

**CITY OF FOSTER CITY/
ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

REGULAR MEETING OF AUGUST 1, 2016

MINUTES

CALL TO ORDER OF CITY COUNCIL/EMID BOARD OF DIRECTORS

The Regular Meeting of August 1, 2016 of the City Council of the City of Foster City, sitting as said Council and as ex officio the Board of Directors of the Estero Municipal Improvement District (EMID), was called to order at 6:30 p.m. in the Council Chambers, 620 Foster City Boulevard, Foster City, San Mateo County, California, by Mayor/President Herb Perez.

ROLL CALL

The Communications Director/City Clerk/District Secretary called the roll:

PRESENT: Councilmembers/ex officio Directors Charlie Bronitsky, Sam Hindi, Catherine Mahanpour, Gary Pollard and Mayor/President Herb Perez.

ABSENT: None.

STAFF PRESENT: Kevin M. Miller, City/District Manager; Jean B. Savaree, City Attorney/District Legal Counsel; Dante Hall, Assistant City Manager; Curtis Banks, Community Development Director; Jeff Moneda, Public Works Director; Edmund Suen, Finance Director; Ann Ritzma, Human Resources Director; Joe Pierucci, Police Chief; Gary Hegwer, Deputy Fire Chief; Martin Ticas, Police Captain; Leslie Carmichael, Consulting Planner; Shuli Chen, Video Technician and Doris L. Palmer, Communications Director/City Clerk/District Secretary/ Recording Secretary.

CONSENT CALENDAR

Motion by Vice Mayor/Vice President Bronitsky, seconded by Councilmember/Director Pollard, and carried unanimously, 5-0-0, approving the following items on the City/District Consent Calendar:

City Consent Calendar

1. Minutes of Special Meeting of July 18, 2016;
2. Minutes of Regular Meeting of July 18, 2016;
3. City Resolution No. 2016-57, "A Resolution of the City Council of the City of Foster City Approving a Letter of Intent to Pursue a Joint Powers Agency (JPA) Between the City of San Mateo, the City of Belmont (Through the Belmont Fire Protection District) and the City of Foster City;"

EMID Consent Calendar

4. Minutes of Special Meeting of July 18, 2016; and
5. Minutes of Regular Meeting of July 18, 2016.

Without objection from the City Council/EMID Board, Mayor/President Perez took Electronic Message Center Marquee Policies and Procedures Relating to the Installation of the Replacement Marquee at the Corner of East Hillsdale Boulevard and Shell Boulevard and Approving the Scope of Work for the Bicycle, Pedestrian, and Intersection Evaluation Study, Authorizing Staff to Issue the Request for

Proposal (RFP) for Professional Services and Authorizing Staff to Implement the Installation of Bike Sharrow Symbols/Legends as Street Pavements Are Rehabilitated out of agenda order.

NEW BUSINESS

ELECTRONIC MESSAGE CENTER MARQUEE POLICIES AND PROCEDURES RELATING TO THE INSTALLATION OF THE REPLACEMENT MARQUEE AT THE CORNER OF EAST HILLSDALE BOULEVARD AND SHELL BOULEVARD. MINUTE ORDER NO. 1466.

Parks and Recreation Director Liu presented the staff report.

Discussion ensued.

Motion Councilmember Pollard, seconded by Councilmember Hindi, and carried, 4-1-0, Councilmember Mahanpour voted "no," to adopt Minute Order No. 1466, directing staff to maintain the existing Marquee Policy and add language regarding the criteria to be utilized in reviewing requests for displaying local community organization discs on the marquee.

RESOLUTIONS FOR ADOPTION

SCOPE OF WORK FOR THE BICYCLE, PEDESTRIAN, AND INTERSECTION EVALUATION STUDY, REQUEST FOR PROPOSAL (RFP) FOR PROFESSIONAL SERVICES AND IMPLEMENT THE INSTALLATION OF BIKE SHARROW SYMBOLS/LEGENDS AS STREET PAVEMENTS ARE REHABILITATED. CITY RESOLUTION NO. 2016-58.

Public Works Director Moneda presented the staff report.

Motion Councilmember Pollard, seconded by Councilmember Hindi, and carried unanimously, 5-0-0, to adopt City Resolution No. 2016-58, "A Resolution of the City Council of the City of Foster City Approving the Scope of Work for the Bicycle, Pedestrian, and Intersection Evaluation Study, Authorizing Staff to Issue the Request for Proposal (RFP) for Professional Services and Authorizing Staff to Implement the Installation of Bike Sharrow Symbols/Legends as Street Pavements Are Rehabilitated."

NEW BUSINESS

PRELIMINARY REVIEW OF PROPOSED REZONING OF 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 – PR-15-003. NO ACTION TAKEN.

Community Development Director Banks and Consulting Planner Carmichael presented the staff report.

Applicant Dave Hopkins, representing Sares Regis, addressed the City Council.

The following people addressed the City Council in support of the proposed rezoning:

1. Dawn McDaniel, 600 Comet Drive;
2. Leora Tanjuatco, representing GROW SF;
3. Daniel Camp;
4. Melanie Stinogel;
5. Susan Lindstrom, 329 Mullet Court; and
6. Gina Zari, representing the San Mateo County Association of Realtors (SAMCAR).

