



DATE: August 1, 2016

TO: Mayor and Members of the City Council

VIA: Kevin M. Miller, City Manager

FROM: Curtis Banks, Community Development Director
Leslie Carmichael, Consulting Planner

SUBJECT: PILGRIM TRITON PHASE C – PRELIMINARY REVIEW (PR-15-003)

PURPOSE

Pursuant to Chapter 17.72, Development Project Preliminary Review Procedures of Title 17, Zoning, of the Foster City Municipal Code, the purpose of this meeting is to introduce the proposed Pilgrim Triton Phase C project to the City Council and public, as well as receive feedback prior to initiating the entitlement process. No formal action will be taken at this meeting.

NOTICING/PUBLIC OUTREACH

The public was advised of this meeting in the following ways:

- Ad in the Foster City Islander – published July 20, 2016
- Mailing to property owners who own property within a 500-foot radius – mailed July 19, 2016
- Electronic mailing to the property applicants, owners and persons who expressed interest in receiving planning updates (Planning listserv) – emailed July 19, 2016
- Electronic mailing to persons who expressed interest in receiving updates on the Pilgrim Triton Master Plan (Pilgrim Triton listserv) – emailed July 19, 2016
- Public Notice staked at the Project Site on July 20, 2016
- Public Posting Places located at the Foster City Public Library, Recreation Center Lobby, U.S. Post Office-Charter Square, Sea Cloud Park and Metro Center Kiosks (2) on July 14, 2016
- Foster City TV Channel 27 from July 18, 2016 – August 1, 2016

BACKGROUND/HISTORY

General Information

GENERAL PLAN DESIGNATION:	Service Commercial with Housing		
ZONING DISTRICT:	CM/PD, Development	Commercial	Mix/Planned
EXISTING USE:	38,776 square feet Single-Story Office		
SURROUNDING LAND USE:	North:	Plaza Multi-Family	
	Northeast:	Waverly Multi-Family and Triton Park	
	West:	Pilgrim Drive, Triton Pointe and Odyssey Preschool	
	South:	Phase C of Pilgrim Triton Master Plan (Existing Office/Light Industrial; Future Mixed Commercial/Residential)	
	Southeast:	East Hillsdale Boulevard and Single-Family Residential	
LOT SIZE:	Approximately 3.66 Acres		

Pilgrim Triton Master Plan History

The Pilgrim-Triton General Plan Amendment Study was initiated in late 2005 as a way to address issues related to under-utilization of the one-story tilt-up buildings on the property and associated high vacancy rates; as well as to determine if a change of the General Plan land use designation would facilitate meeting other City needs. The analysis of potential changes in the General Plan began with a joint Study Session with the Planning Commission and City Council in September 2005. Pursuant to the direction provided, the Planning Commission held five additional Study Sessions to consider potential future land uses and allowable businesses in the area (also within the Chess Drive/Hatch Drive area). These Study Sessions included panel discussions with the property owners and commercial real estate brokers, and presentations by the Public Works Director on infrastructure, by the Chamber of Commerce on the local business perspective, and by Dr. Paul Fassinger from Association of Bay Area Governments (ABAG) on regional growth trends.

As a result of the Study Sessions, draft policy recommendations were prepared and reviewed by the Planning Commission and approved by the City Council in Minute Order No. 970 on February 27, 2006.

The objectives of the change in land uses as approved by the City Council for the Pilgrim Drive/Triton Drive area were to:

- Promote the retention and expansion of businesses already operating within the City;
- Promote new business development within the City, especially high technology companies;
- Promote and accommodate a more efficient use of land, a more interesting and diverse array of land uses, and increase the opportunities for small, resident serving businesses to remain in or locate in the City, by allowing mixed use developments, as well as housing opportunities (in the Pilgrim Drive/Triton Drive Area only); and
- Help meet the unmet and growing need for workforce housing by allowing housing to be mixed in with new buildings/projects in the Pilgrim Drive/Triton Drive Commercial-Industrial Area.

