

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

MARCH 16, 2017

1. **CALL TO ORDER**

At 7:00 p.m. by Chairman Wykoff

2. **ROLL CALL**

Present: Commissioners Avram, Pattum, Williams and Chairman Wykoff

Absent: Commissioner Dan Dyckman

Staff Present: Curtis Banks, Community Development Director; Leslie Carmichael, Consultant Planner

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. FEBRUARY 2, 2017 REGULAR MEETING MINUTES

ACTION: Motion by Commissioner Avram, seconded by Commissioner Pattum, to Adopt the February 2, 2017 Regular Meeting Minutes, passed 4-0-0-1 (Dyckman)

5. **CONTINUED PUBLIC HEARING**

1. None

6. **NEW PUBLIC HEARING**

1. None

7. **OLD BUSINESS**

1. None

8. **NEW BUSINESS**

1. GENERAL PLAN ANNUAL REPORT

ACTION: Motion by Commissioner Avram, seconded by Commissioner Williams, to recommend City Council acceptance of the General Plan Annual Report for 2016, passed 4-0-0-1 (Dyckman)

9. STUDY SESSION

1. TO DISCUSS TO DISCUSS THE FISCAL IMPACT AND MARKET ANALYSIS FOR THE PROPOSAL TO REZONE PILGRIM TRITON PHASE C (551-565 PILGRIM DRIVE) FROM CM/PD (COMMERCIAL MIX/PLANNED DEVELOPMENT) WITH A GENERAL DEVELOPMENT PLAN THAT ALLOWS 172,943 SQ. FT. OF COMMERCIAL USES AND 17 TOWNHOUSES TO CM/PD WITH A REVISED GENERAL DEVELOPMENT PLAN TO ALLOW 68 FOR-SALE TOWNHOUSES – NEIGHBORHOOD PT – APN 094-010-520 – EA-15-001, RZ-15-002, DA-08-001B. ACCOMPANYING APPLICATIONS INCLUDE AN ENVIRONMENTAL ASSESSMENT (EA-15-001) AND AN AMENDMENT TO THE PILGRIM TRITON MASTER DEVELOPMENT AGREEMENT (DA-08-001B)

Alexander Quin with Hatch Urban Solutions presented the fiscal analysis prepared for the project.

Dave Hopkins with Sares Regis (Applicant) – Did not feel mixed use proposal presented in the fiscal study would be feasible because the site cannot not accommodate parking for office and residential. Feels their proposal would provide needed ownership opportunities. Would take the lead to program and brand neighborhood to assist the retail. Homes would be designed at upper end of sustainability. Open to 5,000 square feet of commercial at edge of park.

Commissioners commented that the study was well done and provides information that is helpful in analyzing the proposed project.

Several commissioners expressed an interest in some type of compromise solution between the current plan and what the applicant has proposed.

10. ADMINISTRATIVE BUSINESS/REPORTS AND REFERRALS

1. None

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

Commissioners Pattum, Williams and Wykoff had comments

12. ADJOURNMENT

Adjourned at 8:07 p.m. to a Study Session, Tuesday, April 21, 2017, Council Chambers, 620 Foster City Boulevard, Foster City, California.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Special Meeting thereof held on April 18, 2017 by the following vote:

AYES, COMMISSIONERS: Avram, Pattum, Williams and Chairman Wykoff

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Dyckman



RICHARD D. WYKOFF, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY