

**Pilgrim Triton Phase III (PTP3)
Specific Use Permit / Tentative Map
City of Foster City**

Responses to Interdepartmental Evaluation Committee (IDEC) comments dated Nov. 27, 2018
Specific Use Permit / Tentative Map (UP2018-0056 & RS2018-0001)
February 12, 2019

The following are responses to the November 27, 2018 comments provided by the IDEC committee regarding Pilgrim Triton – Phase C's (UP2018-0056 & RS2018-0001) first Specific Use Permit and Tentative Map package.

POLICE DEPARTMENT (Comments by Mark Lee)

Comment 1. No Comments

Response: N/A

FIRE DEPARTMENT (Comments by Vorisia Henderson)

Comment 1. The truck access does not appear adequate. Please provide measurements showing that it complies with the requirements in California Fire Code Fire access roads, Section D 105. See attached copy of code section.

Response: *Per discussions with the Fire Marshall Robert Marshall and Staff, the Site Plan on Sheet C.3 has been altered to include a 20' EVA at the West end of Street 'C' in order to provide through access. All other aerial truck access notes are adequate as shown.*

Comment 2. Where a fire hydrant is located on a fire apparatus access road, the minimum width shall be 26 feet, exclusive of shoulders. CFC D103.1

Response: *Fire hydrants have been placed only on 26'-wide roads.*

Comment 3. A through roadway or EVA accessible surface shall be provided between the workforce housing and Street C.

Response: *A through roadway EVA has been provided on the West end of Street 'C' that connects with the workforce housing driveway.*

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Comment 4. Standpipes shall be required in all 3 stairways of the workforce housing.

Response: *It is our understanding that a standpipe is not necessary because this is a 3-story product with a NFPA 12D fire sprinkler system and is equipped with a fire riser closet.*

Comment 5. Stairway at both ends of the workforce building shall extend to the roof.

Response: *Based on consultation with the Fire Marshall Robert Marshall on 12/12/18, it was determined that only a single stair needs to extend to the roof of the workforce apartments. The plans include a single stair to the roof.*

Comment 6. Hydrants shall be within 50 feet of all FDC.

Response: *All FDC's are within 50' of a hydrant.*

Comment 7. Fire pumps may be required based on fire flow and needs.

Response: *Comment understood. City has provided available flows in the system, and the MEP designer and Fire Protection Engineer will determine whether a fire pump is required from that information during the development of the construction documents / permit submittals.*

Comment 8. Maximum 13'6" vertical clearance on roadways to be maintained the life of the buildings.

Response: *A vertical clearance of 13'-6" is provided for all access roads.*

Comment 9. Ladder cuts on the parapets may be required.

Response: *Based on the meeting with Fire Mashall Robert Marshall on 12/12/18, it was determined that ladder cuts at parapets are only required where extended lengths of parapets are over 35". The townhome design shows most parapets are 36" or less.*

PARKS AND RECREATION DEPARTMENT (Comments by Tiffany Hall)

Comment 1. No Comments.

PUBLIC WORKS DEPARTMENT (ENGINEERING) (Comments by Stephanie McDonald & Lawrence Tam)

Comment 1. To delineate the public and private water infrastructure, backflow preventers shall be located at the property line or directly behind the property line.

Response: *Private fire double check assemblies have been placed at two connections points at the property boundary, as coordinated with the Fire Department. Each housing unit (in the case of the townhomes) is then anticipated to have an individual meter placed in the abutting driveway. Since the proposed plan is a condominium plan, there are no internal property lines; therefore, the main is assured to be public up to the location of the meter, per water detail 10. All project-wide irrigation meters will be served from the public water main, and backflows will be placed behind any internal private sidewalks in these instances.*

Comment 2. Attach applicable City Standard Details (see attached details for your use).

Response: *Applicable City details have been reviewed.*

Comment 3. Provide a waste management plan.

Response: *See Sheet C.10 for the Trash Service Plan, which is currently being review by Recology.*

Comment 4. Encroachment Permit is required before start of work within Public Right-of-Way.

Response: *Comment understood.*

Comment 5. A deposit account shall be created to cover incurred costs for engineering review, plan checking, contract administration, inspection, and testing by the Public Works Department. The minimum deposit amount required is 6 percent of the estimated cost for the public and/or site improvements, or \$20,000, as determined by the Public Works Director.

The deposit must be renewed upon demand, to maintain a minimum balance of \$4,000. All costs of plan checking, inspection, and contract administration by the Public Works Department will be charged against this deposit. At any time that the deposit is depleted below a balance of \$2,000, plan checking/inspections will stop until the balance has been renewed to above \$2,000. The unused balance of the deposit will be returned to the applicant upon completion of the work.

Response: *Comment understood.*

PUBLIC WORKS DEPARTMENT (MAINTENANCE)

(Comments by Laura Galli)

Comment 1. No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT: BUILDING INSPECTION DIVISION
(Comments by Marty Cooper)

Comment 1. Site plan does not provide sufficient accessible elements for pedestrian or vehicular access.

Response: *The Site Plan has been revised to provide more direct access from accessible stalls to on-site ADA units and common open space as follows:*

- a. *Two accessible perpendicular stalls have been located along Triton Drive near the center of the row of proposed perpendicular parking to provide access to the workforce housing and adjacent townhomes.*
- b. *Two accessible parallel stalls have been provided along the northern side of Calypso Lane – one along the edge of Triton Park and one along the northern cluster of townhomes to provide access to park and townhomes respectively.*
- c. *One accessible parallel stall has been provided along Pilgrim Drive to provide access to the townhomes on the balance of the site.*

Sheet C.3 identifies the accessible path to all accessible units throughout the project.

Comment 2. Park, common areas and associated facilities are to be accessible.

Response: *The park and common areas are all designed with accessible paths, ramps and direct parking stalls, as shown on Sheet C.3.*

Comment 3. Plans shall include provisions for reporting compliance with SB721 by architect, civil engineer or structural engineer.

Response: *Comment understood. Permit submittals for both the townhomes and workforce apartments will include provisions for reporting compliance with SB721 by architect, civil engineer or structural engineer.*

Comment 4. Code Summary is incorrect: California Residential Code (Title 24 Part 2.5) is not applicable to this project; Workforce Housing is regulated by Chapter 11B of the California Building Code; PTP3 is regulated by Chapter 11B of the California Building Code; Construction Type is to be VA or IIIA dependent upon each building type and if are or height increase is utilized

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Response: *The code summary has been revised to distinguish which codes are applicable to the townhomes and which are applicable to the workforce apartments, as shown below and on sheet A0.0.1. However, both building types will be type VB construction.*

Building Code Summary				
Reference:	2016 California Code: CBC (Workforce Apartments)			
	Building, Fire, Electrical, Mechanical, Plumbing, and CAL Green			
	California Residential Code, Title 24, Part 2.5 (Townhomes)			
Occupancy:	Townhomes: R-3 townhome condominium; U (private garage); 1-hour rated common wall fire separation Workforce Apartments: R-2 Residential; U (private garage); 1-hour rated common wall fire separation			
Fire Sprinkler System:	NFPA 13D			
Construction Type:	VB Non-Rated			
Allowable Height:	3 stories, 40 feet (Per CBC Table 504.3 & 504.4)			
Allowable Area:	R-3 = Unlimited (Per CBC Table 506.2) U = 1,000 SF (Per CBC 406.3.1)			
Accessibility:	Per 2016 CBC, Chapter 11A(Townhomes), Chapter 11B(Workforce Apartments), and CRC R320			

COMMUNITY DEVELOPMENT DEPARTMENT: PLANNING / CODE ENFORCEMENT DIVISION **(Comments by Leslie Carmichael)**

Comment 1. Please see attachment dated November 27, 2018.

Response: *See section below:*

Comment 2. Business(es), contractors and subcontractors must have a current city Business License.

Response: *Comment understood. This will be included in the subcontractors contracts.*

COMPLETENESS OF APPLICATION / INCOMPLETE ITEMS FOR USE PERMIT

Comment 1. Sheet A1.0.1:

- a. What is "Phase 1" in Project Summary? It looks like a different project.

Response: *Any reference to a "Phase 1" has been removed.*

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- b. Include site coverage data table for townhouses and workforce housing.

Response: *Included on Sheet A0.0.1*

- c. Correct unit summary/building summary tables so that unit count by unit plan matches.

Response: *Revised on Sheet A0.0.1*

Comment 2. Provide a design narrative.

Response: *Attached.*

Comment 3. Include (or label) site plan showing parcel areas to match parcel size in project data tables.

Response: *See Sheet A0.0.1*

Comment 4. Include key maps with building plans/elevations.

Response: *Key maps have been added to the plans*

Comment 5. Include color scheme map.

Response: *Color scheme map has been added as Sheet A7.0.1*

Comment 6. Include ties to Color/Materials Sample Board on the elevations.