Following the initiation of the General Plan Amendment Study, a joint proposal was submitted in 2006 by the three property owners, Northwestern Mutual Life, AMB Property Corporation and Foster City Executive Park, to develop approximately 20.75 acres with a mixed use project, including up to 296,000 square feet of commercial/industrial/office, and up to 730 housing units, including up to 64 live-work units. Sares Regis Group of Northern California was the lead applicant, representing Northwestern Mutual Life Insurance Company, which owned two of the four sites. The 296,000 square feet of proposed commercial/industrial/office use was roughly equivalent to the 289,000 square feet of building area previously existing on the site. Several Planning Commission Study Sessions and City Council meetings were held in 2006-2008 to review the proposed Pilgrim Triton Master Plan.

On April 21, 2008 the City Council:

- Certified the Pilgrim Triton Master Plan Environmental Impact Report (EIR) and adopted findings regarding significant environmental impacts, including a Statement of Overriding Considerations and adoption of a Mitigation Monitoring and Reporting Program;
- Amended the General Plan to change the Land Use Plan designation of the site from Service Commercial to Service Commercial with Housing and incorporating the Pilgrim Drive/Triton Drive Industrial Area Goals, Policies, and Implementation Measures; and
- Introduced an Ordinance 546 to rezone the site to include a General Development Plan.

On May 5, 2008, the City Council approved the Pilgrim Triton General Development Plan, including:

- Up to 296,000 square feet of commercial/industrial office use;
- Up to 730 residential units, including up to 64 live-work units; and
- A minimum of one acre open space/plaza area.

The City held eighteen public meetings regarding the Pilgrim Triton General Plan Amendment or Pilgrim Triton Master Plan, including six meetings held by the City Council, by the time the Pilgrim Triton General Development Plan was approved on May 5, 2008.

On August 20, 2009, the Planning Commission:

- Approved the Use Permit for Phase A of the Pilgrim Triton Master Plan (The Plaza), including 300 multi-residential units, 17,000 square feet of ground floor commercial, and 0.69 acres of a 1.17 acre open space plaza; also including the Pilgrim Triton Master Site and Landscape Guidelines (UP-08-010); and
- Approved the Master Sign Program for the Pilgrim Triton Master Plan Area.

On September 21, 2009, the City Council:

- Approved the environmental assessment finding that the Pilgrim Triton Master Plan EIR adequately analyzes the environmental impacts associated with Phase A;
- Approved the Master Development Agreement for the Pilgrim Triton Master Plan area; and
- Approved the Pilgrim Triton Phase A Development Agreement.

In July 2012, a transfer of density was approved by the City Manager between Phases A and C, as permitted in the Pilgrim Triton Master Development Agreement, to allow seven additional housing units and 1,759 square feet less retail/commercial on the Phase A site and seven fewer housing units and 1,759 square feet additional retail/commercial on the Phase C site (Attachment 10 – Exhibit E, Permitted Density and Intensity of Use).

On October 16, 2012, the Planning Commission:

- Approved the Use Permit for Triton Pointe (Phase D) of the Pilgrim Triton Master Plan, including 166 multi-residential units and 6,000 square feet of ground floor commercial (UP-12-002); and
- Approved the Tentative Map to divide the 5.0 acre parcel into three parcels (RS-12-001).

On November 19, 2012, the City Council:

- Approved the Triton Pointe Development Agreement (DA-12-002).

On January 18, 2014, the Planning Commission:

- Approved the Use Permit for The Waverly (Phase B; now known as The Triton) of the Pilgrim Triton Master Plan, including 240 multi-residential units and 5,000 square feet of ground floor commercial (UP-13-003); and
- Approved the Tentative Map to divide the 6.3 acre parcel into three parcels (RS-13-001).

Previous Review of Phase C Proposal

On May 18, 2015, the City Council conducted a preliminary review of the Phase C proposal for 68 townhouse units.

On August 14, 2015, Sares Regis submitted Phase C applications for:

- Environmental Assessment
- Rezoning/General Development Plan
- Development Agreement Amendment

On September 10, 2015, the Phase C applications were deemed incomplete.

Because two new City Council members have been elected since the previous preliminary review of the Phase C proposal, a new preliminary review is being undertaken.

