

SPECIAL MEETING OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard – Foster City

MINUTES

JANUARY 18, 2018

1. **CALL TO ORDER**

At 7:00 p.m. by Noemi Avram

2. **ROLL CALL**

Present: Commissioners Dyckman, Pattum, Williams, Wykoff and Chair Avram

Staff Present: Curtis Banks, Community Development Director; Marlene Subhashini, Planning Manager; Leslie Carmichael, Consultant Planner

3. **COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. **SEPTEMBER 5, 2017 SPECIAL MEETING MINUTES**

ACTION: Motion by Commissioner Williams, seconded by Commissioner Pattum, to approve the Minutes of September 5, 2017 Special Meeting, passed 3-0-2-0. (Avram, Dyckman)

2. **DECEMBER 7, 2017 REGULAR MEETING MINUTES**

ACTION: Motion by Commissioner Dyckman, seconded by Commissioner Wykoff, to approve the Minutes of December 7, 2017 Regular Meeting, passed 4-0-1-0. (Pattum)

5. **CONTINUED PUBLIC HEARING**

1. None

6. **NEW PUBLIC HEARING**

1. None

7. **OLD BUSINESS**

1. None

8. **NEW BUSINESS**

1. None

9. STUDY SESSION

1. TO REVIEW LOT SPLIT PROPOSAL OF AN EXISTING 10,394 SQ. FT. LOT WITH AN EXISTING SINGLE FAMILY HOUSE IN THE ALDEN CROSSING PLANNED DEVELOPMENT INTO TWO (2) LOTS OF 5,249 SQ. FT. AND 5,145 SQ. FT. EACH AND CONSTRUCT A NEW TWO-STORY HOUSE OF 1,952 SQ. FT. FIRST STORY AND 1,007 SQ. FT. SECOND STORY ON THE NEW LOT – 390 BISCAYNE AVE – NEIGHBORHOOD 8 – DISTRESSED HOME SOLUTIONS, LLC – APN 094-950-380 – AR-16-057 AND RS-16-002

The Planning Commissioners had the following comments:

- Three of the Commissioners were supportive of the changes made to the design and felt that it addressed most of their previous comments including massing and articulation
 - Two Commissioners felt that the design of the house does not look like Plan Type 3 and is not harmonious with other houses in the neighborhood
 - Two of the Commissioners mentioned that the height of the house should be lowered to be compatible with Plan Type 3
 - One of the Commissioners mentioned that the design (e.g. garage door) needs to be per the approved prototypes for Alden Crossing and that a complete Solar Study needs to be provided
 - One of the Commissioners recommended that the language and design intent from Alden Crossing homes be incorporated and made the following comments:
 - On the side elevation facing Port Royal, the window can be centered under the gable and the vent can be eliminated
 - On the rear elevation, the vent can be eliminated and better articulation can be provided including incorporating a generous gable that mimics Plan Type 3
 - Encouraged the use of round top transoms for fenestration similar to other houses in Alden Crossing and Plan Type 3
2. TO REVIEW SITE AND ARCHITECTURAL PLANS FOR THE PROPOSED TWO-STORY FAMILY DENTAL OFFICE BUILDING TOTALING 11,488 SQ. FT. TO REPLACE THE EXISTING 5,404 SQ. FT. DENTAL OFFICE AT 581 FOSTER CITY BLVD – POLLY CHAN AND BILL WILLIS – 551 AND 581 FOSTER CITY BLVD. – PILGRIM TRITON NEIGHBORHOOD – APNS 094-010-370 AND 094-010-790 – UP-15-007; RZ-15-003 AND RS-15-002

The Planning Commissioners had the following comments:

- Overall, the Commissioners were supportive of the project including the phased development, subject to the lot merger
 - The Commissioners were supportive of the site layout, building orientation, height, parking and circulation
 - One of the Commissioners recommended that the applicant revisit materials and colors
3. TO REVIEW THE CONCEPTUAL SITE PLAN FOR PILGRIM TRITON PHASE C AS REVISED TO INCLUDE 22 UNITS OF WORKFORCE HOUSING AND 70 FOR-SALE TOWNHOUSE UNITS ON 4.78 ACRES TO REPLACE THE EXISTING ENTITLEMENT OF 225,943 SQ. FT. OF COMMERCIAL OFFICE AND 17 TOWNHOUSE UNITS IN THE PILGRIM TRITON MASTER PLAN DEVELOPMENT. THE 4.78 ACRE SITE INCLUDES 3.66 ACRES AT 551-565 PILGRIM DRIVE AND 1.12 ACRES AT 1159

TRITON DRIVE – APNS 094-010-520 AND 094-010-860 – EA-15-001; RZ-15-002 AND DA-08-001B

Dan Dyckman recused himself.

Consultant Planner Leslie Carmichael gave the Staff Report.

Andrew Turco, Sares Regis Group of Northern California, introduced the applicant's team and made a presentation.

Nadine Maki, Shell Boulevard, spoke in favor of housing on the site.

The Planning Commissioners had the following comments:

- The proposed concepts include a base, a middle, but no diversity in the top.
- The corners with Calypso and Pilgrim need larger setbacks. Honor the relationships of the properties to the west and east. Don't fill in the corners.
- Removing the bi-directional turn lane needs further study.
- For the park, show the barbecue. Include more artwork in the park and throughout the development.
- On East Hillsdale – there should not be a blank wall.
- One Commissioner expressed concerns with the change in land use/loss of commercial/office use.
- One Commissioner expressed concerns about on-street parking on Pilgrim Drive.
- One Commissioner was opposed to any reduction in parking.
- Two Commissioners expressed concerns about the elimination of the bocce ball court; one Commissioner thought the elimination of one court was acceptable.
- A play water area would not go over well.
- One Commissioner requested a better explanation of how the development will activate the streets and make complete streets.
- One Commissioner requested a diagonal to lead from the corner of Hillsdale and Pilgrim to the Park Plaza.
- One Commissioner requested a Park Plaza design that addresses both the residential and commercial areas.

10. COMMUNITY DIRECTOR REPORT

1. None

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Pattum had comments.

12. ADJOURNMENT

Adjourned at 9:03 PM to a February 15, 2018 Regular Meeting, Council Chambers, 620 Foster City Boulevard, Foster City, California.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on February 15, 2018 by the following vote:

AYES, COMMISSIONERS: Dyckman, Pattum, Williams, Wykoff and
Chair Avram

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



NOEMI AVRAM, CHAIR

ATTEST:



CURTIS BANKS, SECRETARY