COMMUNITY DEVELOPMENT DEPARTMENT

INTRODUCTION

BUILDING

PLANNING

CODE ENFORCEMENT

Housing & Sustainability
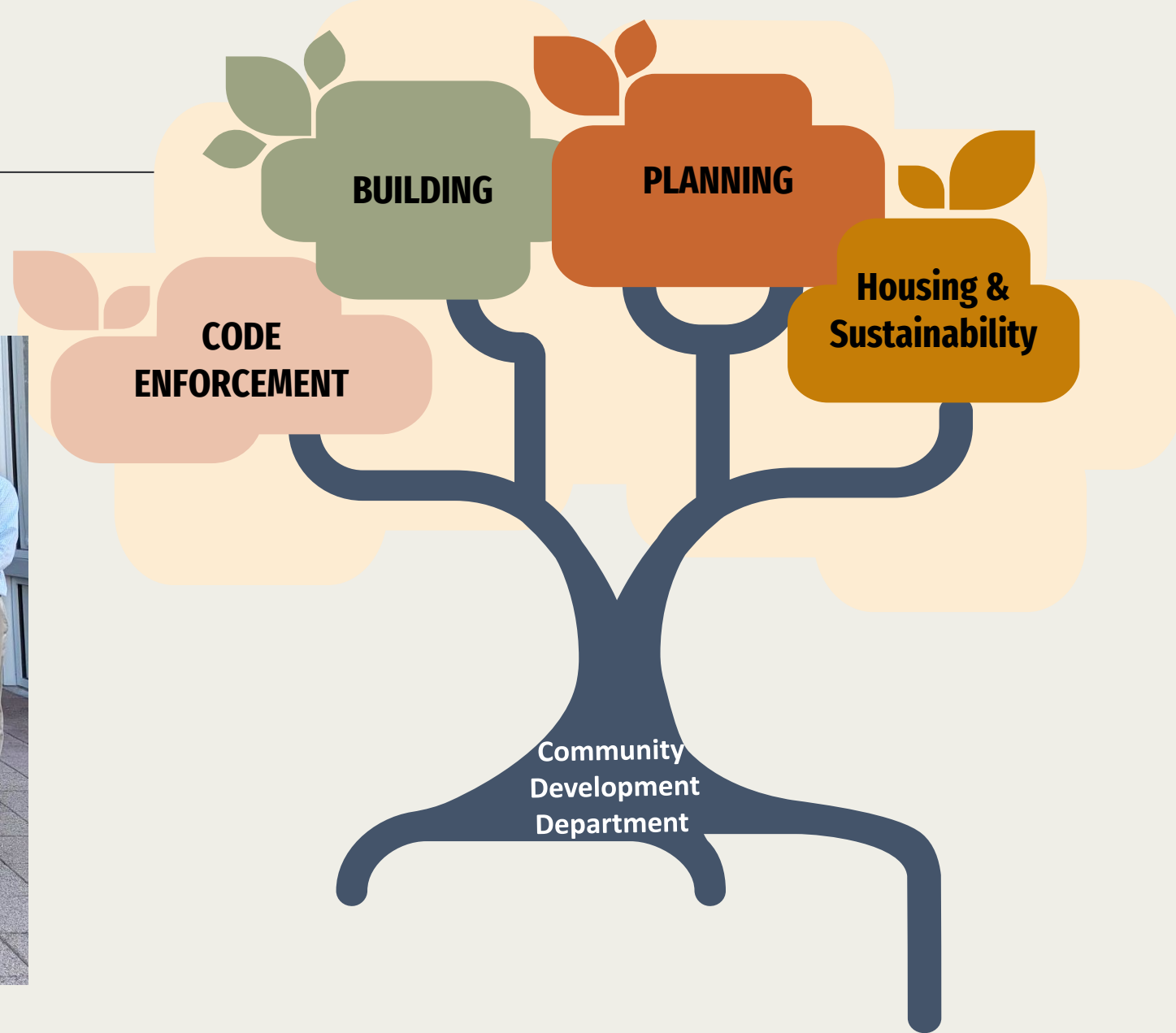
Community Development Department

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.

AGENDA

- ❖ Introduction
- ❖ History
- ❖ Planning
- ❖ Building
- ❖ Break
- ❖ Code Enforcement
- ❖ Housing
- ❖ Sustainability
- ❖ Questions
- ❖ Games
- ❖ Closing Statement

City of
Foster
City

FACTS – FOSTER CITY

❖ Foster City is a planned community.

❖ In the early 1960's, T. Jack Foster purchased 2600 acres of marshland/dairy farm and began a venture to convert the area to a planned community (but there were challenges).

　❖ 9 residential neighborhoods separate from the industrial and commercial areas.

　❖ 24 expansive parks

　❖ 16 miles of man-made waterways - sinuous "Venice-like" lagoon system formed the backbone of the plan and provided inherent beauty to the community.

❖ First homes constructed in 1963. Prices ranged from $21,950 to upwards of $40,000.

❖ 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.

The City of Blue Lagoons
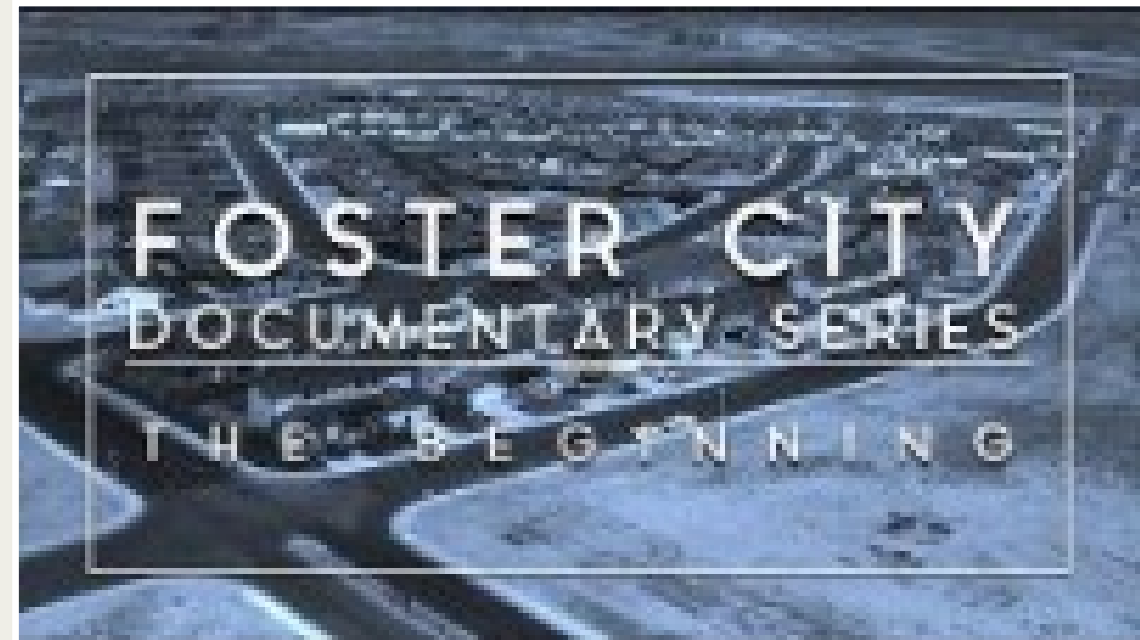
PLANNING - OVERVIEW

Purpose

Creating a vibrant, sustainable, community through thoughtful land use and development and design standards.
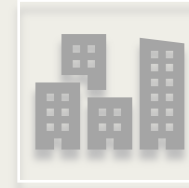
The Big Picture

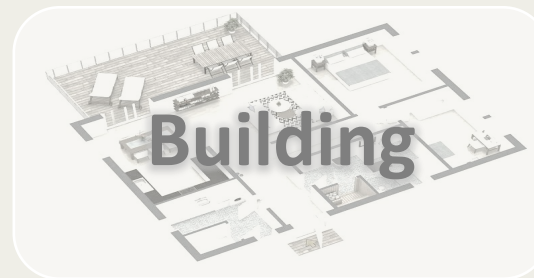Utilizing a holistic approach.

Advanced Planning

Long range, General Plan, Municipal Code, and policies and guidelines.

Current Planning

Permitting process, Architectural Review Permits, Use Permits, General Development Plan Amendment, etc.
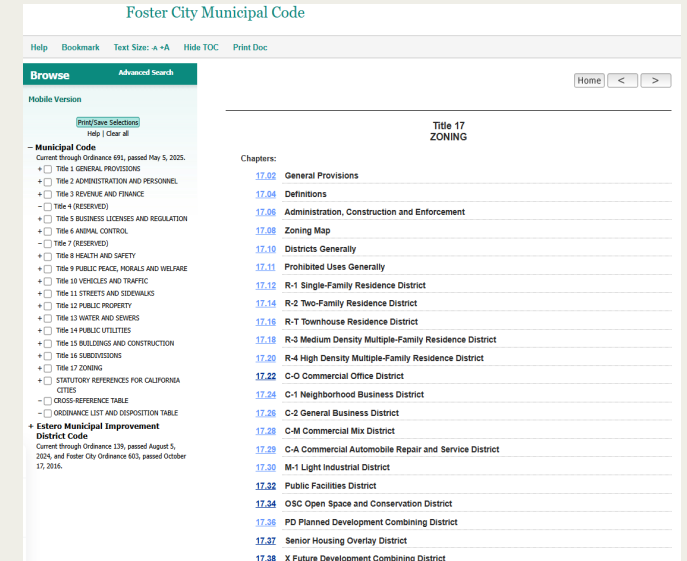
Planning   **Building**   **Code Enforcement**
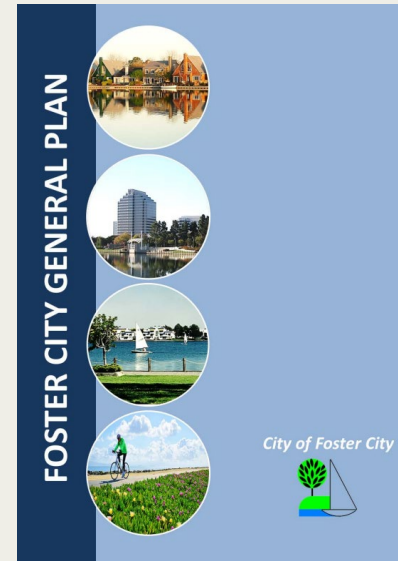
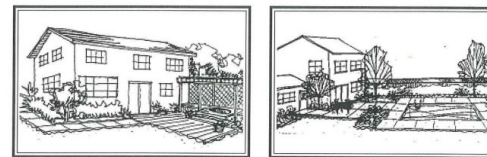# PLANNING - OVERVIEW