Response: *These are shown on the elevation sheets.*

Comment 7. Sheet A5.0.4 - Correct labeling of Townhouse Plan 5.

Response: *This has been corrected to reflect the current plan.*

Comment 8. Provide Landscape Narrative per Use Permit submittal requirements.

Response: *Landscape Narrative is attached.*

Comment 9. Include East Hillsdale Boulevard perspective showing both Phase C and Waverly Cove to compare with Waverly Cove architecture.

Response: *This is now shown on A1.1.0.*

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Comment 10. Provide a Sustainability Features narrative per Development Agreement - including EV charging.

Response: *Sustainability narrative is included in the attached resubmittal narrative.*

Comment 11. Regarding Park features - note on drawings items promised, such as power outlets.

Response: *Power and water connections at park are now noted on Sheet L1.1.*

Comment 12. Provide schematic showing potential PV array on townhouses and workforce.

Response: *Sufficient space is accounted for on the roof of the townhomes and workforce housing buildings to accommodate PV. The areas will be further defined during development of the construction drawings.*

Comment 13. Provide a Sequencing narrative.

Response: *Sequencing narrative attached.*

Comment 14. Recology - a letter is not required until building permit, but get some feedback from Recology.

Response: *The application and plans have been submitted to Recology for review and comment.*

Comment 15. Show dimensions of clear area inside garages; should be 20x20 for 2-car and 10x20 for tandems.

Response: *The unit plans have been updated to show these dimensions.*

Comment 16. For building permit, include a water plan for fire service - must be on separate sheet.

Response: *This will be included in the improvement plans and construction drawings.*

Comment 17. Include images for Plaza features/furnishings.

Response: *Images of the Plaza features are now included in the plans. See Sheet L1.3.*

Comment 18. Include a perspective for the Plaza.

Response: *The Park Plaza perspective is now included on Sheet A1.1.2.*

Comment 19. Sheet A2.1.1 = correct to looking Southeast; not Northwest.

Response: *This will be corrected on the next submittal.*

INCOMPLETE ITEMS FOR TENTATIVE MAP

Comment 1. Sheet C.1:

- a. Provide Tract name and number and description per Submittal requirement #2.A.

Response: *In phone conversations with both the City of Foster City and San Mateo County, direction was not given as to which jurisdiction would be providing this information. Tract number will be provided prior to final Tentative Map submittal anticipated on 3/13/19.*

- b. List the Owner/Subdivider per Submittal requirement #28.

Response: *See Sheet C.1 note 1 for Owner/Subdivider information.*

- c. Show the property line radius at the northwest corner and at the Pilgrim Drive driveway to the workforce apartments between Lots 13 and 16.

Response: *Property line radii are shown on Sheet C.1.*

- d. General Note #9 shows 16 lots/4 parcels, but there are more than 4 parcels.

Response: *The content of the note has been updated to show 16 lots and 5 parcels (and is now General Note 10).*

- e. Correct General Note #18 to clarify that street lights on Triton Drive will be private and maintain by the homeowner's association (because Triton Drive will become a private street).

Response: *General Note #18 has been revised to include the Triton Drive street light maintenance responsibilities.*

- f. Include missing statements as required by Tentative Map Submittal Requirement 2.R.

Response: *Statements now provided on Sheet C.1.*

Comment 2. Sheet C.3:

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- a. Add widths of paths and sidewalks.

Response: *Sidewalk widths are now noted on Sheet C.3.*

Comment 3. Sheet C.5:

- a. Add missing street sections for Drive Aisle 5 and half of Argonaut Lane.

Response: *Additional sections have been added to Sheet C.5.*

Comment 4. Sheet C.7:

- a. Label water connections/DDC for Workforce building.

Response: *DDC and service connections have been added to Sheet C.7.*

- b. Show sanitary sewer connections to Building 3 and Workforce building.

Response: *Sewer connection details have been added to Sheet C.7.*

- c. Add missing Rim/Inv Information.

Response: *RIM/INV information is shown on Sheet C.7.*

- d. Show points of connection for joint trench/dry utilities.

Response: *Sheet JT5 has been added to show the joint trench intent.*

- e. Show proposed locations and include labels for relocated street lights.

Response: *See Sheet C.7 for proposed relocated street light locations*

- f. Show FDCs and detector checks on Utility Plan.

Response: *FDCs and double check are now shown on Sheet C.7.*

Comment 5. Sheet L.1

- a. Show all detector checks and other above-ground utility equipment on the Landscape Plan.

