

MEMORANDUM

TO: MEMBERS OF THE INTERDEPARTMENTAL EVALUATION COMMITTEE
FROM: MARLENE SUBHASHINI, COMMUNITY DEVELOPMENT DIRECTOR
DATE: THURSDAY, OCTOBER 08, 2020
SUBJECT: INTERDEPARTMENTAL EVALUATION COMMITTEE (IDEC) MEETING

sm

On Tuesday, October 13, 2020, from 8:30 to 10:00 a.m., a meeting of the Interdepartmental Evaluation Committee will be held via **Zoom**

<https://us02web.zoom.us/j/84915957350?pwd=Z3hMaW93MkpxQnRWdWYyV29SbVdKdz09>

Meeting ID: 849 1595 7350

Password: 359764

TUESDAY AGENDA

- I. Projects/Items for Review (comments from each department)
 - A. REQUEST TO HOLD MOPS TRUNK OR TREAT FOR MOTHERS GROUP AT 1005 SHELL BLVD. – CENTRAL PENINSULA CHURCH PATIO AND PARKING LOT FROM 3:00 PM – 7:00 PM ON THURSDAY, OCTOBER 29, 2020 AT 8:30 AM – CENTRAL PENINSULA CHURCH
 - A. REQUEST TO REVIEW PROPOSED REDEVELOPMENT – EL TORITO SITE AT 388 VINTAGE PARK DRIVE AT 8:45 AM – HELIOS REAL ESTATE GROUP
- II. Review Of Unfulfilled Project Conditions Of Approval/Plan Check Or Other Issues (Report From Each Department)
 - A. REVIEW CURRENT PLAN CHECK STATUS – COMMUNITY DEVELOPMENT DEPT.
- III. Plan Amendments/Minor Permits Requiring Interdepartmental Coordination (Report From Each Department)
- IV. Projects/Items Reviewed By The Planning Commission Since The Last IDEC Meeting (Report From Planning/Code Enforcement Division)

Comments must be submitted to the **Community Development Department by October 16, 2020.**

Distribution:

Dante Hall, Interim City/District Manager
Tracy Avelar, Police Chief
Ray Iverson, Fire Chief
Norm Dorais, Public Works Director
Jennifer Liu, Parks & Recreation Director
Pete Chiamos, Parks Manager
Edmund Suen, Finance Director
Maria Saguisag-Sid, Human Resources Director
Frank Fanara, Parks Manager
Tiffany Oren, Recreation Manager

Robert Marshall, Fire Marshal
Michele Orque, Fire Inspector
Martin Ticas, Police Captain
Travis Murray, Police Corporal
Laura Galli, Engineering Manager
Allen Smith, Maintenance Manager
Lawrence Tam, Associate Civil Engineer
Marty Cooper, Chief Building Official
Sofia Mangalam, Planning Manager
Marlene Subhashini, Community Development Director

[IDEC Application Form](#) [IDEC List](#) [IDEC Calendar](#)

**COMMUNITY DEVELOPMENT DEPARTMENT
IDEC APPLICATION FORMS**
3 Applications
1 through 3 displayed

Meeting Date: Show Past Dates

ID	Meeting Date	Staff Contact	Event/Project Name	Event/Project Location	Status
892	10/13/2020	Farida Danish	Plan Check Status Report	City Hall	Approved
891	10/13/2020	Timothy Maier	Proposed Redevelopment - El Torito Site	City Hall	Pending
890	10/13/2020	Rebecca Hanan	TRUNK OR TREAT FOR MOTHERS GROUP	Other - 1005 Shell BLvd	Approved

STAFF INFORMATION

Request ID: 890
Status: Approved Tuesday, Oct 06, 2020 at 9:21 AM by bhanan [Edit](#)
Contact Person: Rebecca Hanan
Phone: 650-286-3229
Email: bhanan@fostercity.org
IDEC Meeting Date: 10/13/2020

EVENT INFORMATION

Event/Project Name: TRUNK OR TREAT FOR MOTHERS GROUP
Event/Project Category: New Business
Event/Project Location: Other - 1005 Shell BLvd
Event/Project Start Date: 10/29/2020
Event/Project End Date: 10/29/2020
Display on Calendar: No
Event/Project Contact: Charlie Royce
Event/Project Contact Address: 1005 Shell BLvd
 Foster City, CA 94404
Event/Project Contact Phone: 650-349-1132
Event/Project Contact Email: croyce@cpcweb.org
Uploaded Document: [Upload](#)

 [TRUNK OR TREAT](#)

Entered: Tuesday, Oct 06, 2020 at 9:21 AM by bhanan
No Comments

[Add Comment](#)



PROPERTY IMPROVEMENTS APPLICATION SUBMITTAL REQUIREMENTS
CITY OF FOSTER CITY • COMMUNITY DEVELOPMENT • PLANNING/CODE ENFORCEMENT

TEMPORARY USE PERMIT

(Minor/Major Events; Filming/Photography Permits)

PROJECT DESCRIPTION: Date 10/29/2020 Time 3:00 PM - 7:00 PM

Event/Activity: MOPS Trunk or Treat (Not open to public)

PROPOSED LOCATION: Central Peninsula Church Patio and Parking Lot

APPLICANT/REPRESENTATIVE Name(s): Charlie Royce

Address: 1005 Shell Blvd., FC Phone: 650-520-0924 cell

Electronic Mail Address: croyce@cpcweb.org

PROPERTY OWNER(S) Name(s): Central Peninsula Church

Address: 1005 Shell Blvd., FC Phone: 650-349-1132

Electronic Mail Address: croyce@cpcweb.org

FOR DEPARTMENT USE ONLY

DATE APPLICATION RECEIVED: Oct 5, 2020

FILE NO.: TUP 2020-0014 ASSESSOR'S PARCEL NO. (APN): 094-380-700

GENERAL PLAN DESIGNATION: Public Facilities District

ZONING: P-F

IDEC MEETING DATE: Tues, Oct 13, 2020

Reviewed / Approved by: (Initials)

Risk Manager _____

Building _____

Engineering _____

Planning _____

Fire _____

Police _____

TEMPORARY USE PERMIT SUBMITTAL REQUIREMENTS

1. Completed signed application and forms (see attached supplemental form required for filming/photography permits)
2. Fee (see adopted Fee Schedule)
 - Minor events/use – no fee (including shopping center promotional events, outdoor sales, parking lot sales/fairs, small scale events, school or non-profit events)
 - Major events/activities – commercial operations as determined by the Community Development Director
 - Photography/Filming
 - In addition, if applicable, business license fees shall be charged and use of police or fire personnel requires pre-payment for their time, at a rate to be determined by the City. The attachments required under certain circumstances (see #1 above) also have permit fees. The film company is responsible for a cancellation fee based on time and materials expended by the City employees, less the business license fee.
3. A letter describing the event/activity in detail including the dates on which the event/activity will take place, hours of operation, equipment involved and the names of all sponsors (who, what, when, where, why, how). The letter shall include the following information:
 - Set-up and removal dates
 - Description of the event or use including dates(s) and time(s)
 - Approximate number of people attending and staffing the event
 - Any additional information regarding special or unusual circumstances associated with the event
 - Type of equipment including information regarding noise
 - Quantity and type of vehicles parked at the site
 - Information describing the impacts, if any, of the use/event on adjacent properties and the community
 - If the use will last more than 35 consecutive days, separate letters signed by the property owners of each abutting property stating their agreement of the use shall be submitted.
4. A dimensioned site plan including the following:
 - Uses of adjacent properties
 - The approximate location of where the proposed use is to occur on the site
 - The size of any proposed tents, canopies, membrane structures, trailers
 - If there is an effect on a parking lot, list the number of spaces affected and where parking will occur. Accessible parking spaces and Fire Department vehicle access may not be obstructed by any temporary use. Additional information on circulation may be required.
 - Public/private streets
 - All proposed signage
 - Location and orientation of the stage if live and or amplified music or speaking will occur. Also the type of power source i.e. generator, PG&E, ect.
 - Pedestrian travel pathways
 - Location of safety features such as cones or barricades
 - Location of on-site fire protection equipment
 - For tents and temporary membranes exceeding 200 sq. ft. include the following additional information

- Number of occupants
 - Exit and seating plan. Indicate the number and location of exits as well as exit widths, and exit signs, seating arrangements, aisle widths,. Indicate the type of exit doors, sliders and whether none are intended.
 - Table arrangement plan:
 - Indicate the number of tables and approximate locations (do not obstruct exits with tables, chairs or displays)
 - Number, type, rating and locations of portable fire extinguishers
 - Type and location of portable heating appliances
 - The location of No Smoking signs
 - The dimensions in feet between the tent or canopy and any adjacent structures, property lines, parked vehicles, internal combustion engines or other tent canopies
 - The location of any diesel generator. Gasoline powered diesel generators are prohibited
 - Engineered tents or canopies requiring more than water barrel type hold downs shall require field inspection approval by the Building Inspector Division
 - Indicate whether food warming (sterno) is planned. Cooking is prohibited in tents, canopies. Candles are prohibited in tents, canopies or temporary membrane structures.
 - Submit fire-retardant certificates for the tent sidewalls, curtains, and tops. Submit copies of copies of fire retardant treatment certificates for any decorations (including stage drops and floor coverings (i.e. such as carpet such as indoor/outdoor carpeting). The use of treated and untreated turf-type carpeting is prohibited.
 - Lightweight extension cords are prohibited. Heavy gauge extension cords and SO cords are permitted provided they are grounded and the maximum anticipated amperage does not exceed their listed capacity. Extension cords shall not be daisy chained together. All portable electrical extension devise shall be in good working condition and not in any form of disrepair.
5. Written permission from all of the property owner(s) or the Homeowners' Association (if applicable) or their duly authorized representative, authorizing the applicant(s) to conduct the proposed event/activity as and when described in the letter provided to the City
6. Information as required by the Sections 15.12.030, 15.12.040 and 15.12.180 of Title 15 of the Foster City Municipal Code regarding any signage associated with the event/activity, including the number and location of all signs (shown on the site plan), scale drawings for all signs, the colors and materials to be used on each sign and the required sign application fee. Alternatively, applicants may use the attached Special Event Signage Plan as a format to meet this requirement;
7. Related permits which may be required:
- Finance – Business License
 - Parks and Recreation – Use of any recreation or park facilities
 - Public Works – Traffic control, street closures and encroachment permits
 - Risk Manager – Filming on any City-owned property
 - Fire – request by film company for fire personnel and use of ground level special effects or tent permits
 - Police Department – Request by film company for police personnel
 - Building – Temporary structures/lighting/electricity/metering

8. Other information as required by the Community Development Director (depending upon the nature of the event/activity);
9. Insurance

If the event or activity includes the use of **public property**, (a) prior to the commencement of the event or activity, the Applicant must submit Proof of Insurance and applicable endorsements to the City. Insurance provider must be deemed acceptable to the City and minimum coverage limits shall be as follows, unless otherwise specified by the City –

<u>Insurance Category</u>	<u>Minimum Limits</u>
Workers' Compensation	Statutory minimum
Commercial General Liability	\$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage;
Automobile Liability	\$1,000,000 per accident for bodily injury and property damage (coverage required to the extent Applicant's vehicle usage is connected to or associated with the subject permitted event or activity)

The general liability policy shall be endorsed to:

- (a) Name the City of Foster City and Estero Municipal Improvement District, its Council, officers, boards, commissions, employees, and agents, as additional insureds; endorsement must meet or exceed ISO Form CG 2010 11 85.
- (b) Provide that Applicant's insurance coverage shall be primary insurance with respect to City and Estero Municipal Improvement District, its Council, officers, boards, commissions, employees, and agents, and any insurance or self-insurance maintained by City for itself, its Council, officers, boards, commissions, employees, or agents shall be in excess of Applicant's insurance and not contributory with it;

All of the required insurance shall be endorsed to:

- (c) Agree to waive all rights of subrogation against the City and Estero Municipal Improvement District, its Council, officers, boards, commissions, employees, and agents for losses paid under the terms of insurance policies, which arise from the subject event or activity; and
- (d) Preclude cancellation in coverage before the expiration of thirty (30) days (10 days for nonpayment) after City shall have received written notification of cancellation or reduction in coverage by first class mail;

If the event or activity is held entirely on **private property**, prior to the commencement of the event or activity, the Applicant must provide the following to the City –

- 1) Submit Proof of Insurance with the following minimum coverages:

For Commercial Property

Commercial General Liability	\$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage
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For Residential Property

Homeowner's Insurance

Please specify policy limits. (Additional Coverage may be required based on the City's assessment of the risk associated with the event or activity.)

- 2) Sign, date and return the following Indemnification (Hold Harmless) Agreement:

To the fullest extent permitted by law, the Applicant hereby agrees to defend, indemnify, and save harmless City and Estero Municipal Improvement District, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions liability, loss, damage, expense, cost (including, without limitation, costs and fees of litigation) of every nature, kind or description, which may be brought against, or suffered or sustained by, City or Estero Municipal Improvement District, its Council, boards, commissions, officers, employees or agents caused by, or alleged to have been caused by, the Applicant, its officers, employees or agents, which arises out of or is in any way connected or associated with the subject permitted event or activity. This agreement does not include claims arising from the City's sole negligence or willful acts.



Applicant

10/5/2020

Date

Trunk or Treat Event Overview

Central Peninsula Church

Central Peninsula Church would like to host a trunk-or-treat event for our mother's group, approximately 60 families. This walk-thru, outdoor event is scheduled for October 29th from 2-6pm. Health and safety for our community is our priority. This document will detail our plans to offer a safe and fun event while adhering to current health directives.

To attend this event, families will register online for a time slot to participate, so that social distance can be maintained. Only two families will be permitted per time slot to stagger arrival times. We are planning for no more than 10 families walking through the event at a given time. Masks are required for all participants ages 2 and up.

As families arrive, they will enter on the Catamaran entrance and park. We will have a masked volunteer directing car traffic. Families will then walk to the lower level of the parking garage where they will enter the trunk or treat. They will approach the welcome table where a volunteer will greet them, check for masks, explain the walking route, and offer hand sanitizers.

We will mark with sidewalk chalk the designated waiting areas to maintain proper distance.

Families will then enter the lower parking garage and approach the parked, decorated vehicles, and take an individually bagged treat or favor from the table next to each vehicle. We will provide sanitizers at each table. This will be a no-contact, self serve treat distribution.

The 15 decorated cars will be parked at every third spot, flow of pedestrian traffic will have one entrance, and one exit, families will walk thru the event in a parade like fashion to avoid crowding and to maintain social distance. One volunteer will stand beside each parked vehicle, to monitor the treat table and help control the flow of families walking through.

As families leave the event, the parking volunteer will direct them to exit on Catamaran. Vehicle congestion will be negligible, as only 10 cars are expected every 20 minutes.

Please see page 2 for site map and additional details.

