

CITY OF FOSTER CITY NOTICE OF PLANNING COMMISSION PUBLIC HEARING AND STUDY SESSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Foster City will hold a Public Meeting on Thursday, October 19, 2023, at 7:00 p.m. to consider the following:

1. **PUBLIC HEARING FOR A SECOND-STORY ADDITION TO AN EXISTING SINGLE-FAMILY HOME**

PROJECT LOCATION: 612 BRIDGEPORT LANE

FILE NUMBER: UP2023-0075

PROJECT DESCRIPTION: USE PERMIT REQUEST TO CONSTRUCT A 459 SQUARE FOOT (SF) SECOND-STORY ADDITION TO AN EXISTING 2,226 SF TWO-STORY SINGLE-FAMILY HOME LOCATED AT 612 BRIDGEPORT LANE IN NEIGHBORHOOD 6.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): CATEGORICAL EXEMPTION, SECTION 15301 EXISTING FACILITIES.

2. **PUBLIC HEARING FOR AMENDMENT TO THE CITY OF FOSTER CITY MUNICIPAL CODE, TITLE 17, CHAPTER 17.90 BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM**

PROJECT LOCATION: CITYWIDE

FILE NUMBER: RZ2023-0008

PROJECT DESCRIPTION: THE CITY IS AMENDING THE CITY OF FOSTER CITY MUNICIPAL CODE, TITLE 17 ZONING, CHAPTER 17.90 BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM. THE PROPOSED REVISIONS INCLUDE ADDITIONAL DEFINITIONS OF TERMS, CLARITY ON THE USE OF COMPLIANCE AND MONITORING FEES, FORMATTING UPDATES TO IMPROVE CLARITY, THE ADDITION OF A NEW SECTION FOR STANDARDS FOR OCCUPANCY, MANAGEMENT, AND COMPLIANCE OF BELOW MARKET RATE (BMR) DWELLING UNITS, AND THE INCLUSION OF ENFORCEMENT OF THE BMR GUIDELINES, PROVISIONS FOR ENFORCEMENT AND ENFORCEMENT METHODOLOGY, AND OTHER MINOR REVISIONS. THE STAFF IS ALSO INCLUDING REVISIONS TO THE BMR GUIDELINES.

ON OCTOBER 5, 2023, A STUDY SESSION WAS HELD TO DISCUSS PROPOSED REVISIONS. FOR STUDY SESSION, PLEASE VISIT: [HTTPS://WWW.FOSTERCITY.ORG/AGENDASANDMINUTES](https://www.fostercity.org/agendasandminutes) AND REFER TO OCTOBER 5, 2023 PLANNING COMMISSION REGULAR MEETING.

THE PURPOSE OF THE MEETING IS FOR THE PLANNING COMMISSION TO REVIEW AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE AMENDMENTS TO THE CITY OF FOSTER CITY MUNICIPAL CODE, TITLE 17 ZONING, CHAPTER 17.90 BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): CEQA GUIDELINE SECTION 15061(B)(3), COMMON SENSE EXEMPTION.

3. STUDY SESSION FOR AMENDMENTS TO VARIOUS CHAPTERS OF TITLE 17, ZONING, OF THE FOSTER CITY MUNICIPAL CODE INCLUDING 17.04, 17.14, 17.16, 17.20, 17.26, 17.38, 17.36, 17.62

PROJECT LOCATION: CITYWIDE

FILE NUMBER: N/A

PROJECT DESCRIPTION: OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL HOUSING AND MIXED-USE DEVELOPMENT APPLICATIONS AND RELATED AMENDMENTS TO VARIOUS CHAPTERS OF TITLE 17, ZONING, OF THE FOSTER CITY MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO 17.04 DEFINITIONS; 17.14 R-2 TWO FAMILY RESIDENCE DISTRICT; 17.16 R-T TOWNHOUSE RESIDENCE DISTRICT; 17.18 R-3 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT; 17.20 R-4 HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT; 17.26, C-2 GENERAL BUSINESS DISTRICT; 17.38 C-M COMMERCIAL MIX DISTRICT; 17.36 PD PLANNED DEVELOPMENT COMBINING DISTRICT; 17.58 ARCHITECTURAL CONTROL AND SUPERVISION; AND 17.62 OFF-STREET PARKING REGULATIONS.

ADDITIONAL INFO: PLEASE VISIT: <HTTPS://ENGAGEFOSTERCITY.ORG/OBJECTIVE-DESIGN-AND-DEVELOPMENT-STANDARDS>.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): CEQA GUIDELINE SECTION 15061(B)(3), COMMON SENSE EXEMPTION.

PUBLIC HEARING LOCATION: The meeting will be held as a hybrid meeting.

- **In Person Location:** Council Chambers, 620 Foster City Boulevard, Foster City, California
- **Zoom:** The public may participate in a live meeting format via Zoom or in person, pursuant to Government Code Section 54954.3(a). Zoom information will be available as part of the published agenda approximately a week before the meeting date.

MEETING MATERIALS AND AVAILABILITY: The Meeting Agenda along with staff report, related documents, and project plans will be published online at <https://www.fostercity.org/agendasandminutes> approximately a week prior to the actual meeting date.

TO PARTICIPATE: 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.

PUBLIC COMMENTS: 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.

REASONABLE ACCOMMODATION REQUEST: 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, October 19, 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: September 28, 2023
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