housing.
- Provide information on housing resources for renters and homeowners.
- Implement the Housing Element and Regulations.
- Work with developers before, during and after the project approval process on their affordable housing plan.



Resources:

www.fostercity.org/commdev/page/housing

HOUSING

What is Below Market Rate (BMR)?

- It's housing that is rent-restricted below market rates through a deed restriction for a period of time.
- Rent limits are based on Area Median Income (AMI).
- AMI for 2023 for a family of four is \$175,000.
- Affordable housing cost defined as 30% of gross income for rent and utilities.
 - 15-30% of AMI is extremely low income
 - 30-50% of AMI is very low income
 - 50-80% of AMI is low income
 - 80-120% of AMI is moderate income
 - 130% of AMI is workforce in Foster City



Resources:

www.fostercity.org/commdev/page/housing

HOUSING

Our BMR Programs

Rental Programs

- Inclusionary Program:
 - Marlin Cove
 - Miramar
 - One Hundred Grand
 - The Plaza
 - The Triton
- Senior Housing Program:
 - Alma Point
 - Metro Center
- Workforce Housing Program
 - The Pilgrim
- Existing Unit Purchase Program
 - Duplexes and single-family homes

Ownership Program

- Single-family homes

Over 400
units



Resources:

www.fostercity.org/commdev/page/housing



- ❖ Purpose: **Sustainable Foster City** is the holistic strategy to protect, maintain, and grow the economic and natural resources in Foster City and allow all community members to pursue an enhanced quality of life.
- ❖ Foster City is updating its **Climate Action Plan (CAP)** – Draft will be available for community review and comment this Winter – check sustainable.fostercity.org for more information!

SUSTAINABILITY



SUSTAINABILITY

- ❖ *Since affirming its commitment to Sustainable Foster City, the City:*
 - Implemented **Levee Improvements Project**, the largest public works project in our history, to meet the future challenges of sea-level rise
 - Received **ten Beacon Awards** from the Institute for Local Government and the Statewide Energy Efficiency Collaborative
 - Added **Solar panels and EV chargers** at the Library/Community Center and switched to **all-renewable energy** for City facilities, and offered that option to the Foster City community members
 - Installed **low-flow faucets and lower-energy lights** in City facilities and transitioned to **low-water-using landscapes** in City Parks
 - Offered **rebates and financing energy efficiency programs** to the community
 - Added **electric and hybrid vehicles** to our City fleet
 - Adopted the **most current Green Building standards** for new construction and remodels
 - Created a permanent ten-member **Citizens Sustainability Advisory Committee** comprised of resident, youth, business, and non-profit representatives to advise City Council on sustainability issues and engage the community on sustainability-related programs

ANY QUESTIONS?



ECONOMIC DEVELOPMENT

- ❖ Foster City is on a mission to sustain and enhance the quality of life for everyone who comes to Foster City -- businesses, employees, residents, shoppers, families and sports & fitness enthusiasts! Everyone that comes into Foster City deserves a great experience in making Foster City the place they desire to be.
- ❖ **Why it is important?** Economic Development is the driver for long-term financial stability for the City through revenue growth and economic resiliency.
- ❖ The **City provided immediate relief** to support business operations and help avert small business layoffs during the COVID-19 public health emergency by:
 - Providing Small Business Resiliency Grant Program that disbursed \$10,000 each to fifty (50) local small businesses
 - Launching a "shop local" program, which included an app to drive customers to local restaurants
 - Delivering “Rethink, Reopen, Restart” Kits to over 70 local businesses
 - Suspending code enforcement actions against businesses not permitted to operate outdoors, including the creation of Temporary Outdoor Guidelines to guide businesses as they adjust operations

CONTACTS

❖ General: cdd@fostercity.org

❖ Planning:

- Phone: (650) 286-3225
- Fax: (650) 286-3589
- Email: planning@fostercity.org

❖ Building:

- Phone: (650) 286-3227
- Permit Center/Permit Technician: (650) 286-3231
- Email: building@fostercity.org

❖ Code Enforcement:

- Phone: (650) 286-3228
- Email: codeenforcement@fostercity.org

❖ Housing (Housing Coordinator):

- Phone: (650) 286-3230
- Email: housing@fostercity.org

❖ Sustainability:

- Email: sustainable@fostercity.org
- Phone: (650) 286-3354





QUESTIONS?



*Cartoon characters not to scale.



THANK YOU

COMMUNITY DEVELOPMENT DEPARTMENT



Sofia Mangalam
Community Development Director

Organization Chart

■ Planning & Code Enforcement ■ Admin ■ Building ■ Sustainability ■ Economic Development