Vehicle entrance and exit



Shell Blvd

Catamaran St

Catamaran St

P a r k i n g f o r a t t e n d e e s

Central Peninsula Church

In LOWER Parking garage
X - 6ft- X - 6ft- X - 6ft -X -6ft X- 6ft X- 6ft X- 6ft
Volunteers standing beside parked cars

closed with stantions

Flow of pedestrian traffic
In and out in a U turn path

X - 6ft- X - 6ft- X - 6ft -X -6ft X- 6ft X- 6ft X- 6ft
Volunteers standing beside parked cars

[IDEC Application Form](#) [IDEC List](#) [IDEC Calendar](#)

**COMMUNITY DEVELOPMENT DEPARTMENT
IDEC APPLICATION FORMS**
3 Applications
 1 through 3 displayed

Meeting Date: Show Past Dates

ID	Meeting Date	Staff Contact	Event/Project Name	Event/Project Location	Status
892	10/13/2020	Farida Danish	Plan Check Status Report	City Hall	Approved
891	10/13/2020	Timothy Maier	Proposed Redevelopment - El Torito Site	City Hall	Pending

STAFF INFORMATION

Request ID: 891
Status: Pending [Approve](#) [Deny](#) [Edit](#)
Contact Person: Timothy Maier
Phone: 650-286-3237
Email: tmaier@fostercity.org
IDEC Meeting Date: 10/13/2020

EVENT INFORMATION

Event/Project Name: Proposed Redevelopment - El Torito Site
Event/Project Category: New Business
Event/Project Location: City Hall
Event/Project Start Date: 10/13/2020
Event/Project End Date: 10/13/2020
Display on Calendar: No
Event/Project Contact: Peter Banzhaf, Helios Real Estate Group
Event/Project Contact Address: 388 Vintage Park Drive
Event/Project Contact Phone: 415-515-7506
Event/Project Contact Email: pb@heliosre.com
Uploaded Documents: [Upload](#)

 [Project Narrative](#)
 [Preliminary Plans](#)

Entered: Tuesday, Oct 06, 2020 at 7:59 PM by tmaier
No Comments

[Add Comment](#)

890	10/13/2020	Rebecca Hanan	TRUNK OR TREAT FOR MOTHERS GROUP	Other - 1005 Shell BLvd	Approved
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MEMORANDUM ■

September 28th, 2020

Ms. Marlene Subhashini
Community Development Director
Community Development Department
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404



RE: 388 Vintage Park Drive Project Description

Steelwave and Helios Real Estate Partners are partnering in a joint venture to redevelop 388 Vintage Park Drive in Foster City from a vacant retail parcel into a new Class A life sciences property. The joint venture shall serve as the applicant for the proposed redevelopment and has contracted with DES Architects to lead the project's design and architecture services.

Location:

388 Vintage Park Drive is located at the intersection of Vintage Park Drive and Chess Drive. The property is bordered by Gilead's master planned campus to the north, several low to mid rise research and development and office buildings to the east, a small retail building adjacent to the larger Bridgepointe retail center to the south, and Home Depot to the west. The property lies on the border of San Mateo and Foster City to the west.

The property also lies within the Vintage Park Community Association district and has a landscape easement around the eastern and southern street frontage. Additionally, the property is adjacent to the Vintage Park Community Association private park at the intersection of Chess Drive and Vintage Park Drive.

Existing Conditions:

APN: 094-901-270

Site Area: 95,931 SF (2.202 AC)

Zoning: Commercial Mix District / Planned Development Combining district (C-M/PD)

The current property improvements include a vacant 10,120 SF retail building, which was occupied by El Torito restaurant until November 2018. The property has been vacant since El Torito declared bankruptcy despite best efforts to release the property as another retail use.

Project Description:

The proposed project anticipates 1.0 FAR for 95,931 gross square feet with 3 occupiable stories over 1 level of parking. The 4-story steel and concrete structure will be wrapped in glazing and metal surfaces to create a Class A property. The building is anticipated to be 68' to the top of the parapet and 79' to the top of the mechanical penthouse. An amenitized roof deck is planned for the 4th floor.

P:\Helios\388VintagePark\10244001\Admin\IssuedPkgs\+EntitlementDocs\20-0928 Prelim IDEC #1 submittal

MEMORANDUM ■

*388 Vintage Park
DES Project No. 10244.001
Project Description
September 28, 2020
Page 2 of 2*

The project proposes a 2.4/1,000 parking ratio to align with market demand, life science user needs and Gilead's current parking standards. The property has surface parking around a fire lane that circumnavigates the building. The public facing elevations will include new landscape and hardscape found in other Class A life science developments. Total lot coverage is 36%.

The proposed project at 388 Vintage Park Drive shall be built in the highest standards to deliver a best-in-class life science project at a prominent intersection within Foster City. The applicant is prepared with data to support the proposed development and looks forward to engaging and teaming with the City to deliver the proposed project as a development that all parties will be proud of. We look forward to your feedback on the proposed redevelopment project.

388 VINTAGE PARK

PRELIMINARY IDEC SUBMITTAL

09.28.20

DES
ARCHITECTS
ENGINEERS

HELIOS
REAL ESTATE PARTNERS



STEELWAVE

© 2020

VICINITY MAPS



CLIENT
 STEELWAVE
 HELIOS REAL ESTATE

ARCHITECT
 DES ARCHITECTS + ENGINEERS
 399 BRADFORD STREET
 REDWOOD CITY, CALIFORNIA 94063
 PHONE: (650) 364-6453
 WEBSITE: WWW.DES-AE.COM
 CONTACT: SUSAN ESCHWEILER / DONA SHAH

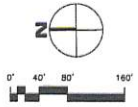
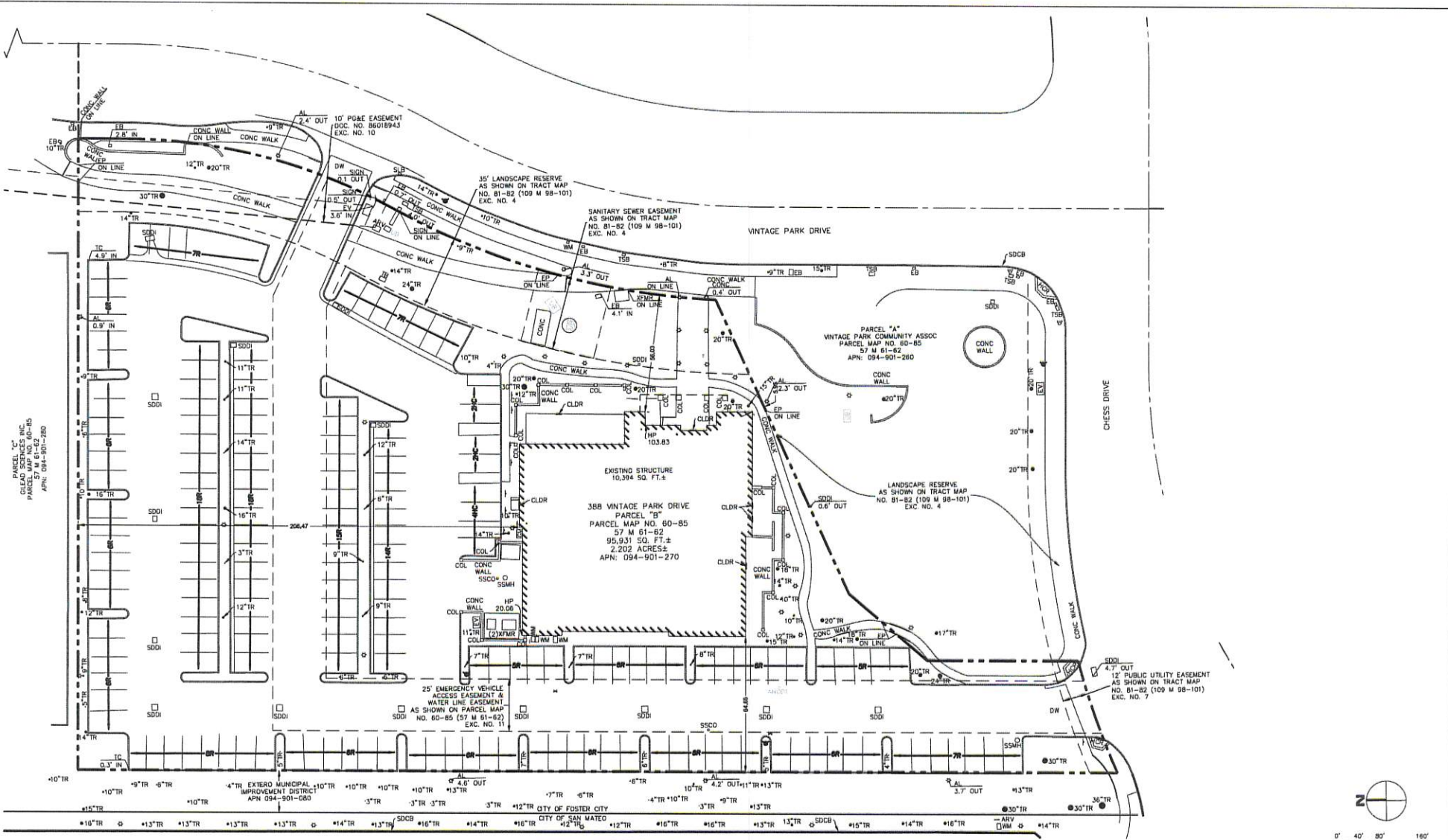
PROJECT DATA

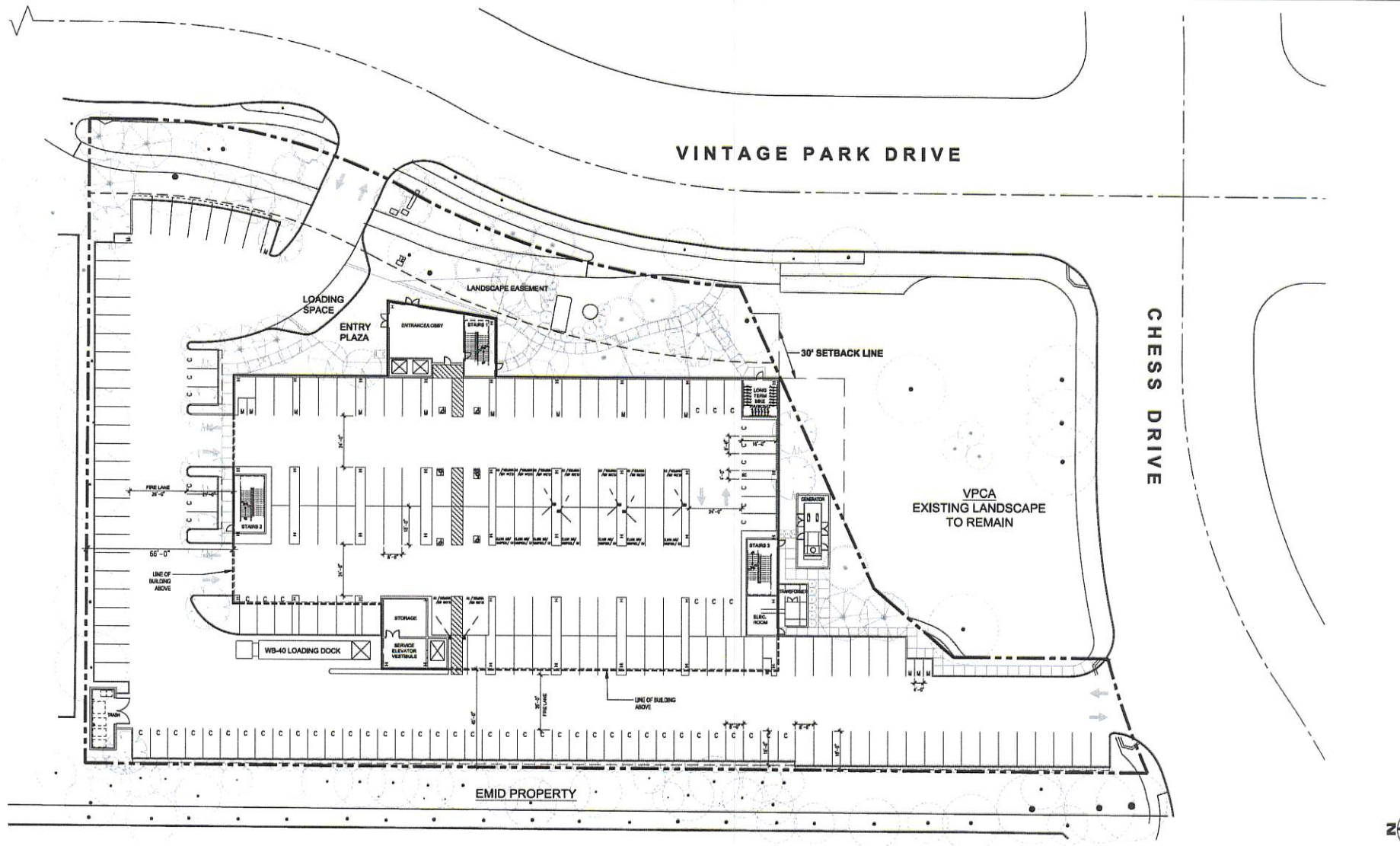
A. <u>ZONING DESIGNATION</u>	COMMERCIAL MIX DISTRICT / PLANNED DEVELOPMENT COMBINING DISTRICT (C-M/PD)
B. <u>PARCEL NO.</u>	APN NO. 094-901-270
C. <u>SITE AREA</u>	95,931 SF (2.202 AC)
D. <u>PROPOSED USE</u>	LIFE SCIENCE/OFFICE
E. <u>PROPOSED FAR</u>	1.0
F. <u>BUILDING AREA</u>	95,931 SF (3 STORIES OVER 1 PARKING LEVEL)
G. <u>LOT COVERAGE</u>	36%
H. <u>OPEN SPACE</u>	28,750 SF (30%)
I. <u>BUILDING HEIGHT</u>	68'-0" TO TOP OF PARAPET 79'-0" TO TOP OF PENTHOUSE
J. <u>PARKING REQUIRED</u>	
BUILDING AREA	95,931 SF
90% EFFICIENCY	86,338 SF
PARKING RATIO	2.4/1,000 =208 STALLS
CREDITS UP TO 5% (FOR MOTORCYCLE AND BICYCLE PARKING)	10 STALLS CREDIT
TOTAL PARKING	208 STALLS - 10 STALLS <u>198 STALLS</u>
K. <u>PARKING PROVIDED</u>	
UNIVERSAL STALLS	116 STALLS (8'-6" X 18'-0")
COMPACT STALLS	60 STALLS (8'-0" X 16'-0") (MAX. 30% OF TOTAL PARKING)
ACCESSIBLE PARKING	6 STALLS
EV READY PARKING	12 STALLS (6% OF TOTAL PARKING)
CLEAN AIR VEHICLE	4 STALLS (2% OF TOTAL PARKING)
TOTAL PARKING	<u>198 STALLS</u>
L. <u>BICYCLE PARKING</u>	20 BIKES (2 PARKING STALL CREDIT)
M. <u>MOTORCYCLE PARKING</u>	16 STALLS (4'-0" x 8'-0") (8 PARKING STALL CREDIT)

SHEET INDEX

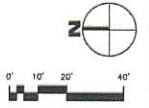
0	COVER SHEET
1	PROJECT DATA, SHEET INDEX, AND VICINITY MAPS
2	EXISTING SITE PLAN
3	CONCEPTUAL SITE PLAN
4	FIRE TRUCK TURNING PLAN
5	DELIVERY TRUCK TURNING PLAN
6	TRASH TRUCK TURNING PLAN
7	FIRST, SECOND AND THIRD FLOOR PLAN
7.I	FOURTH FLOOR AND ROOF PLAN
8	CONCEPTUAL SECTIONS
9	RENDERING IMAGERY
10	CONCEPTUAL LANDSCAPE PLAN
11	MATERIALS AND PROGRAM IMAGERY
12	PLANTING PALETTE