Existing Approvals for Phase C Site

The Pilgrim Triton General Development Plan (Master Plan) includes the following major provisions that relate to Phase C:

- Allowing up to 172,943 square feet of commercial and 17 multi-family units
- Allowable building heights shown on the Master Plan Use Diagram for Phase C include:
 - 30-35 feet, 3 floors along East Hillsdale Boulevard
 - 35-80 feet, 3-6 floors behind the buildings facing East Hillsdale Boulevard
 - 35-95 feet, 3-7 floors at the northern portion of the site near Triton Drive and Triton Park
- Requiring 20% affordable housing units
- Each Specific Development Plan/Use Permit shall include the Transportation Demand Management Plan as required by the City/County Association of Governments (C/CAG). Additional traffic mitigation measures may be included in a Development Agreement and/or may be required as a part of each Specific Development Plan.

The Pilgrim Triton Master Development Agreement includes the following major provisions that relate to Phase C:

- The term of the agreement is for a period of ten years (until February 11, 2020) unless terminated or extended pursuant to the terms of the Agreement.
- Each Specific Development Plan shall comply with the Sustainable Design Standards set forth in Exhibit F (LEED Silver or equivalent).
- The developer will not be required to comply with and/or pay for any exactions or impact fees other than as provided in or contemplated by the Agreement.
- Phase C shall provide a portion of Triton Park and dedicate a public Plaza Easement.
- Affordable housing shall be provided at 20% of all residential units in each phase.

- The developer of any component of the project that includes office uses shall contribute to operation of a peak-hour shuttle and the developer of any residential use shall contribute to a mid-day shuttle.

Ownership History

Several ownership changes have occurred following the approval of the Pilgrim Triton Master Plan, as indicated in the table below. The most recent change is the purchase of the Phase C site by Sares Regis Group of Northern California from Northwestern Mutual Life Insurance Company in July 2014.

Pilgrim Triton Master Plan - Ownership

Phase on Master Plan	Development Name	Owner at Time of Master Plan Approval (2008)	Current Owner
Phase A	The Plaza	Northwestern Mutual Life Insurance Company, represented by Sares Regis Group of Northern California	Northwestern Mutual Life Insurance Company
Phase B	The Triton (formerly Waverly)	AMB Institutional Alliance Fund III, L.P.	AREOF VI US Pilgrim-Triton, LLC, represented by Thompson Dorfman Partners, LLC
Phase C	Phase C	Northwestern Mutual Life Insurance Company	Sares Regis Group of Northern California
Phase D	One Hundred Grand (formerly Triton Pointe)	Foster City Executive Park	CV Triton, LLC, represented by Thompson Dorfman Partners, LLC

PROJECT/SITE DESCRIPTION

The Phase C site is located between East Hillsdale Boulevard and Triton Drive, between Pilgrim Drive and the Waverly site. A new street will provide access from East Hillsdale Boulevard, between the Phase C site and the Waverly site. Vehicular access to the Phase C site will be from this new street and Pilgrim Drive, but not directly from East Hillsdale Boulevard or Triton Drive. A relatively small corner of the proposed Triton Park is within the Phase C site.

The applicant's proposal is to change the allowed land use from the currently allowed 172,943 square feet of commercial uses and 17 housing units to 68 for-sale townhouses. The proposal is further described in the applicant's "Project Description" dated August 14, 2015 (Attachment 1). The 68 for-sale townhouse units consist of 2, 3, and 4 bedroom plans, and range in size from about 1,150 square feet to about 1,900 square feet. The proposed maximum height is 40 feet.

The basis for the applicant's proposal is explained in the letter from David Hopkins, Sares Regis, dated February 4, 2015 (Attachment 7), indicating:

- Commercial office tenants have not shown interest for the amount of office space provided by the Phase C entitlement at rents which would support the development costs for a new building and associated parking.
- The site is an appropriate location for medium density, for-sale housing, which will provide new ownership options to Foster City residents who do not wish to leave Foster City when they decide to own rather than rent.
- The larger-user office growth in Foster City (Gilead, BioMed, Chess Drive) has generated many jobs; however, local housing options remain very limited, particularly for-sale housing options.

The applicant lists the specific benefits of their proposal as follows:

- A significant traffic reduction from the currently entitled use for the site.
- A significant reduction in building height to 40 feet (versus 95 feet) from the currently entitled use for the site, greatly reducing any shadows on the park.
- Accommodates and accelerates the final completion of Pilgrim Triton Park.
- A best-in-class, high quality community which complements adjacent land uses and provides ownership housing options for residents who wish to remain in Foster City for the long term.
- Residences which will complement the large-scale office development underway on the north side of Highway 92.
- Affordable housing per the Pilgrim Triton Master Development Agreement.

ENVIRONMENTAL

An Initial Study will be required to assess potential environmental impacts of the proposed change to the Pilgrim Triton Master Plan. If there is no potential for new significant environmental impacts, then the information in the Pilgrim Triton Master Plan Environmental Impact Report (EIR) can be updated with an Addendum to the EIR. If there is potential for a significant environmental impact, a Subsequent or Supplemental Pilgrim Triton EIR will be required to evaluate environmental impacts. The process for preparation of an EIR provides opportunities for input from the public at several points in the process.

The steps in the environmental review process are as follows:

1. Preparation of an Initial Study to identify areas where new or revised information is needed to replace or augment information in the Pilgrim Triton Master Plan EIR
2. Approval to issue a Request for Proposal (RFP) to environmental consulting firms regarding the preparation of a Supplemental or Subsequent Environmental Impact Report for the Phase C portion of the Pilgrim Triton Master Plan Project (City Council)
3. Agreement for Professional Services will need to be entered into with the chosen environmental consulting firm (City Council)

4. Notice of Preparation issued (Staff)
5. Public Scoping Session (Planning Commission)
6. Preparation of the Draft EIR (Staff/Consultant)
7. 45-day Public Review Period (Public and Interested Agencies/Organizations)
8. Adequacy Hearing on the Draft EIR (Planning Commission)
9. Preparation of the Response to Comments / Final EIR (Staff/Consultant)
10. Recommendation to the City Council on the adequacy of the EIR (Planning Commission)
11. Certification of the EIR (City Council)

APPROVAL ACTIONS REQUIRED

- Environmental Assessment (EA)
- General Development Plan/Rezoning (RZ)
- Development Agreement Amendment
- Tentative Map (RS)
- Specific Development Plan/Use Permit (UP)

KEY ISSUES TO CONSIDER

Land Use Change

Synergy of Uses to Create Viable Retail Area. The Pilgrim Triton Master Plan envisioned this 20-acre area as a mixed use development with housing, commercial/services and office uses. The inclusion of 296,000 square feet of commercial uses in the Master Plan ensured there would be no net loss of commercial space. The Pilgrim Triton Master Plan incorporates the Triton Park as a hub of activity for the development, surrounded by ground floor commercial and personal services. The mix of uses was based on the anticipated synergy of the uses; in other words, the office uses would provide a customer base for the ground floor commercial and personal service uses during the day and the housing units would provide a customer base during the evening hours. In addition, the mix of uses would enable people to walk to their destination instead of using a vehicle.

The existing ground floor commercial uses at The Plaza chose their locations partly in anticipation of the additional customer base expected to be provided by the remaining phases of Pilgrim Triton. At this point, with the completion of The Plaza, only 307 of the anticipated 730 housing units have been completed and occupied. One Hundred Grand began to occupy their 166 units in June. The existing ground floor commercial and personal services at the Plaza (10,000 square feet), plus the existing offices at Phase C (38,776 square feet) and 550 Pilgrim Drive (13,500 square feet), represent only 62,276 square feet. compared to the anticipated 296,000 square feet of commercial space in the Pilgrim Triton Master Plan. Although the current tenants in the ground floor commercial and personal service spaces at The Plaza may be struggling, it is too early to judge the ultimate viability of the ground floor commercial and personal services based on completion of only the first and a portion of the second phase of the

development. The loss of 172,932 square feet of the 296,000 square feet anticipated equates to a loss of 58% of the anticipated commercial space in the Pilgrim Triton Master Plan. Additional study of the potential impacts on the viability of the commercial uses will be required.

