

# MINUTE ORDER

No. 970

OFFICE OF THE CITY CLERK  
FOSTER CITY, CALIFORNIA

Date: February 28, 2006

Attention: City Council  
Planning Commission  
Community Development Director

City Council/Board of Directors Meeting Date: February 27, 2006

Subject: General Plan Update/Land Use and Circulation Element/Commercial-Industrial Properties in the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive Commercial-Industrial Areas

Motion by Vice Mayor/Vice President Cox, seconded by Councilmember/Director Frisella, carried 4-1-0, Councilmember/Director Wykoff voted "No," IT WAS ORDERED approving the Land Use and Circulation Element Goals, Policies and Implementation Measures Relevant to the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive Commercial—Industrial Areas, as follows:

1. Goals LUC-A through LUC-K pursuant to the staff report.
2. Goal LUC-new would state:  
Encourage Redevelopment of Under-utilized Properties with Increased Density/Intensity of Uses.  
Encourage the aggregation and redevelopment of under-utilized properties and/or outdated buildings in the older commercial/industrial areas of the City, specifically the Chess Drive/Hatch Drive and Pilgrim Drive/Triton Drive areas, by allowing substantially increased density and intensity of uses.
3. Chess Drive/Hatch Drive Commercial-Industrial Area Policies:
  - Allow and encourage change that responds to the current and potential market and employment needs of businesses and that results in greater density and intensity of land uses and a broad array of land uses including commercial, office,

industrial, biotechnology and compatible uses, but prohibiting uses that would be incompatible with any of these uses, such as housing, schools, day care and other uses serving primarily children;

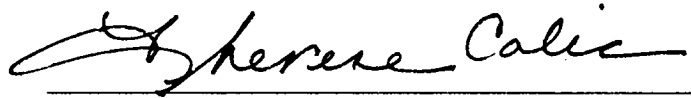
- Allow and encourage vertically and horizontally mixed use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses;
- Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the City's infrastructure, including sewer, storm sewer, and street system capacity; and
- Ensure that all existing and new businesses and land uses allowed met the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.

4. Implementation Measures for the Chess Drive/Hatch Drive Commercial-Industrial Area pursuant to the staff report.

5. Pilgrim Drive/Triton Drive Commercial-Industrial Area Policies:

- Allow and encourage change that responds to the current and potential market and employment needs of businesses and that result in greater density and intensity of land uses and a broad array of land uses including multi-family housing, retail, office, and light industrial uses but prohibiting uses that would be incompatible with housing and uses serving primarily children;
- Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the City's infrastructure, including sewer, storm sewer, parks/recreation facilities, and street system capacity;
- Allow and encourage vertically and horizontally mixed use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses; and
- Ensure that all existing and businesses and land uses allowed meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.

6. Implementation Measures for the Pilgrim Drive/Triton Drive Commercial-Industrial Area pursuant to the staff report.

A handwritten signature in black ink, reading "Sherene Calic". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

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CITY CLERK/DISTRICT SECRETARY