

CITY OF FOSTER CITY

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Foster City will hold a Public Hearing on Thursday, May 4, 2023 at 7:00 p.m. to consider the following and make recommendations to the City Council:

1. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FOSTER CITY HOUSING AND SAFETY ELEMENTS UPDATE (SCH# 2022010509), RECOMMENDING ADOPTION OF ENVIRONMENTAL FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM (EA2021-0004).
2. **GENERAL PLAN AMENDMENT:** RECOMMEND ADOPTION OF A GENERAL PLAN AMENDMENT TO REPEAL THE 2015-2023 HOUSING ELEMENT AND ADOPT THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031 (GP2020-003).
3. **RELATED GENERAL PLAN AMENDMENTS:** RECOMMEND ADOPTION OF AMENDMENTS TO THE LAND USE AND CIRCULATION ELEMENT OF THE GENERAL PLAN, INCLUDING:
 - a. AMEND OR ADD THE LAND USE PLAN DESIGNATION DESCRIPTIONS FOR TWO-FAMILY RESIDENTIAL, SERVICE COMMERCIAL WITH HOUSING, APARTMENT/NEIGHBORHOOD COMMERCIAL, AND CIVIC CENTER MIXED USE; AND
 - b. AMEND THE LAND USE MAP DESIGNATIONS FOR:
 - i. FOSTER'S LANDING (700 BOUNTY DRIVE, APN: 094-980-070) FROM CONDOMINIUM RESIDENTIAL TO CIVIC CENTER MIXED USE;
 - ii. 1601 BEACH PARK BOULEVARD (APN: 094-211-550) FROM PUBLIC/SEMI-PUBLIC TO TWO-FAMILY RESIDENTIAL.
4. **ZONING MAP AMENDMENTS:** RECOMMEND ADOPTION OF AMENDMENTS TO THE FOSTER CITY ZONING MAP, INCLUDING:
 - a. FOSTER'S LANDING (700 BOUNTY DRIVE, APN: 094-980-070) TO CHANGE THE ZONING DESIGNATION FROM R-3/PD MEDIUM DENSITY, MULTIPLE FAMILY RESIDENCE DISTRICT/PLANNED DEVELOPMENT TO CM/PD, COMMERCIAL MIX/PLANNED DEVELOPMENT DISTRICT; AND
 - b. EAVES APARTMENTS (700 MARLIN AVENUE, APN: 094-341-010) TO CHANGE THE ZONING DESIGNATION FROM R-3 MEDIUM DENSITY, MULTIPLE-FAMILY RESIDENCE DISTRICT TO R-4/PD HIGH DENSITY, MULTIPLE-FAMILY/PLANNED DEVELOPMENT DISTRICT; AND

- c. 1601 BEACH PARK BOULEVARD (APN: 094-211-550) TO CHANGE THE ZONING DESIGNATION FROM PF PUBLIC FACILITIES TO R-2/PD TWO-FAMILY RESIDENCE DISTRICT/PLANNED DEVELOPMENT; AND
- d. 1010 METRO CENTER BOULEVARD (APN 094-281-010) INCLUDING AN AMENDMENT TO THE FOSTER CITY ZONING MAP TO MODIFY THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN FOR THE ±100-ACRE LANDS KNOWN AS METRO CENTER IN THE C-2/PD (GENERAL BUSINESS/PLANNED DEVELOPMENT) DISTRICT TO A C-2/PD (GENERAL BUSINESS/PLANNED DEVELOPMENT) DISTRICT WITH AN AMENDED GENERAL DEVELOPMENT PLAN TO ALLOW UP TO 58,000 SQUARE FEET OF COMMERCIAL OR MIXED COMMERCIAL/RESIDENTIAL USE OF UP TO 58,000 SQUARE FEET OF COMMERCIAL AND UP TO 222 DWELLING UNITS AT 1010 METRO CENTER BOULEVARD IN TOWN CENTER NEIGHBORHOOD (TC).