Site 23, 2020 - 12/29/20 Ed: [unclear] P:\[unclear] 11/24/2012 10:43:00 AM





5/12/2020 11:58 AM P:\Projects\388VintagePark\388VintagePark\388VintagePark.dwg
 2020 09/28/2020 11:58 AM P:\Projects\388VintagePark\388VintagePark\388VintagePark.dwg

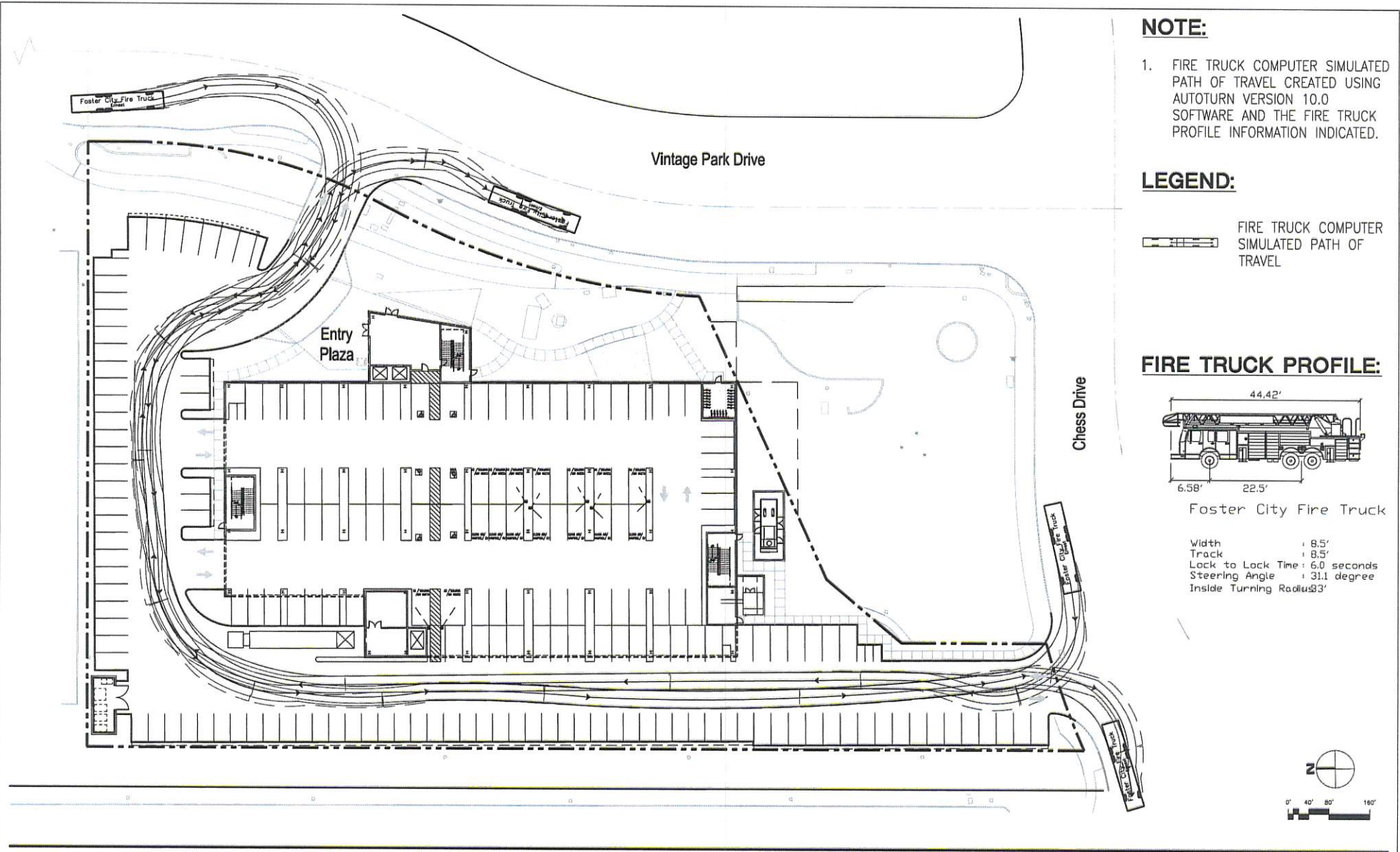


DES ARCHITECTS ENGINEERS
HELIOS REAL ESTATE PARTNERS
 **STEELWAVE**

Conceptual Site Plan

388 VINTAGE PARK
 Prelim IDEC Submittal 09.28.2020

Site 25, 2020 - 11/09 - E:\char - P:\Vehicles\388VintagePark\10244\001\Draw\Arch\Fire Truck Turning Plan.dwg



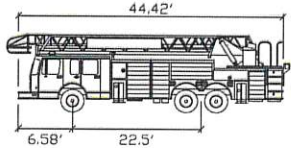
NOTE:

- 1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 10.0 SOFTWARE AND THE FIRE TRUCK PROFILE INFORMATION INDICATED.

LEGEND:

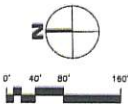
 FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

FIRE TRUCK PROFILE:



Foster City Fire Truck

- Width : 8.5'
- Track : 8.5'
- Lock to Lock Time : 6.0 seconds
- Steering Angle : 31.1 degree
- Inside Turning Radius: 33'



Vintage Park Drive

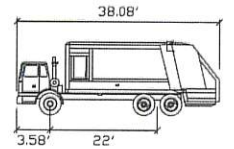
NOTE:

1. TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 10.0 SOFTWARE AND THE FIRE TRUCK PROFILE INFORMATION INDICATED.

LEGEND:

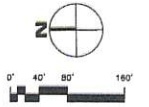
 TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL

TRASH TRUCK PROFILE:

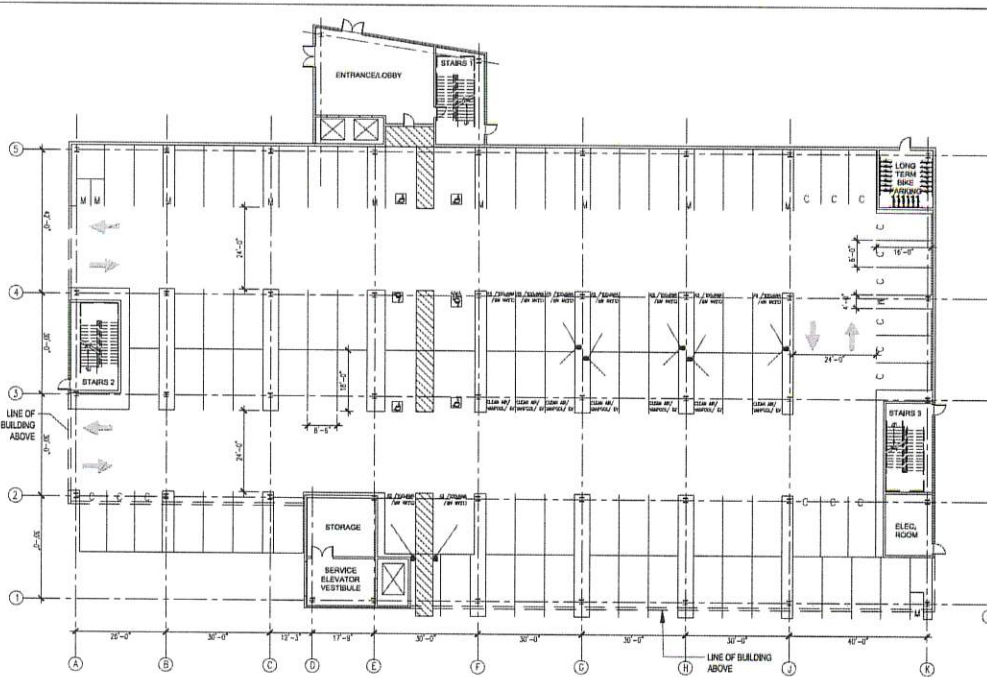


Trash Truck
Width : 8'
Track : 8'
Lock to Lock Time : 6.0 seconds
Steering Angle : 27.4 degrees