Related to the viability of the ground floor commercial and personal services uses is the viability of the entire commercial site comprising Phase 2 of The Triton (formerly The Waverly). This site is planned for 53,000 square feet of commercial/office uses, including some ground floor commercial facing Triton Park. If the Phase C site is changed to housing, additional analysis is needed regarding whether it makes sense to leave the one site of multi-story commercial/office. In a letter dated May 10, 2016, the owners of The Triton, AREOF, have confirmed that they are not opposed to the Phase C proposal and that they will cooperate in good faith to amend the existing project agreements (Attachment 4). AREOF has not commented on whether the proposed change in Phase C would have any impact on the economic viability of the approved uses for The Triton

Staff has had other inquiries regarding potential uses of the site, including a hotel or other commercial uses. These uses may be able to provide some of the benefits that the City was hoping to achieve with the completion of the Pilgrim Triton Master Plan better than the all-residential proposal, including the support of the ground floor commercial around Triton Park in order to provide a more lively area around the park with goods and services to support the adjacent residences and businesses.

Replacement of Commercial/Office Space. The purpose of the 296,000 square feet of commercial use in the Pilgrim Triton Master Plan was to have no net loss of commercial space, providing the ability to minimize displacement of the existing tenants as well as attract other relatively small tenants. Other commercial developments in the City have been primarily targeting larger tenants, such as the Chess Hatch Offices and the Illumina proposals. The applicant states that “There has been significant growth in demand for office space offered in large (300,000+) contiguous blocks, as well as located close to public transit. However, commercial office tenants have not shown interest for the amount of office space provided by the Phase C entitlement at rents which would support the development costs for a new building and associated parking.” Staff suggests that additional analysis is needed to determine if the increased demand for office in the southern part of San Mateo County and northern Santa Clara County, including the higher rents for office space, will create a stronger demand for office space, including smaller blocks of space, in the central area of the County, including Foster City.

Other Factors. Staff recommends that other factors be considered in reviewing any land use change to reduce or eliminate office uses, including:

- Long-term City needs, not just short-term economic viability. Although under current economic conditions, office buildings may not be as profitable as housing. In the long-term, this might not be the case. The City should give priority to

addressing long-term needs rather than short term fluctuations in economic conditions.

- Foster City has increasingly limited options for small office users, as many smaller office buildings have been purchased by Gilead Sciences, including the Chess Office site and other buildings in the Chess-Hatch area.

Housing

The City's Housing Element anticipates the 17 housing units that are included in the Pilgrim Triton Master Plan for this site.

Any housing developed on Phase C would be subject to the 20% affordable housing requirement in the Pilgrim Triton Master Development Agreement. The specific income levels are not specified in the Development Agreement, but are the subject of negotiation with the developer.

Traffic

The applicant had a "trip generation assessment" (Attachment 8) prepared to compare the vehicle trip generation for the existing uses and three alternative land uses of the Phase C site, as indicated in the table below. This was done by the applicant without input from City staff.

Table 1: Land Use Alternatives Studied by Fehr & Peers

Alternative	Residential	Office	Retail
Existing Entitlement	17 units	172,943	
Alternative 1	80 townhomes		
Alternative 2	95 townhomes		
Alternative 3	80 townhomes		10,000 square feet

The analysis concludes that all of the new alternatives would generate fewer total trips in the AM and PM peak periods than the Existing Entitlement. Staff concurs with this assessment. However, the proposed alternatives would generate more trips in the outbound direction during the AM peak hour and in the inbound direction in the PM peak hour when compared to the Existing Entitlement. Staff has some questions about the volume of "counter commute" trips indicated for the office use (i.e., trips leaving the office in the AM and arriving in the PM) and would want some additional explanation of whether the Institute of Transportation Engineers (ITE) rates used really represent Foster City conditions. The initial analysis indicates that Alternative 3 would generate enough added inbound traffic to the PM peak hour to potentially cause a significant traffic impact beyond what was identified in the Pilgrim Triton Master Plan EIR.

The trip generation assessment provided by the applicant does not constitute the more complete traffic study that would be required to assess the traffic related impacts of the proposal. As part of the environmental review of an application, a traffic study would be prepared by a consultant selected by the City, with oversight by City staff.

City Services and Financial Impacts

A Water Supply Assessment (WSA) would be required to formally assess the water demands of the proposed amendment to the Pilgrim Triton Master Plan. The most recent WSA was prepared for the Lincoln Center Life Sciences Research Campus Project EIR, dated May 2015. It includes an analysis of water demand for the Pilgrim Triton Master Plan Project, resulting in a net demand of 264 acre feet per year (AFY). A rough calculation indicates that all three alternatives for Phase C would result in additional demand with the total ranging from 275 to 280 AFY.