5. ZONING TEXT AMENDMENTS:

- a. AMEND CHAPTER 17.14, R-2 TWO-FAMILY RESIDENCE TO ALLOW ONE DWELLING UNIT PER 3,350 SQUARE FEET OF LOT AREA FOR CONSISTENCY WITH THE GENERAL PLAN DENSITY OF 13 UNITS PER ACRE; AND
- b. AMEND CHAPTER 17.82 EMERGENCY SHELTERS, LOW-BARRIER NAVIGATION CENTERS, AND SUPPORTIVE HOUSING FOR CONSISTENCY WITH STATE LAW.

California Environmental Quality Act (CEQA)

The City of Foster City, as the Lead Agency, has prepared an EIR pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.; 14 Cal. Code Regs. §15000 et seq. ["State CEQA Guidelines"]) to evaluate the environmental effects associated with the proposed project.

This notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the Planning Commission will conduct a public hearing to take input on the Project make a recommendation to the City Council for certification of the EIR, adoption of the Housing Element, amendment of the Land Use and Circulation Element, and amendments to the Foster City Zoning Ordinance and Zoning Map.

The EIR identifies environmental impacts that require mitigation in the following topic areas: Air Quality, Noise and Vibration, Traffic and Transportation, Public Services, Utilities, Recreation, and Aesthetics. Significant and unavoidable impacts and cumulatively considerable impacts have been identified in the following topic areas: Traffic and Transportation, Public Services, Utilities, Recreation, and Aesthetics. There are individual sites within the full project location (citywide) that are included on a toxic site list pursuant to Section 65962.5 of the Government Code.

The Draft EIR was circulated for public review and comment from February 16, 2023 until April 2, 2023 consistent with State CEQA Guidelines §15087.

The City's Planning Commission will consider the Final EIR prior to making recommendations or decisions on the project at the public hearing on May 4, 2023. Following the Planning Commission hearing, the City of Foster City Council will consider the Final EIR prior to any decision regarding the project. The City Council will also consider the recommended Findings of Fact with a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

The Final EIR is available for public review by Monday, April 24, 2023. All files can be downloaded from the Foster City website engagefostercity.org/housing-element. A copy of the Final EIR and all documents incorporated by reference are also available for review during business hours at the City of Foster City Hall, Community Development Department, located at 610 Foster City Boulevard, Foster City, CA 94404 and at the Foster city Public Library located at 1000 East Hillsdale Boulevard, Foster City, CA 94404.

SAID HEARING will be held in the Council Chambers, 620 Foster City Boulevard, Foster City, California. The meeting will be held as a hybrid meeting, the public may participate in a live meeting format via Zoom or in person, pursuant to Government Code Section 54954.3(a). The public may participate on any agenda item by submitting their public comments in a live meeting format. Verbal comments shall be limited to three minutes. Written public comments for the record may be submitted in advance by 4:00 p.m. on the meeting date by email to: publiccomment@fostercity.org and will be made part of the written record but will not be read verbally at the meeting.

The Meeting Agenda along with staff report, related documents, and project plans will be published online at <https://www.fostercity.org/agendasandminutes> approximately one week prior to the actual meeting date. Pursuant to Section 65009 of the California Government Code, if you challenge a Public Hearing item in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence emailed to the City at or prior to the Public Hearing. Interested members of the public may contact the Planning/Code Enforcement Division of the Community Development Department by sending an email to publiccomment@fostercity.org or by calling (650) 286-3225, for more information.

Any request for reasonable accommodation should be addressed to Becki Hanan, Management Analyst at bhanan@fostercity.org or (650) 286-3225 by 10:00 am on Thursday, May 4, 2023. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Sofia Mangalam

SOFIA MANGALAM
COMMUNITY DEVELOPMENT DIRECTOR

DATED: April 13, 2023
PUBLISHED: April 19, 2023