The following people addressed the City Council in opposition to the proposed rezoning:

1. Phyllis McArthur, 1415 Marlin Avenue;
2. Isabel Orphanopolous, 1105 Bounty Drive;
3. Hongmei Huang, 892 Gull Avenue;
4. Laura Zhu, representing the Foster City Chinese-American Association (FCCAA), 323 Mullet Court;
5. Lawrence Cheng, 1721 Beach Park Boulevard;
6. Michael Hirabayashi, 107 Goldhunter Court;
7. Sirisha Palakolaty, 115 Goldhunter Court;
8. Jerome Lerman, 344 Bowfin St;
9. Patrick Merrill, 921 Clipper Lane;
10. Mark Sommer, 563 Pilgrim Drive;
11. Dick Morosi, 132 Albacore Lane;
12. Debbie Crazzelli, 859 Balboa Lane;
13. Sarah Bunje, 108 Goldhunter Court;
14. Bob Berger, 790 Alma Lane;
15. Diane Paolua, 1061 Hatteras Court; and
16. Lin Yang, 604 Portsmouth Lane.

The following people addressed the City Council in regards to the proposed rezoning, but expressed neither opposition nor support:

1. Barbara Regan, 605 Waterbury Lane; and
2. Terry Fancher, 158 Flying Cloud Isle.

The City Council comments regarding this proposed project were as follows:

Vice Mayor Bronitsky

- Asked about the conditions surrounding affordable, below-market-rate homes: specifically whether a future increase in earnings would terminate eligibility to occupy said housing. Also asked whether owners who receive homes at a below-market rate would be able to sell/rent their homes at or above market rate in the future.
- Stated that he didn't feel there was enough reason to alter the current zoning conditions.
- Stated that the concept of having some work space was a major aspect of the development plan that was sold to residents and businesses.
- Expressed his disappointment that, over the course of two years, there has been no progress in addressing the concerns of residents and businesses who had moved to the neighborhood under the expectation that the current zoning plan would be executed on.
- Stated that he would not be interested in changing the current zoning plan until the aforementioned concerns are addressed.

Councilmember Mahanpour

- Asked whether the proposed height of the project (40ft) would reach three or four stories.
- Stated that she would not be in favor of any additional housing until a decision is reached pertaining to the disposition of the residents moving into developments that are currently reaching completion.

Councilmember Hindi

- Expressed concern over school over-crowding.
- Stated that he could not support a proposal to bring new people/families to Foster City only to deny their children spots in Foster City schools due to increased enrollment.
- Expressed concern over the impact on businesses that moved to the Pilgrim-Triton area, and took on a degree of financial risk based on the next phase of proposed construction.

- Expressed concern over the lack of diversity in Foster City's commercial space, specifically the elimination of small-office space under the proposed change in the zoning plan and the future need for such office space.
- Stated that he was more concerned about the long-term impact to the community than the effects that would be realized within the next one to four years.
- Stated that the current traffic issue facing Foster City is really one of regional traffic patterns rather than Foster City traffic; expressed his belief that the current traffic seen in Foster City is not unique or abnormal. Stated his belief that no level of building within Foster City will be sufficient to solve the traffic issues observed.
- Expressed he would like this to lead to a comprehensive discussion on overall land use within the city.
- Stated he would like to avoid a blanket opposition to any and all housing development; expressed desire for the community to approach the issue with open minds.

Councilmember Pollard

- Asked whether the proposed project constituted a change in the type of residential units being constructed as opposed to just an increase in quantity.
- Encouraged Sares Regis to conduct further studies to collect more information; stated that more information was necessary to make a factual, rather than an emotional decision.

Mayor Perez

- Stated that more work had to be completed by Sares Regis in order to convince the Council.
- Stated that members of the public need to focus on the two options, the completion of the office building as per the current entitlements; or the construction of new housing as in the proposal, rather than maintaining the hope that nothing will occur in that space.

COMMUNICATIONS

CITY/DISTRICT WARRANT OF DEMANDS. NO ACTION TAKEN.

The City/District Warrant of Demands were processed and issued on July 13, 2016, July 20, 2016 and July 25, 2016 were listed on the agenda for information purposes only. No action was taken.

COUNCIL/BOARD STATEMENTS AND REQUESTS, COUNCIL LIAISON REPORTS, AND CITY/DISTRICT MANAGER REPORTS

Councilmember/Director Pollard stated he is the Council Liaison for the Chamber of Commerce and went to their first meeting at their new offices at 100 Grand.

Councilmember/Director Pollard stated Peninsula Clean Energy (PCE) has sent out notices to 20% of residents and local small and medium businesses that they will be automatically enrolled in the PCE energy purchase program unless they elect to opt out. Remaining residents and larger businesses will be enrolled phase 2 which is expected to start in April 2017. The City will be part of PCE with 50% renewable energy and he requested an analysis of the cost to go to 100% renewable energy. City/District Manager Miller stated this is being brought back to the City Council at the September 19 Council meeting.

Councilmember/Director Pollard stated he attended a meeting with the San Mateo High School Superintendent and Board Member on July 29, 2016 and they were looking into changing the school start time from 7:45 a.m. to 8:30 a.m. for school year 17-18 because studies have shown that teenagers do better with more sleep. This may affect traffic in Foster City.

Councilmember/Director Mahanpour stated she and Councilmember/Director Pollard attended the Council of Cities dinner on July 19, 2016.

Doris L. Palmer, Communications Director/City Clerk/District Secretary