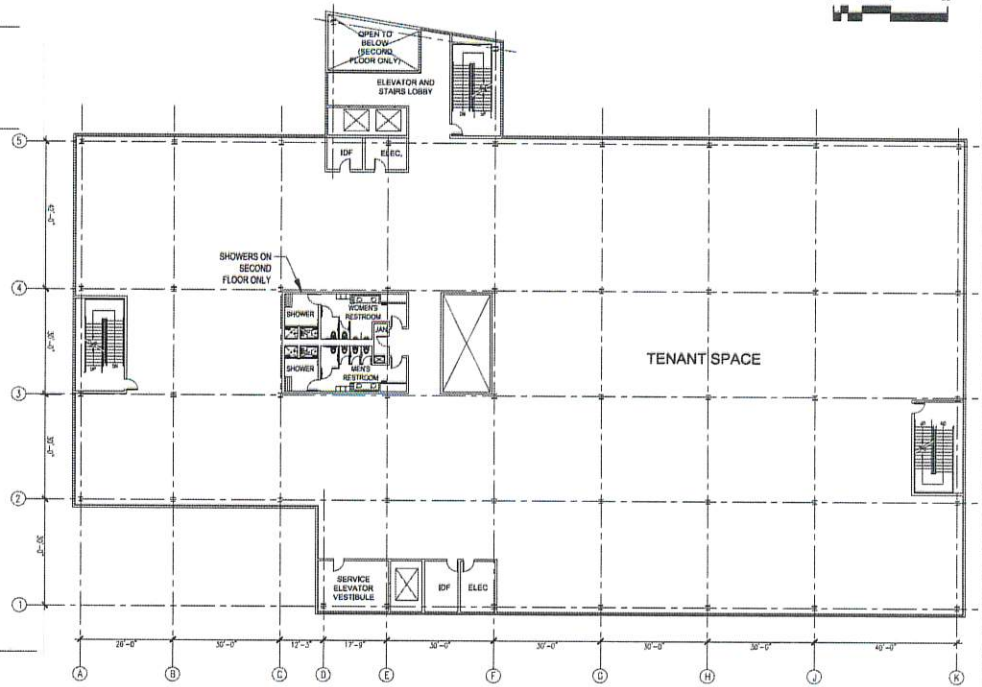
Chess Drive



Sep 23, 2020 - 2:11pm - E:\User - J\Nelson\388vintagepark\10244\01\Del\Arch\15_Stack_Book_Layout_Book.dwg

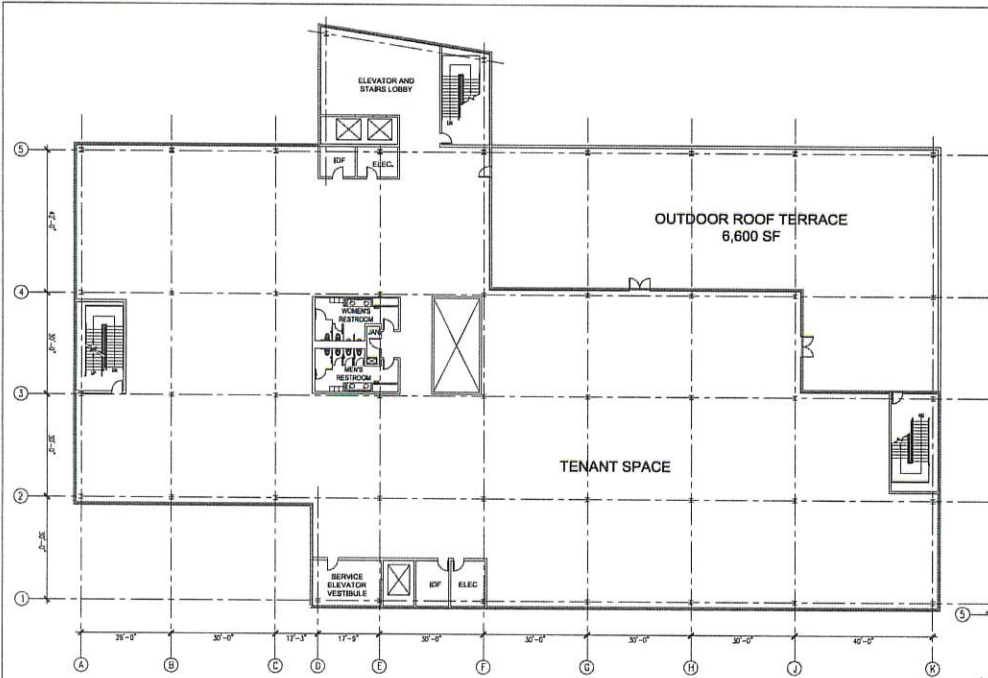


1 FIRST FLOOR PLAN
1/16"=1'-0"

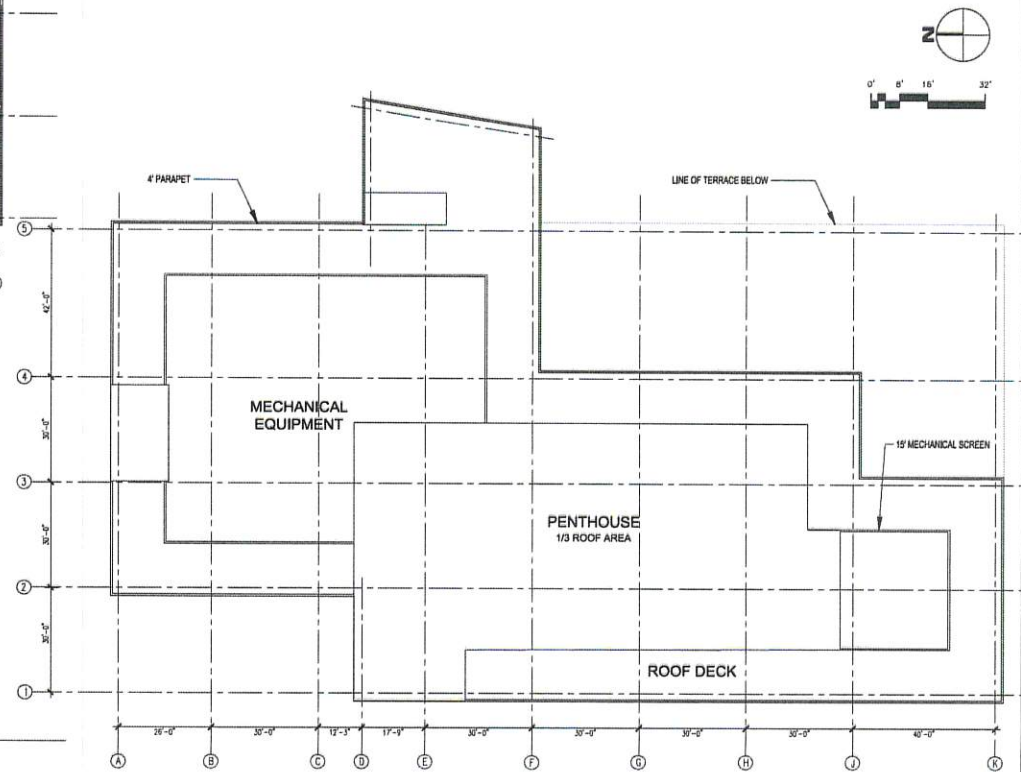


2 SECOND AND THIRD FLOOR PLAN
1/16"=1'-0"

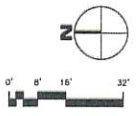
Sep 28, 2020 - 12:45pm P:\Helios\388VintagePark\12144021\Drawings\1 - Draw Plans.dwg