Impacts to other City services, such as wastewater treatment, police and fire services, would be analyzed as part of the environmental review of the application.

At the time the Pilgrim Triton Master Plan was reviewed, the City had a fiscal analysis prepared to assess the fiscal impact to the City of the proposed development and several alternatives. The conclusion was that the development under the Pilgrim Triton Master Plan would generate annual net revenues of \$484,921 (in 2008 dollars) to the City. The next most favorable scenario from a fiscal impact perspective was the Reduced Office scenario with 730 dwelling units and 207,000 square feet office/commercial/retail. A fiscal impact study (or update of the previous Pilgrim Triton Master Plan fiscal study) will be required to analyze fiscal impacts and service demands of several alternative land uses.

School Impacts

Projected school enrollments are a significant community concern due to the lack of available capacity in Foster City schools within the San Mateo-Foster City School District. The District created the Next Steps Committee to gather community input and propose ways to accommodate projected enrollments. The most recent projections, contained in a letter report to the Superintendent and School Board, prepared by Enrollment Projections Consultants, dated February 14, 2016, forecasts that "... district enrollment is projected to rise by 121 students between October of 2015 and 2020 and by a larger amount in the following five years."

The projections include an enrollment increase of 46 students over a 3-year period from 2015 to 2018 at Audubon School, and a decrease of 30 students at Foster City Elementary over the same time period. The projection for Bowditch Middle School is a loss of 28 students over the same 3-year period.

For projecting students in new "Regular Attached" developments, the study uses the actual student generation rate from The Plaza Apartments of 0.18 students/unit for projecting students from new attached units in Foster City. ("Regular Attached" means mainly market-rate vs. "Mainly Below Market Rate.") For comparison, the student generation rate for new Regular Attached units in San Mateo is 0.06 students/unit. The student generation rate for new Single Family Detached units (based on units completed since 2008) is 0.31 students/unit. Using the Student Generation Rate" of

0.18 students/unit for apartments and townhouses (“Regular ATT”), the existing entitlement and proposed 68 unit townhouse development would generate the following approximate numbers of elementary students:

Table 2: Elementary Student Projections

Alternative	Development	Students
Existing Entitlement	17 units & 172,943 square feet commercial	3
Proposed Development	68 townhomes	12

These projections are preliminary, based on the currently available information. If the applicant proceeds with their proposal, staff will seek additional input from the affected school districts.

Visual Impacts

The existing Pilgrim Triton Master Plan includes height limitations for three different areas of the Phase C site. In the area closest to East Hillsdale Boulevard, the height is limited to 30-35 feet or three floors. In the middle area, the height is limited to 30-80 feet or three to six floors. In the northern area closest to Triton Drive, the height is limited to 35-95 feet or three to seven floors.

The proposed change to townhouses would significantly lower the building heights to forty feet.

Tenant Displacement

There are currently 23 businesses in the existing buildings on the Phase C site. Leases all have six month termination clauses. The tenants were invited to a community outreach meeting held on May 5, 2015 by the applicant, but they have not developed a formalized tenant relocation plan.

Park Completion

The Triton Park includes land provided by three phases of the Pilgrim Triton Master Plan. Approximately 59% of the park area was completed as part of The Plaza. The Triton would contribute about 28% and Phase C about 13%. The Phasing Plans approved as part of the Master Plan do not show the park completed until both Phases B (Triton) and Phase C are completed.

Staff has had discussions with the developers of the Triton and the owners of Phase C to try to find a way to have the park completed with the construction of the Waverly. As yet, a solution that is satisfactory to all parties has not been found.

PUBLIC COMMENTS

As stated above, the public was advised of this meeting in various ways. A large number of public comments were received prior to the May 2015 preliminary review meeting. Citizens for Responsible Development, represented by Bob Cushman, submitted an email dated May 10, 2015, accompanied by three documents:

- Comments: Foster City Residents for Responsible Development
- Petition signed by over 1,800 people
- Comments made by 517 people who have signed the online petition

In addition, a large number of emails were received, which are available for review in a binder in the Community Development Department.

