

RESOLUTION NO. P- 10 -21

CITY OF FOSTER CITY PLANNING COMMISSION

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY RECOMMENDING CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE FOSTER CITY ZONING MAP TO MODIFY THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN FOR THE ±100-ACRE LANDS KNOWN AS METRO CENTER IN THE C-2/PD (GENERAL BUSINESS/PLANNED DEVELOPMENT) DISTRICT TO A C-2/PD (GENERAL BUSINESS/PLANNED DEVELOPMENT) DISTRICT WITH AN AMENDED GENERAL DEVELOPMENT PLAN TO ALLOW UP TO TWO (2) HOTELS WITH A TOTAL OF APPROXIMATELY 298 GUEST ROOMS, INCLUDING A SEVEN-STORY, APPROXIMATELY 89'-0"-TALL, ±83,187 SQUARE-FOOT LIMITED-SERVICE HOTEL WITH 151 GUEST ROOMS ON LOT 20 OF TRACT MAP NO. 91-83- SOUTHWEST CORNER OF METRO CENTER BOULEVARD AND SHELL BOULEVARD IN TOWN CENTER NEIGHBORHOOD (TC) – APN 094-522-350– MPQ FOSTER CITY METRO CENTER LLC – RZ2019-0002

WHEREAS, On September 16, 1996, the City Council approved a General Development Plan Amendment/Rezoning, authorizing a revision to the zoning map (of which the GDP is a part) to modify the previously-approved GDP for the approximately 100-acre Metro Center area to allow for an increase in density of general office use and leasable office area for the headquarters of Visa International from 1,580,000 sq. ft. of general office use to 1,588,231 sq. ft. of general office use, including a change from 300,000 sq. ft. of leasable office use to 308,231 sq. ft. of leasable space, and continued to permit siting of a 147-room courtyard style hotel with internal support coffee shop, lounge and meeting rooms (Ordinance No. 434, RZ-96-001); and

WHEREAS, MPQ Foster City Metro Center LLC, as project applicant, has requested an amendment to the Metro Center General Development Plan to allow up to two (2) hotels with a total of 298 guest rooms to allow construction of a seven-story, approximately 89'-0" tall, approximately 83,187 square-foot limited-service hotel with 151 guest rooms at the southwest former of Metro Center Boulevard and Shell Boulevard (APN 094-522-350) in the Town Center neighborhood; and

WHEREAS, the City of Foster City, in accordance with the requirements of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) and implementing guidelines ("CEQA") adopted by the Secretary of Resources, and the City of Foster City Environmental Review Guidelines, has prepared an Environmental Impact Report (EIR) (SCH #2019049065), Standard Conditions and Mitigation Monitoring and Reporting Program (SCAMMRP), and CEQA Findings, which, combined, adequately analyze the environmental impacts of the proposed Project and mitigate potential environmental impacts such that they are reduced to levels below established thresholds of significance (EA2019-0001); and

WHEREAS, full public involvement in the preparation of this amendment to the Foster City Zoning Map and the Vintage Park General Development Plan has been ensured through duly noticed Planning Commission Study Sessions, public hearings and other means, including the following:

1. Noticed Study Session with the Foster City Planning Commission – August 15, 2019 – to review proposed use, site and architectural plans including building massing, height, orientation, setbacks, landscaping and parking and to provide early feedback and general direction to the applicant on their application.

2. Noticed Study Session with the Foster City Planning Commission – March 5, 2020– to continue discussions on site and architectural plans, including modifications incorporated into the project since the first Study Session, encompassing, among others, an increase in the number of guest rooms from 154 to 156; elimination of the two-story parking structure and replacement with a raised-podium building design integrating surface parking stalls and mechanical parking lifts below the first occupiable floor of the building; increase from six (6) stories to seven (7) stories as a result of adding the ground-floor podium parking; relocation of the lobby and restaurant from the ground floor to the upper story; and modifications to the building design, materials and colors. At the end of the meeting, the Planning Commission determined that the subject project was ready for a Public Hearing.