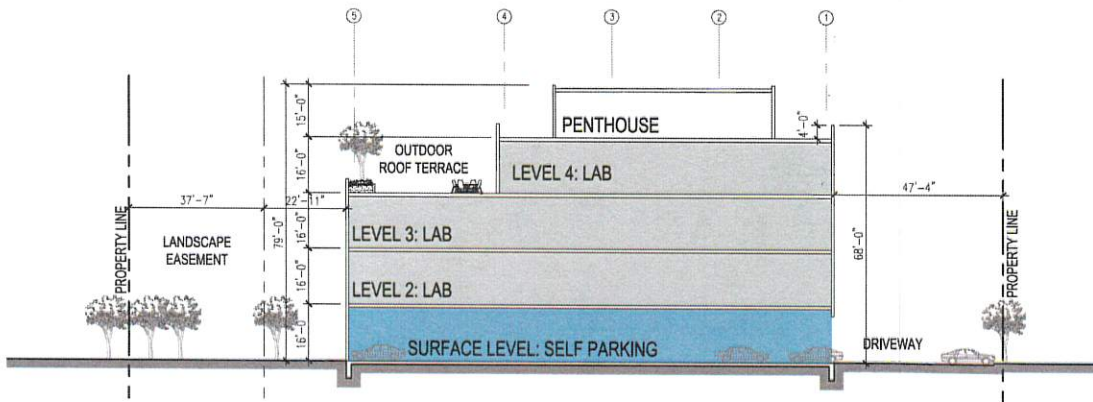


① **FOURTH FLOOR PLAN**
1/16"=1'-0"

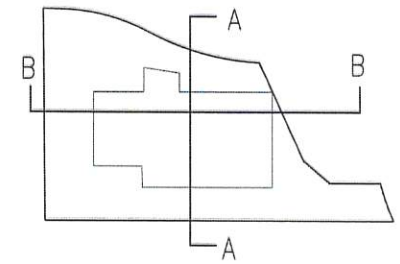


② **ROOF PLAN**
1/16"=1'-0"

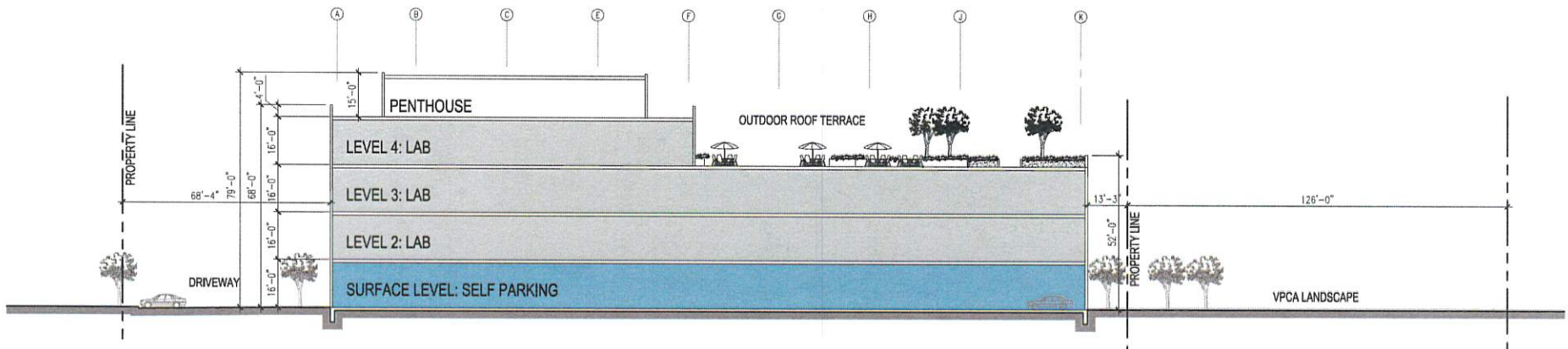




AA West to East Section
1/16"=1'-0"

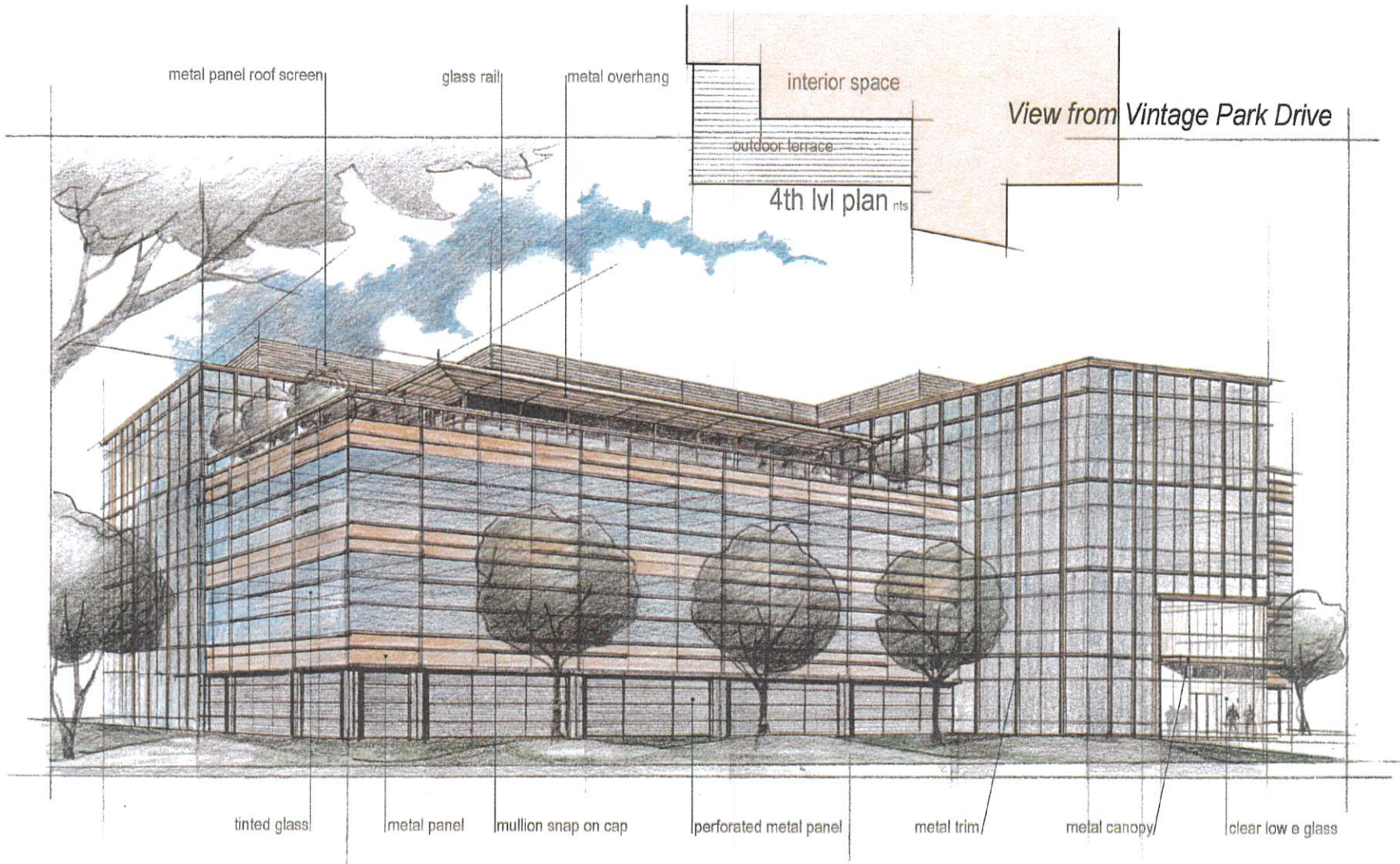


Key Plan



BB North to South Section
1/16"=1'-0"





5/6/20 2:00 PM - 12:35 PM P:\Projects\388VintagePark\388VintagePark\09_28_20\09_28_20_01.dwg - Landscape Section.dwg

DES
ARCHITECTS
ENGINEERS

HELIOS
REAL ESTATE PARTNERS

STEELWAVE

Building Rendering

388 VINTAGE PARK
Prelim IDEC Submittal 09.28.2020

9

Project Number: 10244.001



A water-conserving automatic irrigation system will be implemented in accordance with the requirements of the City of Foster City.