Governing Documents:

- General Plan (7 Elements)

- Municipal Code (Title 17)

- Planned Development Plans

- Citywide Design Guidelines & Standards/Policies

- HOA Master Plans and Prototypes

Decision Makers:

- Community Development Director

- Planning Commission

- City Council

GENERAL PLAN

❖ **General Plan Elements**

- ❖ Land Use and Circulation Element
- ❖ Housing Element
- ❖ Parks and Open Space Element
- ❖ Noise Element
- ❖ Safety Element
- ❖ Conservation Element

FOSTER CITY GENERAL PLAN

City of Foster City
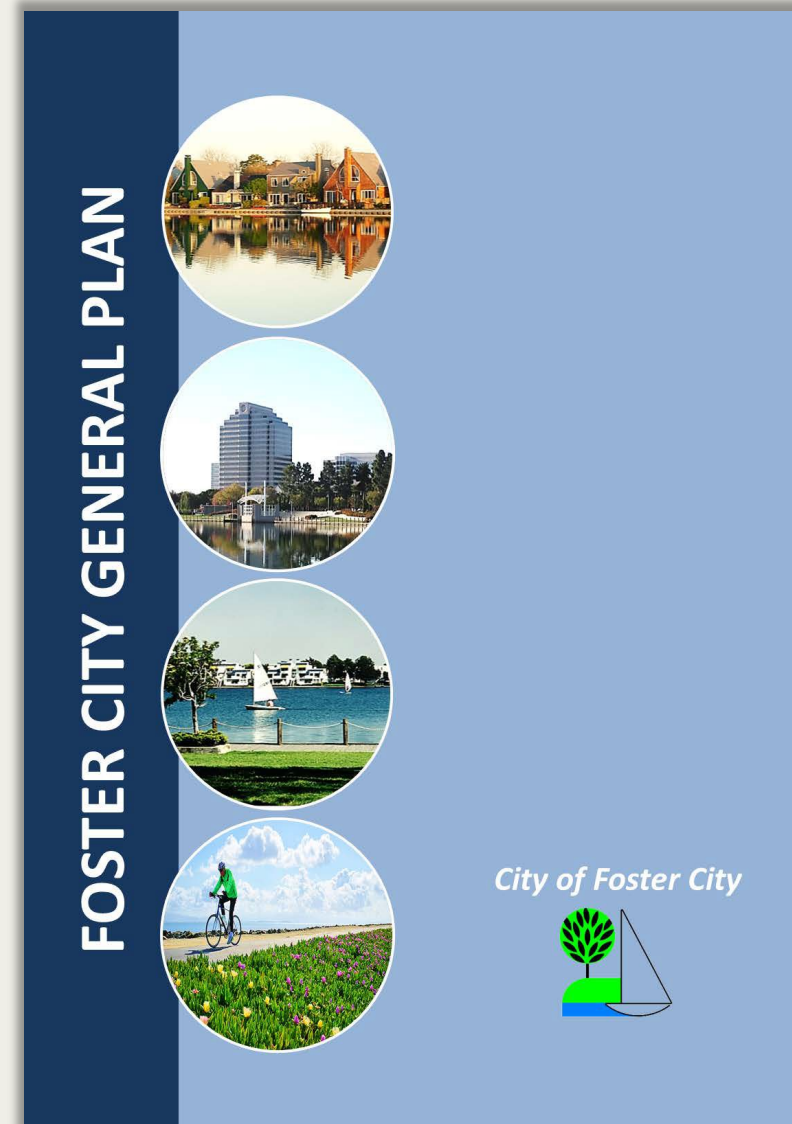
CURRENT PLANNING

❖ Residential

  ❖ R-1 – Single-Family
  ❖ R-2 – Two-Family
  ❖ R-3 – Medium Density
  ❖ R-4 – High Density
  ❖ R-T – Townhouse