3. Public comments on the EIR - A copy of the EIR was distributed to public agencies and made available to the general public for a 45-day public comment period commencing on March 13, 2020 and ending on April 27, 2020.

WHEREAS, the Planning Commission is required by state law to hold at least one (1) public hearing before recommending adoption of an amendment to the City’s Zoning Map and the current Metro Center General Development Plan; and

WHEREAS, a Notice of Public Hearing was duly posted, published and mailed for consideration of the amendment to the Foster City Zoning Map and the Metro Center General Development Plan and to receive comments on the EIR at the Planning Commission meeting of June 17, 2021, and on said date the Public Hearing was opened, held and closed; and

WHEREAS, the Planning Commission reviewed and considered the EIR, Standard Conditions and Mitigation and Monitoring Program (SCAMMRP), and Findings under the California Environmental Quality Act, subject to the mitigation measures included in the project and other written correspondence, verbal testimony, staff reports, and background reports and adopted findings on June 17, 2021 and recommended City Council adoption of such findings, regarding the significant environmental impacts of the proposed project and incorporation of Project Mitigation Measures by adoption of Resolution No. P- __-21.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the Staff Report, written and oral testimony, mitigation measures included in the project and exhibits presented, finds:

1. The proposed Rezoning/General Development Plan Amendment will be in furtherance of and in accordance with the General Plan of the City of Foster City because the proposal will:

- a. be consistent with Town Center General Plan Land Use designation of the subject site;
- b. be architecturally compatible with the surrounding buildings in the Metro Center Development and would be sympathetic to the character and style of the adjacent Visa office building and Cityhomes East residential complex, as well

as of surrounding land uses including the Costco warehouse store and Metro retail center, and, therefore, would promote “proper site planning, architectural design and property maintenance” as stated in the Land Use Goal LUC-B and Land Use Policies LUC-B-1 and LUC-B-3;

- c. provide for economic development consistent with the principles of Land Use Goal LUC-I;
- d. maintain a variety of land uses consistent with Land Use Goal LUC-C;
- e. be adequately served by municipal services and facilities per Goal LUC-L;
- f. provide for adequate on-site parking for safe and effective circulation, consistent with Land Use Goal LUC-G and Policy LUC-G-1;
- g. provide enough land for commercial uses consistent with Land Use Policy LUC-D-1;
- h. mitigate construction noise to the extent feasible per Policy N-5 and provide for economic development by providing a new lodging facility on an underutilized site within the Town Center neighborhood, increasing the assessed value of the property, and providing for additional community-serving services at the subject property in particular and the City in general.

2. The total number of hotels in the Metro Center development will increase from one (1) to two (2) with an increase in the number of guest rooms from 147 rooms to 298 rooms, and the total square footage of hotel use will increase by approximately 83,187 square feet, which will not be detrimental to present and planned surrounding uses because, although it would intensify the land use on the existing site, the redeveloped use would not create conflicts with existing on-site or surrounding land uses, because the proximity of the proposed limited-service hotel to major employers in Foster City will allow visitors to access lodging with the convenience of walking, biking, or accessing shuttle transport to and from surrounding destinations, including employment centers, shopping, and local airports, while an additional lodging facility will assist in absorbing the additional demand for guest rooms without creating competition with, or otherwise adversely impacting, existing hotels in the City.

3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and proposed densities will not generate traffic in such amounts as to overload the street network outside the development.

4. Existing and proposed utility services and facilities and other public improvements such as fire and police protection; school services; open space and recreation; water supply; wastewater treatment; solid waste and electricity, gas and telecommunications are adequate for the proposed hotel density and land use because:

- a. The proposed project will be required to meet all Fire Code requirements, and, therefore, will not reduce the ability of the Foster City Fire Department to meet existing performance standards or exceed the capabilities of the existing or planned staffing levels;
- b. No increased demand is anticipated for police services; no new school facilities will be required as a result of the project;
- c. The Water Supply Assessment prepared for this project analyzed the water demand of this project, as well as future projects, and concluded that EMID has sufficient resources to serve the hotel and associated site

improvements without detrimentally impacting water supplies for existing and planned future developments;