All plant and tree species to be in accordance with the Vintage Park Plant List.

PROPOSED PLANT LIST:

TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Acer circinatum</i> 'Sunny Sister'	Vine Maple	24-box
<i>Arbutus</i> 'Marina'	Madrone	24-box
<i>Arctostaphylos</i> m. 'Dr. Hurd'	Manzanita	24-box
<i>Ceanothus</i> 'Roy Hartman'	Ceanothus	24-box
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	24-box
<i>Pistacia chinensis</i>	Chinese Pistache	24-box
<i>Prunus</i> c. 'Krauter Vesuvius'	Purple-Leaf Plum	24-box
<i>Tristania conferta</i>	Brisbane Box	24-box
<i>Tristania laurina</i> 'Elegans'	Elegant Tristania	24-box
<i>Ulmus parvifolia</i> 'True Green'	Chinese Elm	24-box
Existing Tree		

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE
<i>Acanthus mollis</i>	Bear's Breech	15-gal
<i>Agapanthus</i> 'Peter Pan'	Lily of the Nile	1-gal
<i>Arbutus</i> u. 'Elfin King'	Strawberry Tree	15-gal
<i>Callistemon</i> v. 'Little John'	Dwarf Bottlebrush	5-gal
<i>Correa</i> 'Dusky Bells'	Australian Fuchsia	5-gal
<i>Diets</i> bicolor	Fortnight Lily	5-gal
<i>Iris douglasiana</i>	Douglas Iris	1-gal
<i>Laropetalum chinense</i>	Laropetalum	5-gal
<i>Pittosporum tenuifolium</i>	Kohuhu	5-gal
<i>Phormium</i> 'Jester'	New Zealand Flax	5-gal
<i>Polystichum munitum</i>	Western Sword Fern	5-gal
<i>Rhamnus</i> c. 'Eve Case'	Coffeeferry	5-gal

GRASSES

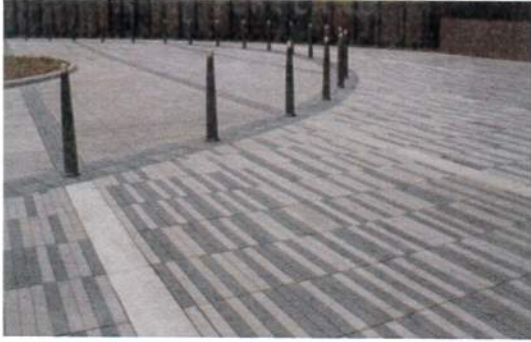
BOTANICAL NAME	COMMON NAME	SIZE
<i>Calamagrostis</i> a. 'Karl Foerster'	Reed Grass	1-gal
<i>Carex buchananii</i>	Leather Leaf Sedge	1-gal
<i>Carex elata</i> 'Bowles Golden'	Leather Leaf Sedge	1-gal
<i>Carex tumulicola</i>	Berkeley Sedge	1-gal
<i>Chondropetalum tectorum</i>	Cape Rush	1-gal
<i>Deschampsia</i> c. <i>halciformis</i>	Pacific Hair Grass	1-gal
<i>Festuca mairei</i>	Atlas Fescue	1-gal
<i>Juncus patens</i>	California Gray Rush	1-gal
<i>Muhlenbergia rigens</i>	Deer Grass	1-gal
<i>Pennisetum rubrum</i>	Fountain Grass	1-gal

VINES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Ficus pumila</i>	Creeping Fig	1-gal
<i>Parthenocissus tricuspidata</i>	Boston Ivy	1-gal

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE
<i>Acacia redolens</i>	Spreading Acacia	1-gal
<i>Achillea millefolium</i>	Yarrow	1-gal
<i>Arctostaphylos</i> u. 'Point Reyes'	Manzanita	1-gal
<i>Ceanothus</i> g. <i>horizontalis</i>	Carmel Creeper	1-gal
<i>Coprosma kirkii</i>	Coprosma	1-gal
<i>Rosa</i> 'Flower Carpet Rose'	Flower Carpet Rose	2-gal



Aug 25, 2022 - 11:27am - P:\Projects\2020\388VintagePark\10244\10244.dwg - Landscape - Concept.dwg

DES
ARCHITECTS
ENGINEERS

HELIOS
REAL ESTATE PARTNERS

STEELWAVE

Materials & Program Imagery

388 VINTAGE PARK
Prelim IDEC Submittal 09.28.2020

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Project Number: 10244.001

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TREE PALETTE



ARBUTUS 'MARINA'



ULMUS PARVIFOLIA



METROSIDEROS EXCELSA



PISTACIA CHINENSIS



PRUNUS 'KRAUTER VESUVIUS'



CEANOTHUS 'RAY HARTMAN'



TRISTANIA CONFERTA

SHRUB AND GROUNDCOVER PALETTE



AGAPANTHUS 'PETER PAN'



CORREA 'DUSKY BELLS'



DIETES BICOLOR



IRIS DOUGLASIANA



PHORMIUM 'JESTER'



POLYSTICHUM MUNITUM



ACANTHUS MOLLIS-



RHAMNUS C. 'EVE CASE'



ACHILLEA MILLEFOLIUM



ARCTOSTAPHYLOS U. 'POINT REYES'



CEANOTHUS G HORIZONTALIS



COPROSMA KIRKII



ROSA 'FLOWER CARPET'



CALAMAGROSTIS A. 'KARL FOERSTER'



CAREX TUMULICOLA



PITOSPORUM TENUIFOLIUM-



CHONDROPETALUM TECTORUM



JUNCUS PATENS



MUHLENBERGIA RIGENS



FESTUCA MAIREI



PENNISETUM RUBRUM



FICUS PUMILLA



PARTHENOCISSUS TRICUSPIDATA

Apr 25, 2020 - 12:27pm C:\Users\james\Documents\10244001\10244001\10244001 - Landscape Concept.dwg

[IDEC Application Form](#) [IDEC List](#) [IDEC Calendar](#)

**COMMUNITY DEVELOPMENT DEPARTMENT
IDEC APPLICATION FORMS**
3 Applications
1 through 3 displayed

Meeting Date: Show Past Dates

ID	Meeting Date	Staff Contact	Event/Project Name	Event/Project Location	Status
892	10/13/2020	Farida Danish	Plan Check Status Report	City Hall	Approved

STAFF INFORMATION

Request ID: 892
Status: Approved Wednesday, Oct 07, 2020 at 11:40 AM by fdanish [Edit](#)
Contact Person: Farida Danish
Phone: 650 286-3259
Email: fdanish@fostercity.org
IDEC Meeting Date: 10/13/2020

EVENT INFORMATION

Event/Project Name: Plan Check Status Report
Event/Project Category: Repeat
Event/Project Location: City Hall
Event/Project Start Date:
Event/Project End Date:
Display on Calendar: No
Event/Project Contact: Farida Danish
Event/Project Contact Address: 610 Foster City Blvd.
 Foster City, CA 94404
Event/Project Contact Phone: 650 286-3259
Event/Project Contact Email: fdanish@fostercity.org
Uploaded Documents: [Upload](#) N/A
Entered: Wednesday, Oct 07, 2020 at 11:40 AM by fdanish

No Comments [Add Comment](#)

891	10/13/2020	Timothy Maier	Proposed Redevelopment - El Torito Site	City Hall	Pending
890	10/13/2020	Rebecca Hanan	TRUNK OR TREAT FOR MOTHERS GROUP	Other - 1005 Shell BLvd	Approved