❖ Commercial

❖ Open Space & Conservation

❖ Industrial

❖ Planned Development

Legend:
- C-1
- C-1/PD
- C-2/PD
- C-A
- C-M/PD
- C-M/PD/SHO
- C-O
- M-1/PD
- OSC
- OSC/W
- P-F
- P-F/PD
- R-1
- R-1/PD
- R-2
- R-3
- R-3/PD
- R-3/PD/AHO
- R-4/PD
- R-4/PD/AHO
- R-4/PD/AHO/BRHO
- R-T/PD
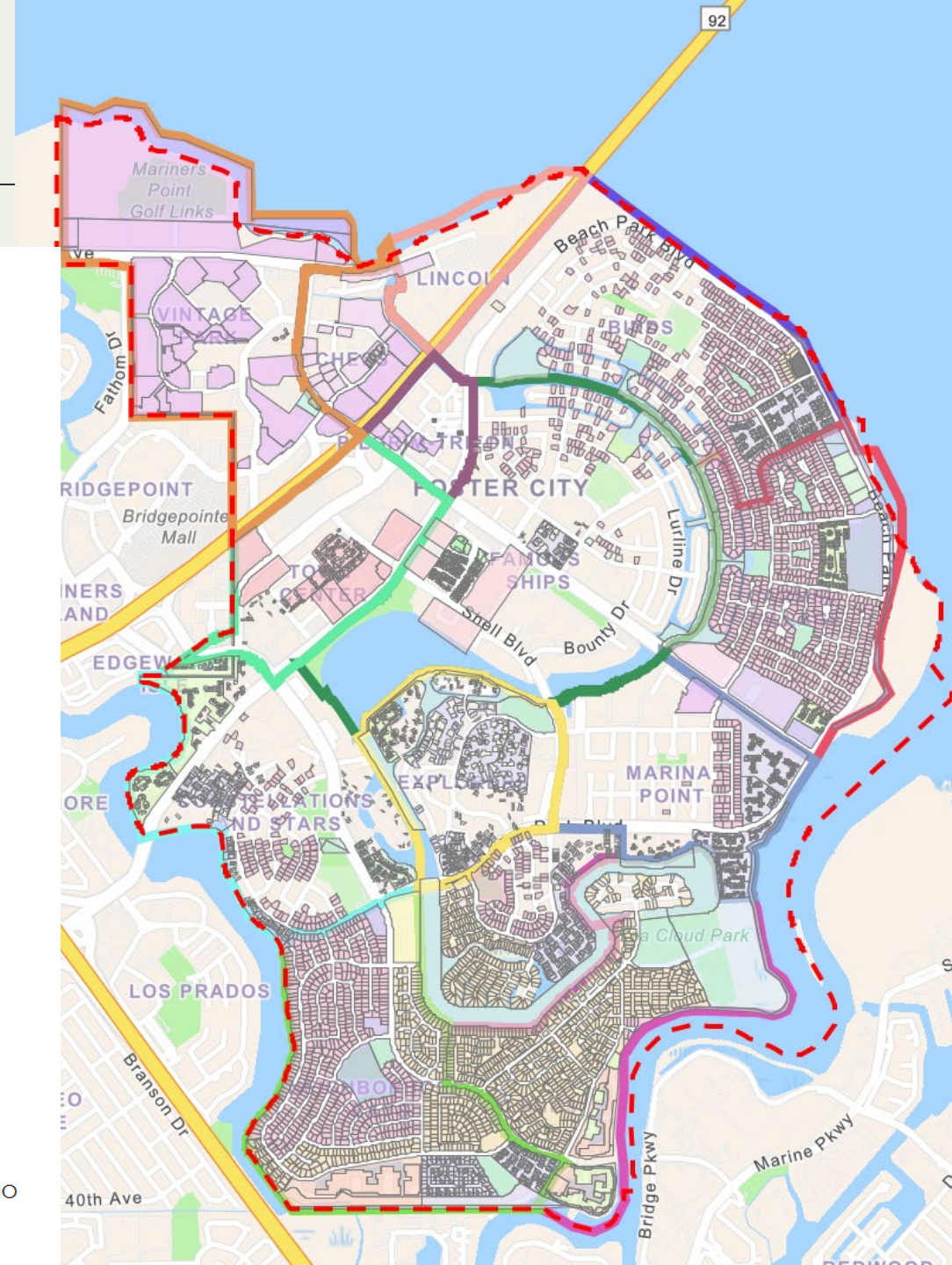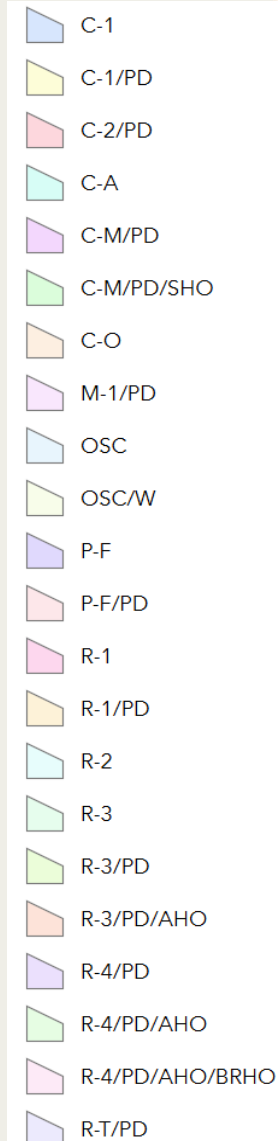
CURRENT PLANNING

PROJECT REVIEW – A planning permit is required for almost all exterior changes to any residential, commercial or industrial building in Foster City.

