

RESOLUTION NO. 2025-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOSTER CITY RESCINDING ARCHITECTURAL AND SOLAR GUIDELINES; AND VARIOUS POLICIES PERTAINING TO REVIEW OF SINGLE-FAMILY AND TWO-FAMILY HOMES, INCLUDING POLICY NO. 2001-113 - AWNINGS; POLICY NO. 2-2000 REROOFING POLICY; POLICY NO. 03-001 - COPPER GUTTERS, DOWNSPOUTS AND FLASHING POLICY; POLICY NO. 18-10 WINDOW REPLACEMENT POLICY; POLICY NO. 01-02 - BAY/BOW/GARDEN AND GREENHOUSE WINDOW POLICY; POLICY NO. 1-2000 - SOLAR IMPACTS; AND POLICY NO. 2-2000 – EXTERIOR COLOR CHANGE POLICY; AND FINDING THE REQUEST WITHIN THE SCOPE OF THE ENVIRONMENTAL IMPACT REPORT (EIR) PREPARED FOR THE FOSTER CITY HOUSING AND SAFETY ELEMENT UPDATE (SCH NUMBER 2022010509)

CITY OF FOSTER CITY

WHEREAS, the Housing Element is an integral part of the Foster City General Plan that identifies the community's housing needs, states the community's goals and objectives regarding housing production, rehabilitation, preservation, and conservation to meet those needs, and defines the policies and programs; and

WHEREAS, Chapter 8, Housing Goals, Policies, and Programs of the Housing Element, forms the housing policy roadmap for the city and describes the implementation measures that the city needs to undertake in the planning period 2023-31; and

WHEREAS, these goals, policies, and programs aim to provide additional housing in a way that is balanced with the community's desires to retain the aspects of Foster City that make it a great place to live, work, and play; and

WHEREAS, the Housing Element Programs include the City's commitment to timeframes for implementation and the Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD), due by April 1 of each year, reports on progress in implementation of these Programs; and

WHEREAS, amendments to Title 17, Zoning, of the Foster City Municipal Code to establish single- and two-family objective design standards and provide a streamlined review process for affordable housing projects are required by Housing Element Implementation Programs, including, H-B-4-a Update Architectural and Solar Guidelines for Single Family Homes and H-D-6-a Minimize Governmental Constraints; and

WHEREAS, the proposed amendments to implement programs contained in the RHNA 6 Housing Element for the 2023-2031 Planning Period are within the scope of the environmental impact report prepared for the Foster City Housing Element and Safety Element Update (SCH# 2022010509); and

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WHEREAS, on September 11, 2024, a Land Use Subcommittee meeting and on September 19, 2024, a Planning Commission study session was held to discuss the implementation of the Housing Element programs; and

WHEREAS, staff reviewed existing policies, guidelines and other Chapters of the Municipal Code pertaining to the review of single-family and two-family homes; and

WHEREAS, staff drafted a new Chapter 17.15 Single-Family and Two-family Objective Design and Development Standards and amendments to various Chapters of Title 17, Zoning, including, 17.04 “Definitions”; 17.12 “R-1 Single-Family Residence District”; 17.14 “R-2 Two-Family Residence District”; 17.58 “Architectural Control and Supervision”; And 17.96 “Multifamily and Residential Mixed-Use Objective Design and Development Standards, in order to implement the Housing Element programs H-B-4-a and H-D-6-a; and

WHEREAS, staff is also recommending rescinding Chapters 17.50 “Accessory Buildings and Uses” and 17.54 “Yards” from Title 17, Zoning; and

WHEREAS, staff is also recommending rescinding Architectural and Solar Guidelines, and various Planning Commission and City Council policies related to the review of single-family and two-family homes; and:

WHEREAS, the Planning Commission reviewed the proposed amendments to Title 17, Zoning and request to rescind various policies, at Study Sessions on July 18, 2024, April 17, 2025, June 5, 2025, September 18, 2025, and November 6, 2025; and

WHEREAS, on November 20, 2025, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider proposed amendments to Title 17, Zoning, of the Foster City Municipal Code and including rescinding Architectural and Solar Guidelines and various policies pertaining to review of the single-family and two-family homes, and finding that the amendments are within the scope of the Environmental Impact Report prepared under the California Environmental Quality Act (CEQA) for the Housing Element and Safety Element Update (SCH#2022010509); and

WHEREAS, on November 20, 2025, Planning Commission voted 5-0-0-0 approving Resolution P-16-25 recommending that the City Council rescind Architectural and Solar Guidelines and various policies pertaining to review of the single-family and two-family homes, and finding the amendments within the scope of the Environmental Impact Report (EIR) prepared for the Foster City Housing And Safety Element Update (SCH NUMBER 2022010509); and

WHEREAS, on December 2, 2025, a Notice of Public Hearing was duly posted for consideration of the amendments to Title 17, Zoning, and rescinding Architectural and Solar Guidelines and various policies pertaining to review of the single-family and two-

family homes and the related CEQA finding, for the City Council public hearing on December 15, 2025; and

WHEREAS, on December 15, 2025, the City Council held a duly noticed public hearing where it carefully reviewed and considered the staff report and all attachments thereto presented as part of the agenda for the public hearing regarding rescinding various policies, as referenced above, as well as the proposed CEQA finding, including any and all timely submitted correspondence, all information submitted at or prior to the public hearing, and all public comment and testimony presented at the public hearing (collectively, the “Record”).

NOW, THEREFORE BE IT RESOLVED that the City Council, based on facts and analysis in the staff report, written and oral testimony, and exhibits presented, finds that:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The proposed amendments are internally consistent with all other provisions of the General Plan and do not conflict with any of the previously adopted goals, policies, or programs of the General Plan.
3. The proposed amendments will not be detrimental to the public interest, convenience, and general welfare of the City.
4. The proposed amendments to implement programs contained in the RHNA 6 Housing Element for the 2023-2031 Planning Period are within the scope of the environmental impact report prepared for the Foster City Housing Element and Safety Element Update (SCH# 2022010509) and no further environmental review is necessary.

BE IT FURTHER RESOLVED that the City Council of the City of Foster City does hereby rescind the various guidelines and policies listed below:

- Architectural and Solar Guidelines
- Policy No. 2001-113 Awnings
- Policy No. 2-2000 Reroofing Policy
- Policy No. 03-001 Copper Gutters, Downspouts and Flashing Policy
- Policy No. 18-10 Window Replacement Policy
- Policy No. 01-02 Bay/Bow/Garden and Greenhouse Window Policy
- Policy No. 1-2000 Solar Impacts
- Policy No. 2-2000 Exterior Color Change Policy

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PASSED AND ADOPTED as a resolution of the City Council of the City of Foster City at the regular meeting held on the 15th day of December 2025, by the following vote:

AYES: Councilmembers Jimenez, Niederhofer, Sullivan, Venkat, and Mayor Kiesel

NOES: None

ABSENT: None

ABSTAIN: None

Signed by:

Art Kiesel

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ART KIESEL, MAYOR

ATTEST:

DocuSigned by:

Priscilla Schaus

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PRISCILLA SCHAUS, CITY CLERK