- d. Anticipated wastewater discharges are not high enough to require the expansion of the existing system, and, as recommended in the Mitigation Measures, the developer will be required to prepare a sewer flow projection study and a hydraulic capacity study to verify that the existing sewer system is sized to meet wastewater generated by this project and prepare a Stormwater Pollution Prevention Plan to ensure that the proposed drainage system will accommodate stormwater runoff from the project;
- e. The amount of solid waste generated will not substantially shorten the life of the landfill; and
- f. Other utilities serving the project are expected to be adequate.

5. The proposed ratios for off-street parking, including the retention of five (5) shared parking spaces for the use by visitors of the Cityhomes East townhomes complex adjacent to the project site, remain consistent with the provisions of Chapter 17.62, Off-Street Parking Regulations, and Chapter 17.36, PD Planned Development, of Title 17 Zoning, of the Foster City Municipal Code.

6. The Planned Development will not have a detrimental and immitigable financial impact on the City or the Estero Municipal Improvement District.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Foster City hereby recommends City Council approval of an amendment to modify the previously approved General Development Plan ±100-acre lands known as Metro Center in the C-2/PD (General Business/Planned Development) district to a C-2/PD (General Business/Planned Development) district with an amended General Development Plan to allow up to two (2) hotels with a total of approximately 298 guest rooms, including a seven-story, approximately 89'-0"-tall, ±83,187 square-foot limited-service hotel with 151 guest rooms on the southwest corner of Metro Center Boulevard and Shell Boulevards (APN 094-522-350), on Lot 20 of Tract Map No. 91-83, in accordance with the General Development Plan as shown on Exhibits A and B of this Resolution, attached hereto and incorporated herein.

Resolution No. P- 10 -21
RZ2019-0002

PASSED AND ADOPTED as a Resolution of the City of Foster City Planning Commission at a Regular Meeting held on June 17, 2021, by the following vote:

AYES, COMMISSIONERS: Bronitsky, Haddad, Jagtiani, Adams and Chairman Wykoff

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

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RICK WYKOFF, CHAIRMAN

ATTEST:

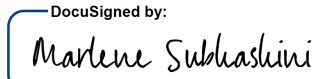
DocuSigned by:

7666F83D1D584D8...
MARLENE SUBHASHINI, SECRETARY

EXHIBIT A**AMENDED GENERAL DEVELOPMENT PLAN FOR METRO CENTER**

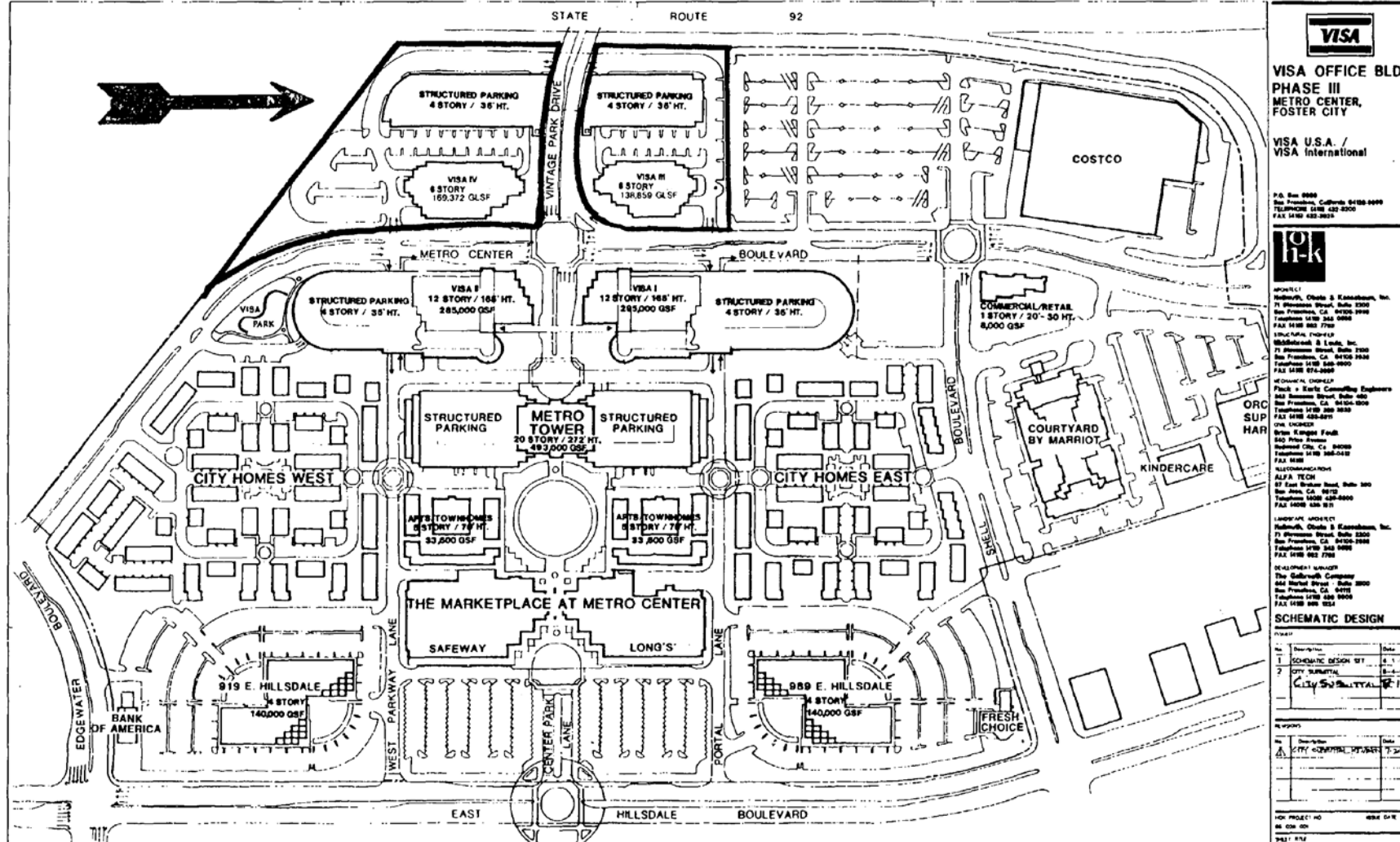
The C-2 /PD (General Business/Planned Development) District zoning of the subject ± 100-acre lands known as Metro Center (APNS: 094-051-010 through 094-051-790, 094-052-010 through 094-052-380, 094-053-010 through 094-053-280, 094-522-160, 094-522-170, 094-522-180, 094-522-190, 094-522-200, 094-522-210, 094-522-220, 094-522-230, 094-522-240, 094-522-250, 094-522-260, 094-522-270, 094-522-290, 094-522-320, 094-522-330, 094-522-340, 094-522-350, 094-522-360, 094-522-370, 094-524-040, 094-524-050, 094-524-150, 094-524-160, 094-524-190, 094-525-020, 094-526-040, 094-526-050, 094-526-060, 094-960-010 through 094-960-520, 094-970-010 through 094-970-670) is herewith limited and specified to allow development of up to 359,300 sq. ft. of retail commercial use(s); 1,588.231 sq. ft. of general office use(s); 45,000 sq. ft. of medical/ dental use(s); 312 townhouses; 60 senior citizen apartments; a 147-room courtyard style hotel with internal support coffee shop, lounge and meeting rooms; a 7,500 sq. f t. children's day care center; a one- acre (plus or minus) park /open space area; supporting day care and health /exercise and cafeteria facilities contained within office buildings, at-grade parking and parking structures, with internal site circulation to be provided by Metro Center Boulevard, Shell Boulevard and various internal roadways, all in accordance with the plans on file in the Planning Division of the Community Development Department.