❖General Plan

❖Zoning Ordinance (Title 17)

❖Development Policies

❖Design Standards and Guidelines

- Decks/Patios
- Fences/Windscreens
- Front Yard Paving
- Gazebos Greenhouses
- Patio Covers
- Patio Room Additions
- Room Additions
- Skylights
- Trellises/Arbors

- Windows, Doors, Exterior Modifications
- Spas/Swimming Pools

Foster City — *the island of blue lagoons*

T. JACK FOSTER & SONS • P.O. BOX 4100, FOSTER CITY, CALIF. 94404
1015 EAST HILLSDALE BLVD. • FOSTER CITY, CALIFORNIA 94404

Dear Foster City Newcomer:

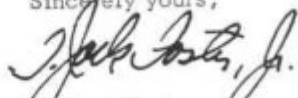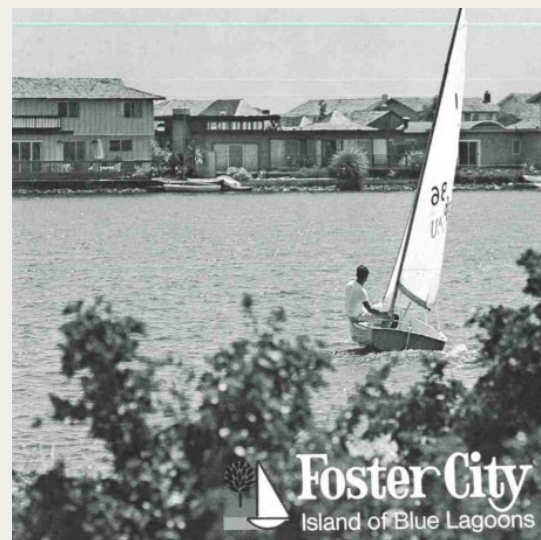It is my great pleasure to welcome you as a new resident of the great new community of Foster City. For your information, you will be a part of a community which is internationally known for the comprehensiveness of its planning. Several times a year Foster City is visited by groups interested in urban planning from all over the United States, as well as from other countries, particularly Japan and the West European nations.

More important, however, than the physical characteristics of Foster City are the people characteristics. There are now over 40 organizations which offer a wide variety of participation and which offer a means to relate to your fellow citizens and to your community. I sincerely hope that you will participate to the fullest and as a result of such participation and with all the amenities that Foster City and San Mateo County have to offer, you will consider your life here as one of great delight and you will think of Foster City as the best place you have ever lived.

Sincerely yours,

T. Jack Foster, Jr.

WE'RE BUILDING A DREAM HERE...
Foster City *the island of blue lagoons*

Foster City Island of Blue Lagoons

ADVANCED PLANNING

As the name suggests, it refers to the process of setting goals ahead of time.

❖ Proactive

❖ Address long-term challenges

❖ Guide growth

❖ Provides clear vision

❖ Ensures fiscal responsibility

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
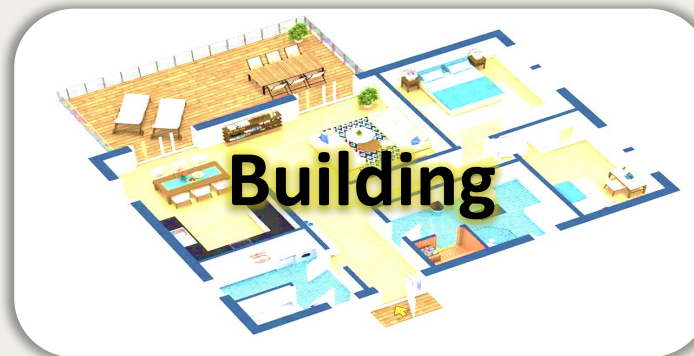
BUILDING