On July 22, 2016, Mr. Cushman submitted an email on behalf of the Foster City Residents for Responsible Development that included three (3) documents. The first document is a list of the names of 2,133 people who have signed their on-line petition as of July 21, 2016 stating their opposition to any additional high-density residential units until all previously approved construction projects are completed and their impact on Foster City's schools, traffic congestion, and water resources can be evaluated. The second document presents the 596 comments made by people who have signed the on-line petition. The third document explains the major reasons why Foster City Residents for Responsible Development opposes the Sares Regis proposal. This is a duplicate of a prior submission from the group dated 11 May 2015. The documents provided by Mr. Cushman are included with the staff report as Attachment #6.

A number of emails regarding the project have been sent to the City Council. Those emails are included in a binder that is available for review during business hours at the City Clerk's Department and the Community Development Department, 610 Foster City Boulevard, Foster City, CA 94404.

QUESTIONS

1. Is the City Council interested in changing the Zoning/General Development Plan on this site to allow housing?
2. If so, should other land uses, such as hotel, be considered in addition to the proposed townhouses?
3. Is there other information, in addition to the items listed below, that should be provided for the Planning Commission and City Council to review with the application, such as:
 - a. Environmental review, including a traffic study
 - b. Analysis of the viability of commercial uses around the park
 - c. Analysis of demand for smaller offices
 - d. Analysis of fiscal/services impact

Pursuant to Chapter 17.72, Development Project Preliminary Review Procedures, the City Council's comments are advisory and non-binding and do not constitute either an approval or denial of the project; therefore, no formal action will be taken at this meeting.

NEXT STEPS

Following this Development Project Preliminary Review meeting, the applicant will have an opportunity to consider the comments provided by the City Council and the public, and if desired, move forward to a Planning Commission Study Session. As noted earlier in the staff report, an Environmental Impact Report (EIR) will be required and at the appropriate time the EIR process would begin with City Council approval to issue a Request for Proposal to environmental consulting firms who are qualified to prepare the EIR.

Attachments:

- Attachment 1 – Project Description, Phase C, dated August 14, 2015
- Attachment 2 – Pilgrim Triton Phase C-Conceptual Site Plan, Landscape Plan and Circulation Plan
- Attachment 3 – Letter from David Hopkins, with consent from Northwestern Mutual Life, dated June 23, 2015
- Attachment 4 – Letter from Kristina Lawson on behalf of AREOF VI, dated May 10, 2016
- Attachment 5 – Letter from Kristina Lawson on behalf of CV Triton, LLC, dated June 22, 2016
- Attachment 6 – Correspondence Received from Bob Cushman on July 22, 2016

Attachments Provided with May 18, 2015 Staff Report:

- Attachment 7 – Letter from David Hopkins, Sares Regis, dated February 4, 2015
- Attachment 8 – Memorandum from Fehr & Peers, dated August 22, 2014 Resolution No. 2008-38, Approving Pilgrim Triton General Plan Amendment
- Attachment 9 – Pilgrim Triton Master Plan Use Diagram with Phases
- Attachment 10 – Exhibit E, Permitted Density and Intensity of Use, 7/23/2012
- Attachment 11 – Letter from Sares Regis, dated May 13, 2015
- Attachment 12 – Letter from Housing Leadership Council of San Mateo County, dated May 13, 2015
- Attachment 13 – Letter from Foster City Chamber of Commerce, dated May 14, 2015

The following attachments are provided in a binder that is available for review during business hours at the City Clerk Department and the Community Development Department, 610 Foster City Boulevard, Foster City, CA 94404. It is also available for review on the Foster City website at: www.fostercity.org/departmentsanddivisions/communitydevelopment/Features/Pilgrim-Triton-Phase-C.cfm:

- Binder Attachment 1 – 1,873 Petition Signatures as of 5-6-15
- Binder Attachment 2 – 517 Petition Signatures as of 5-6-15

- Binder Attachment 3 – Public Comments on PT Phase C 3-11-15 to 5-11-15
- Binder Attachment 4 – Public Comments on PT Phase C 5-12-15 to 5-18-15
- Binder Attachment 5 – Public Comments on PT Phase C 5-19-15 to 5-26-15
- Binder Attachment 6 – Email from Bob Cushman dated 5-10-15
- Binder Attachment 6 A – Comments from Residents for Responsible Development regarding PT Phase C Opposition
- Binder Attachment 7 – Public Comments Received After 7-23-16