Response: *Backflow devices and detector check valves are shown in landscape plans, along with shrub screening, on Sheet L2.0.*

DESIGN COMMENTS

Comment 1. Process Comments:

- a. Provide a narrative explaining the sequence of the lot line adjustment, tentative map, street vacation, easements, etc.

Response: *Sequencing narrative is attached.*

Comment 2. Townhouse Design Comments:

- a. Some of the color schemes seems too dark: A-front; C-front; F-front; G-rear; I-rear; lighten by carrying up light colored building elements? We are still evaluating this with color board. It would be helpful to have one copy of some sample elevations keyed to the color board. Where is accent 2/Trim 6 used?

Response: *The buildings' exterior color schemes have been brightened and diversified. In contrast with the previous earth tones, the new color scheme adopts base colors of whites and grays with accents of green, blue and red. See attached design narrative for additional information.*

- b. Some elevations appear flatter than others - provide more articulation (e.g., rear of Townhome I; front and rear of Townhome H, rear of Townhome G).

Response: *Additional articulation is introduced on the latest drawings. See the attached design narrative for additional detail.*

- c. Explore whether garage door colors should be same on each elevation or alternate as in Townhome B, D, E, F, G, H, I, Workforce Apts.

Response: *All of the townhome buildings' garage door alternate in colors across the façade. This is done to create some variety on this portion of the elevation and is done in a way that corresponds with the color blocking on the architecture above to emphasize the building forms. Additional articulation and accent paint has also now been included on the rear of the workforce housing, even though the garages are now consistently colored. Windows have been added to select garage doors throughout the townhome buildings and at the workforce building to provide additional variation.*

- d. Asphalt shingle roof section facing parking lot seems out of character.

Response: *The incorporation of shingled roofs into select townhome buildings' rear elevations has been removed and replaced with flat roofs and parapets.*

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- e. Street addresses must be internally illuminated per 15.28.120.A.

Response: *Elevations have been updated accordingly to show required internally illuminated addresses at the front entry doors. (Note that address numbers at the rear garages remains as previously shown).*

- f. Too many different window types/mixes.

Response: *The window mix and types have been simplified and no longer replicate in the same way across the façade but are still varied.*

- g. Vents - minimize vents through wall as much as possible; any wall vents must be flush; take tankless vents through the roof.

Response: *Comment understood and will be incorporated into construction documents and permit sets.*

- h. Minimize roof height changes enough to avoid access ladders.

Response: *Roof height changes are below the threshold requiring access ladders.*

- i. Townhouse Plan 5 is labeled as 2 bedrooms/2 baths on unit plans, but it's really 1-bedroom+den and 1 ½ baths.

Response: *The plans have been revised to show Plan 5 as 1 bedroom and 1 ½ bath on A0.0.1.*

- j. AC units in patios - evaluate whether screening is sufficient with proposed slatted fence.

Response: *The height of the porch fencing has increased to 40' to sufficiently screen the AC units on the patios. See Note 2 on building elevation sheets.*

- k. Mailbox locations - make sure they have accessible pedestrian access.

Response: *The mailboxes have been located to provide pedestrian access.*

- l. Agave - not in keeping with other planting in Pilgrim Triton; appears too "succulent."

Response: *Agave has been removed from the plant list and imagery. See Sheet L2.1.*

- m. May need additional handicapped parallel parking on Calypso - per

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Building Division Comment.

Response: *Accessible parallel parking has been added along Calypso Lane and Pilgrim Drive.*

Comment 3. Workforce Apts. Design Comments

- a. Will Workforce entryways look like caves in the daylight? Will there be enough natural light?

Response: *The plans have been updated to remove the Board Form concrete look and instead show enclosed glass entries. This treatment provides visual openness in a brighter color and material (while also providing additional access security).*

- b. Is there a proposal for how to assign garages?

Response: *Unit 5 (ADA adaptable) is the only unit to have direct access from the garage and will be assigned that garage as such. Assignment of the remaining garages will be done by the workforce building manager to allow for maximum flexibility.*

- c. What are the sustainability features - EV charging; PV on roof?

Response: *The workforce building will have conduit to the roof to allow for future PV installation. Infrastructure for an EV charging station will be included in the surface parking lot. See the attached sustainability narrative for overall features.*

I trust this satisfies your concerns regarding the 1st Submittal Plan Check Review comments regarding Pilgrim Triton – Phase C (UP2018-0056 & RS2018-0001) project. Please call if you have any further questions or comments.

Andrew Turco
Sares-Regis

Denise Cunningham
SummerHill Homes