❖ 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 plan shave 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.
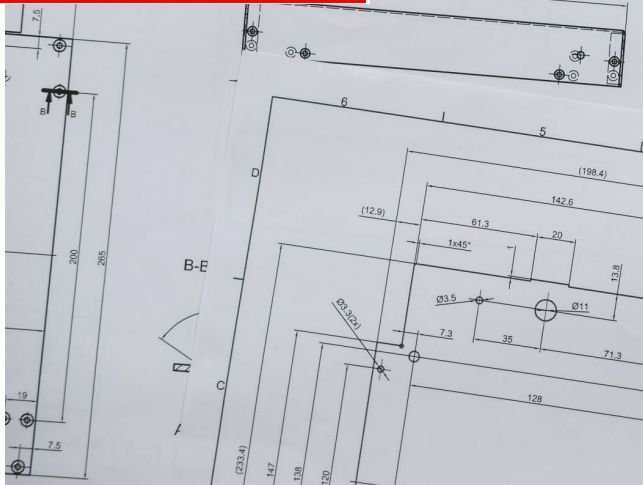
	Date	Inspector		Date	Inspector
FOUNDATION			**PLUMBING**		
Setbacks			Underground		
Forms-steel			Rough		
Misc.			Shower Pan		
BUILDING			Gas Test		
Frame			Top Out		
Shear			Misc.		
Insulation			**ELECTRICAL**		
Drywall			Underground		
T-Bar			Rough		
Flash/Waterproofing			Bonding		
Lath			Grounding		
Scratch Coat			Temp Service		
Misc.			Service		
WINDOWS			Subpanel		
Flashing			Misc.		
Egress			FIRE (call 650.522.7940 for Com		
ROOF			Devices/Dampers		
Roof Material			Emergency Power		
Tear Off			Underground		
Deck Nail			Pressure Test		
In Progress			Flush		
Misc.			Rough		
MECHANICAL			Misc.		
Rough			**FINALS**		
Ducts/Flues			Public Works		

ANY QUESTIONS?

BREAK

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 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 → contact owner and continue communications → resolution.

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

Planning   Building   Code Enforcement
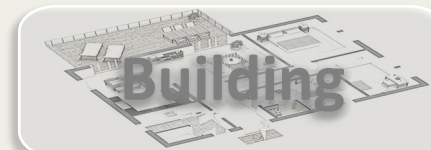
CODE ENFORCEMENT

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

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

~ **243** cases reported from January 1, 2025- September 17, 2025.

# ANY QUESTIONS?

HOUSING & SUSTAINABILITY DIVISION

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:

❖ Implement the Housing Element and Regulations.

❖ 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 landlords, renters, and homeowners.

❖ Provide training on fair housing.

❖ Manage housing programs and apply for funding opportunities.

❖ Work with developers before, during and after the project approval process on their affordable housing plan.
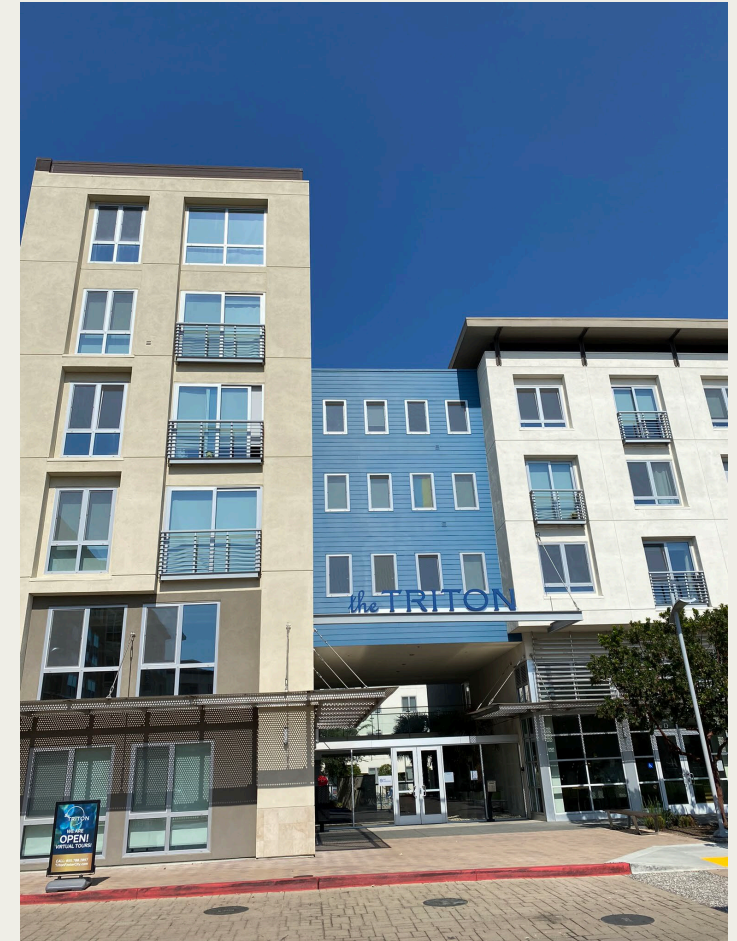
Resources:
www.fostercity.org/commdev/page/housing

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 2025 for a family of four is $186,660 and Low income for a family of four is $159,550.

❖ 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 (22 Units)

- Existing Unit Purchase Program
  - Duplexes and single-family homes

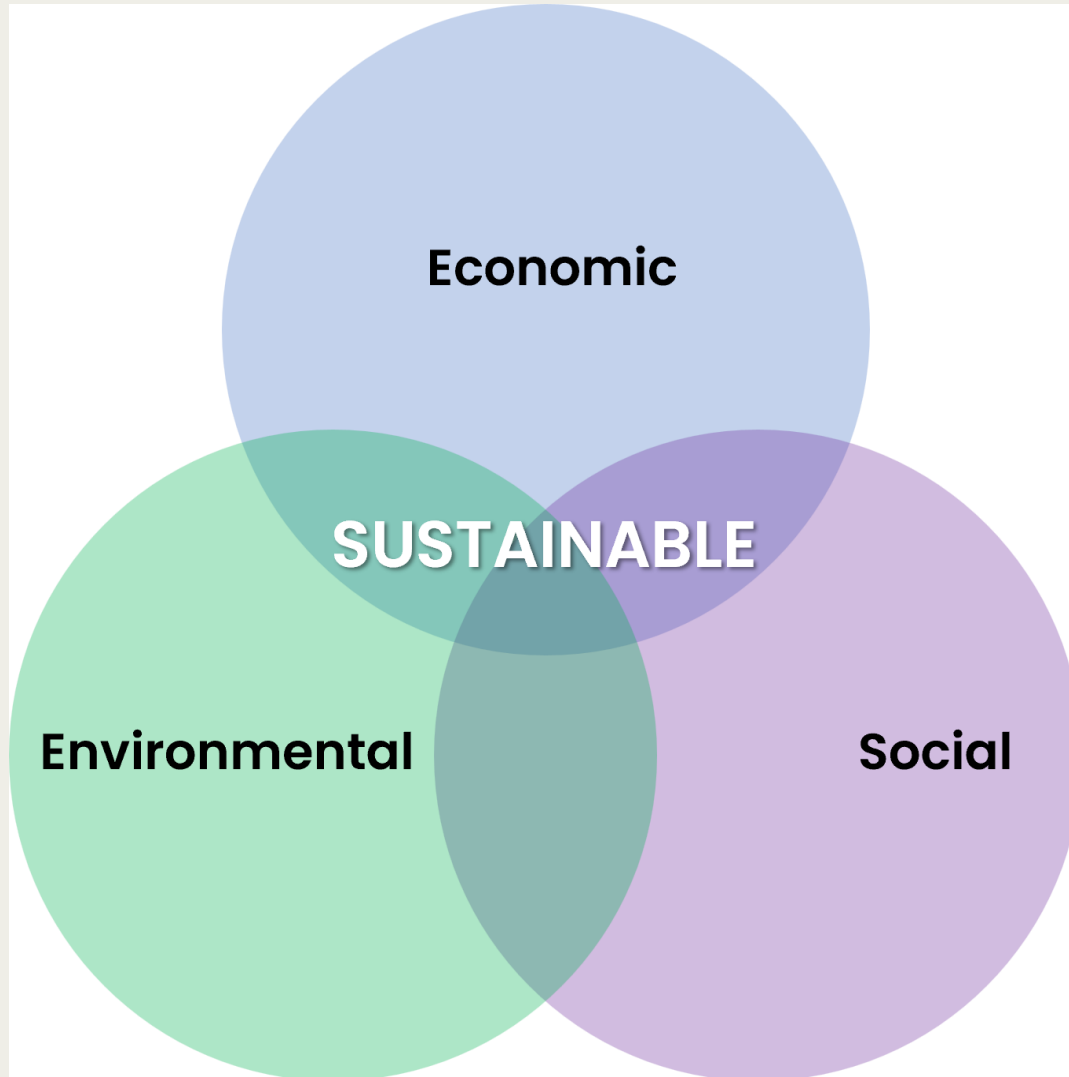**Ownership Program**

- Single-family homes

Over 400 units

Resources:
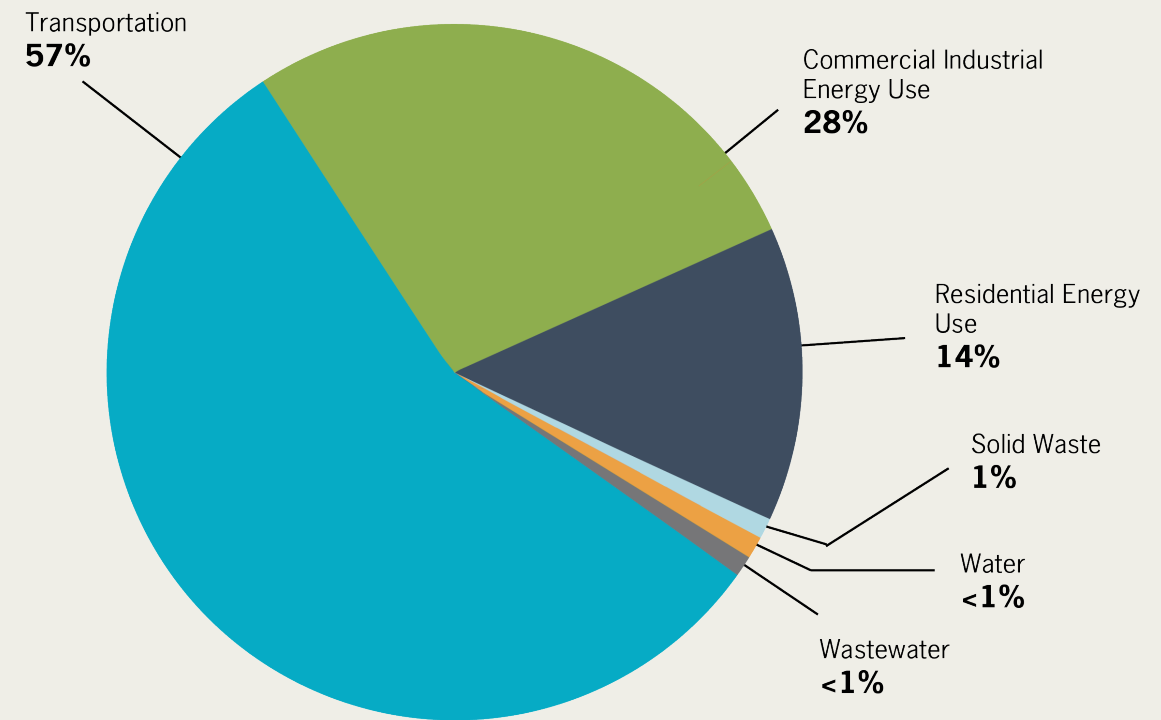www.fostercity.org/commdev/page/housing

ANY QUESTIONS?

SUSTAINABILITY

❖ Purpose: to promote **Sustainable Foster City,** which is the holistic strategy to protect, maintain, and grow natural resources in Foster City and allow all community members to pursue an enhanced quality of life

❖ Sustainability means we weigh the Environment, Economics, and Social Equity when making policy decisions

❖ The Housing and Sustainability Division supports City Council and the Community in their sustainability efforts, including implementing the Climate Action Plan and other sustainability-related projects

SUSTAINABILITY

❖ *Climate Action Plan*

- In 2024, Foster City updated its **Climate Action Plan (CAP).** The CAP is on the City's website. Check out sustainable.fostercity.org for more information! The Climate Action Plan is a roadmap to lowering Greenhouse GAS (GHG) Emissions and promoting sustainability in Foster City.

- The City saw a 22.5% reduction in total community emissions compared to the baseline year of 2005.

- **Big goals:** 49% GHG Emissions Reduction by 2030, Leading to an 88% Reduction by 2045 (below pre-2005 levels).

- CAP is organized by sector: Energy and Water, Transportation and Land Use, Waste and Consumption, and Climate Resiliency and Leadership

Transportation
57%

Commercial Industrial Energy Use
28%

Residential Energy Use
14%

Solid Waste
1%

Water
<1%

Wastewater
<1%

Foster City 2019 Community GHG Emissions (MTCO2e) by Sector

S U S T A I N A B I L I T Y

❖ *The Housing & Sustainability Division also:*

- Works with the seven-member **Citizens Sustainability Advisory Committee** (CSAC), which advises City Council on sustainability issues, engages the community on sustainability-related programs, and helps implement the CAP.