As a result of this amendment as described above, the General Development Plan for the ± 100-acre Metro Center development is as follows:

The C-2 /PD (General Business/Planned Development) District zoning of the subject ± 100-acre lands known as Metro Center (APNS: 094-051-010 through 094-051-790, 094-052-010 through 094-052-380, 094-053-010 through 094-053-280, 094-522-160, 094-522-170, 094-522-180, 094-522-190, 094-522-200, 094-522-210, 094-522-220, 094-522-230, 094-522-240, 094-522-250, 094-522-260, 094-522-270, 094-522-290, 094-522-320, 094-522-330, 094-522-340, 094-522-350, 094-522-360, 094-522-370, 094-524-040, 094-524-050, 094-524-150, 094-524-160, 094-524-190, 094-525-020, 094-526-040, 094-526-050, 094-526-060, 094-960-010 through 094-960-520, 094-970-010 through 094-970-670) is herewith limited and specified to allow development of up to 359,300 sq. ft. of retail commercial use(s); 1,588.231 sq. ft. of general office use(s); 45,000 sq. ft. of medical/ dental use(s); 312 townhouses; 60 senior citizen apartments; a 147-room courtyard style hotel with internal support coffee shop, lounge and meeting rooms and an approximately 89'-0"-tall, ±83,187 square-foot limited-service hotel with 151 guest rooms, for a total of two (2) hotels with a total of approximately 298 guest rooms; a 7,500 sq. f t. children's day care center; a one- acre (plus or minus) park /open space area; supporting day care and health /exercise and cafeteria facilities contained within office buildings, at-grade parking and parking structures, with internal site circulation to be provided by Metro Center Boulevard, Shell Boulevard and various internal roadways, all in accordance with the plans on file in the Planning Division of the Community Development Department.

EXHIBIT B

City Ordinance No.



VISA
VISA OFFICE BLDG.
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METRO CENTER,
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 VISA International
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 ALFA TECH
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SCHEMATIC DESIGN
 SCHEMATIC DESIGN
 The Galbreath Company
 444 Market Street - Suite 2000
 San Francisco, CA 94102
 Telephone (415) 398-9000
 FAX (415) 398-1034

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN SET	4-1-98
2	CITY SUBMITTAL	6-4-98
	CITY SUBMITTAL	8-19-98

NO.	DESCRIPTION	DATE
A	CITY GENERAL PLAN	7-21-94

METRO CENTER
VICINITY PLAN
 Scale: 1"=50'
 SHEET NO.
1-1-1

The C-2 /PD (General Business/Planned Development) District zoning of the subject ± 100-acre lands known as Metro Center (APNS: 094-051-010 through 094-051-790, 094-052-010 through 094-052-380, 094-053-010 through 094-053-280, 094-522-160, 094-522-170, 094-522-180, 094-522-190, 094-522-200, 094-522-210, 094-522-220, 094-522-230, 094-522-240, 094-522-250, 094-522-260, 094-522-270, 094-522-290, 094-522-320, 094-522-330, 094-522-340, 094-522-350, 094-522-360, 094-522-370, 094-524-040, 094-524-050, 094-524-150, 094-524-160, 094-524-190, 094-525-020, 094-526-040, 094-526-050, 094-526-060, 094-960-010 through 094-960-520, 094-970-010 through 094-970-670) is herewith limited and specified to allow development of up to 359,300 sq. ft. of retail commercial use(s); 1,588,231 sq. ft. of general office use(s); 45,000 sq. ft. of medical/ dental use(s); 312 townhouses; 60 senior citizen apartments; a 147-room courtyard style hotel with internal support coffee shop, lounge and meeting rooms and an approximately 89'-0"-tall, ±83,187 square-foot limited-service hotel with 151 guest rooms, for a total of two (2) hotels with a total of approximately 298 guest rooms; a 7,500 sq. ft. children's day care center; a one acre (plus or minus) park /open space area; supporting day care and health /exercise and cafeteria facilities contained within office buildings, at-grade parking and parking structures, with internal site circulation to be provided by Metro Center Boulevard, Shell Boulevard and various internal roadways, all in accordance with the plans on file in the Planning Division of the Community Development Department.