

RESOLUTION NO. P- 14 -22

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 5.99-ACRE PARCEL KNOWN AS PARKSIDE TOWERS AT 1001 AND 1051 EAST HILLSDALE BOULEVARD AT THE NORTHERN CORNER OF FOSTER CITY BOULEVARD AND EAST HILLSDALE BOULEVARD IN THE C-2/PD (GENERAL BUSINESS/PLANNED DEVELOPMENT COMBINING) DISTRICT WITH AN AMENDED GENERAL DEVELOPMENT PLAN TO ALLOW RESEARCH AND DEVELOPMENT (R&D) USE – APN 094-524-220 – RZ2021-0005

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, on April 5, 1999, the City Council adopted an amendment to the Foster City General Plan to allow the floor area ratio to be changed from 0.54 Floor Area Ratio (FAR) to 1.5 FAR for the 5.99-acre site known as Parkside Towers in the Town Center Commercial Land Use Designation (GP-97-002, City Council Resolution No. 99-40); and

WHEREAS, on April 19, 1999, the City Council adopted a General Development Plan/Rezoning to change the existing zoning from C-2/PD (General Business/Planned Development) District to a C-2/PD (General Business/Planned Development) District to allow up to 391,316 square feet of office/retail space on 5.99 acres located at 1001, 1015, and 1035 East Hillside Boulevard, APNs 094-524-100, 110, 120, 130 AND 140 (RZ-97-008, City Council Ordinance No. 462) and also approved the certification of the Final Environmental Impact Report (EA-97-003, City Council Resolution No. 99-39); and

WHEREAS, Harvest Properties, as project applicant, initiated an amendment to allow for the conversion of up to 373, 646 square feet of existing office space to R&D (“Project”) at the Parkside Towers located at 1001 and 1051 East Hillside Boulevard pursuant to Foster City Municipal Code (“FCMC”) section 17.74.030(C); 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 found the Project to be Categorically Exempt from CEQA, under Class 1, CEQA Section 15301 (Existing Facilities). The project allows potential R&D use within an already existing building that facilitates office uses without major changes to the physical building and would involve negligible or no expansion of use. Neither the project nor site meet any of the exceptions to the exemptions identified in CEQA Guidelines section 15300.2 (EA2021-0003); and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of an amendment to the Foster City Zoning Map to modify the previously approved General Development Plan for the 5.99-acre parcel known as Parkside Towers at 1001 and 1051 East Hillside Boulevard at the Planning Commission meeting on November 3, 2022, and on said date the Public Hearing was opened, held and closed; and

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

1. Special Meeting with the City Council Land Use Subcommittee – January 15, 2021 – to review proposed use and to provide early feedback and general direction to the applicant on their application.
2. City Council Development Project Preliminary Review Meeting – January 19, 2021– to introduce the proposed project to the City Council and public and receive feedback prior to initiating the entitlement process.
3. Planning Commission Study Session – January 20, 2022 – to solicit early feedback from the Commission and the public on the proposed project.
4. Planning Commission Public Hearing – November 3, 2022 – to consider and make recommendations to the City Council regarding the Rezoning/General Development Plan Amendment to modify the previously approved General Development Plan (GDP) for the 5.99-acre parcel known as Parkside Towers at 1001 and 1051 East Hillsdale Boulevard, north of the intersection at East Hillsdale Boulevard and Shell Boulevard, in the C-2/PD (General Business/Planned Development Combining) District with an amended GDP to allow R&D Uses.

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

WHEREAS, pursuant to FCMC section 17.74.060, at the close of the public hearing, or continuation thereof, the Planning Commission is required to make a report of its recommendations regarding the proposed amendment; and

WHEREAS, this Resolution and all items submitted in connection with the public hearing for consideration including the Staff Report and all attachments thereto shall satisfy the reporting requirements in FCMC 17.74.060.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the Staff Report, written and oral testimony, and 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. result in greater variety of land uses, flexibility of land uses, and still maintain the variety of uses in the area, consistent with Land Use Goal LUC-C and Policy LUC-C-12;
  - c. provide opportunities for increase in population to use the existing and future goods and services consistent with Policies LUC-D-1 and LUC-D-2;
  - d. maintain the same architectural that complement the surrounding built environment, without reducing or overwhelming the surrounding area consistent with Land Use Goal LUC-B;
  - e. provide for economic development consistent with the principles of Land Use Goal LUC-I;
  - f. maintain acceptable operation of the transportation system without greater impacts, consistent with LUC-F and LUC-F-1;



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BE IT FURTHER RESOLVED that the Planning Commission of the City of Foster City hereby recommends City Council adopt an amendment to the Foster City Zoning Map to modify the previously approved General Development Plan for the 5.99-acre parcel known as Parkside Towers at 1001 and 1051 East Hilldale Boulevard (APN 094-524-220), north of the intersection at East Hilldale Boulevard in the C-2/PD (General Business/Planned Development Combining) District with an amended General Development Plan to allow up to 373,646 square feet (SF) of Research and Development (R&D) and/or office uses on floors four (4) through eight (8) at the Parkside Towers with the proposed amended General Development Plan as shown on Exhibits A and B of this Resolution, attached hereto and incorporated herein.

PASSED AND ADOPTED as a Resolution of the City of Foster City Planning Commission at a Regular Meeting held on November 3, 2022, by the following vote:

AYES, COMMISSIONERS: Bronitsky, Haddad, Jagtiani, Venkat and Chair Adams

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

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*Evan Adams*  
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EVAN A. ADAMS, CHAIR

ATTEST:

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*Marlene Subhashini*  
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MARLENE SUBHASHINI, SECRETARY

**EXHIBIT A**

**AMENDED GENERAL DEVELOPMENT PLAN FOR 1001 AND 1051 EAST HILLSDALE  
BOULEVARD**

The C-2/PD (General Business/Planned Development District) zoning of the 5.99-acre site at 1001, 1015, 1035, and 1051 East Hillsdale Boulevard (APN: 094-524-220) is herewith limited and specified as follows:

To allow development of up to 391,316 gross sq. ft. consisting of 373,646 sq. ft. of office space and/or Research and Development (R&D) on floors four (4) through eight (8) and 17,670 sq. ft. of retail space, and approximately 30,900 sq. ft. park, landscaping and parking in accordance with the plans on file in the offices of the Community Development Department Planning/Code Enforcement Division.

**EXHIBIT B**

**AMENDED GENERAL DEVELOPMENT PLAN FOR 1001 AND 1051 EAST HILLSDALE BOULEVARD**