- Hosts sustainability events with CSAC, like **Earth Day, and has booths** at all major city events like Summer Days to conduct outreach about the Climate Action Plan and living sustainably.

- Researches new and best practice climate action related programs supporting the Climate Action Plan and sustainability.

- Develops sustainable programs, including a new **community-based, social marketing program to assist in informing the community about incentives for solar panel installation, electric appliances, electric vehicles, compostable products, and more.**

- Maintains and reports on data regarding the CAP and other climate-related benchmarks.

- Is spearheading the update of the City's **Parks & Open Space Element and Conservation Element** of the General Plan.

ANY QUESTIONS?

G A M E 1

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:
  - Phone: (650) 286-3230
  - Email: housing@fostercity.org
- Sustainability:
  - Email: sustainable@fostercity.org
  - Phone: (650) 286-3354

GAME 2

History of Foster City	Planning Division	Building Division	Code Enforcement	Housing	Sustainability
100	100	100	100	100	100
200	200			200	200
300	300			300	300
400	400	400	400	400	400

JEOPAR-CDD!

MENU

HOW TO PLAY JEOPAR-CDD

1. There are six categories: Under each column are four clues.

2. The first team to go picks a category and a dollar amount.

3. Once the question is read, the contestants may raise their hand if they know the answer.

4. Staff will select the contestant that raises their hand first.

5. The contestant must respond in the form of a question. (Who is T. Jack Foster?)

6. A correct response earns the dollar value of the clue and the opportunity to select the next clue from the board.

7. An incorrect response deducts the dollar value of the clue from the team's score and gives any remaining opponent(s) the opportunity to raise their hand and respond.

THANK YOU