

**PUBLIC COMMENTS
SUBMITTED
REGARDING PILGRIM
TRITON PHASE C**

**MAY 12, 2015 –
MAY 18, 2015**

Curtis Banks

From: Joann Metz <joannmetz@comcast.net>
Sent: Tuesday, May 12, 2015 10:09 AM
To: Foster City City Council
Subject: Overdevelopment

Gentlemen,

The letter shown below from the Orphanoupolos family mirrors the thoughts of our family as well. I will even speculate that - if posted online and offered for vote by residents - this letter would shout resoundingly and unanimously the negative sentiment against approval of any further development in **our** community.

We hope you will fulfill the responsibility and personal commitment of the office for which you have been entrusted. As you are well aware, this is a matter of conscience for each of you at this crucial point - the choice is yours.

Sincerely,

Joann Metz
921 Constitution Drive

Dear Mr. Mayor and City Council Members and Planning Commission,

We are writing this letter in opposition of an additional 50 for sale town homes instead of the already approved office-retail and housing plan for Phase C. We have been homeowners at 1105 Bounty Drive for many years and we can tell you from our personal experience that this project will be extremely disruptive and will cause a direct and immediate impact to our living experience as homeowners in Foster City.

Our opposition to this project is based primarily that this project is a change in direction of what was previously approved and the amount of density that will be lining East Hillsdale. If this project is approved, that will total three high-density projects within direct proximity of each other. This will lead to a traffic nightmare which is already at its maximum levels when trying to get in and out of Foster City.

Second, Foster City is bursting at the seams already - schools do not have capacity for more students - this is evident by the fact that kids are currently being sent away to schools in San Mateo because of a lack of capacity in our schools here in Foster City.

An important issue at this moment in our life in Foster City is WATER, we are been ask to reduce our consumption , where the water will be coming to this project?, do they have a "secret plan" that we are not aware?

How much more can we take? Let's keep the character of Foster City intact by allowing the current construction to conclude and put this project on hold until we can all properly understand what it feels like to continue stuffing our small community with more and more high density housing. If the City allows for high density construction like this project, Foster City will lose the character and traits that currently make it one of the most attractive places to live in the Bay Area and what allows for all of our property values and tax base to increase.

We trust that you will take our concerns seriously. The amount of development along this important corridor is something that is extremely sensitive to the entire City.

We urge you to oppose the approval of another high density project.

*Thank you,
Isabel and Andres Orphanopoulos
1105 Bounty Drive*

Curtis Banks

From: Kim Nguyen <kimnchan@yahoo.com>
Sent: Tuesday, May 12, 2015 8:42 AM
To: Foster City City Council
Subject: Re: Opposing to building more housing in Foster City

Dear Council members of Foster City,

I am writing this email opposing of any more housing to be built in Foster City.

Thank you
Kim Nguyen

Subject: Sares Regis request to build EVEN MORE high density housing in Foster City

Hi,

If you haven't already, please sign the petition and write a quick email to the Foster City Council TONIGHT to oppose Sares Regis' request to build additional high density housing to the already 400+ new apartments built in the Pilgrim-Triton (Hillsdale & Foster City Blvd, Chevron & McDonalds) area.

Today is the last day to send email to the council members to ask them to reject the plan. It will undoubtedly add more hellish traffic and pretty much ruin the charm and serenity of Foster City by building more high density housing all in the name of profits for the developers.

Write emails to:
council@fostercity.org (this email address will email all 5 council members and the email becomes public record to represent your opposition. "The prosed Edgewater Shopping Center and Marina Housing Projects were defeated largely due to emails and presentations to the City Council.")

Sign the petition at:
[The City Council and Planning Commission of Foster City: We oppose any additional high-density residential units until all previously approved construction projects are completed and we can evaluate their impact on Foster City's overcrowded schools, traffic congestion, and limited potable water resources.](#)



The City Council and Planning Commission of Foster City:...

Adverse Effects of High-Density Housing on Foster City: 1. Schools: Adds to our already overcrowded schools. 2. Traffic: Increases traffic congestion and safety...

View on tinyurl.com:

Preview by Yahoo

For more information, go to Foster City Residents for Responsible Development's FB page at:
[Log into Facebook | Facebook](#)

Log into Facebook | Facebook

Log into Facebook to start sharing and connecting with your friends, family, and people you know.

[View on tinyurl.com](#)

Preview by Yahoo

Curtis Banks

From: Mark Carpenter <mark@carpenterbenefits.com>
Sent: Tuesday, May 12, 2015 7:52 AM
To: Foster City City Council
Subject: Please no more building in Foster City-- the Carpenters 1143 Farragut

Hello Council Members,

Our family moved to Foster City in 1988. We have raised our two girls here (Brewer Island and Bowditch attendees) and we are watching our town change from the neighborhood driven community into a city whose identity is being lost. On a personal note, I have coached AYSO and CY soccer for 15 years in our town. Several years , I coached even though my children weren't playing. I stopped 1 ½ years ago and someone asked me why. My answer was very troublesome to me: Traffic. I would need to leave my job by 3:30 to be 100 % sure I could be there to start a 5 pm practice. I work two exists away and there are many days it takes me an hour to get home. Every time a new housing unit it built, the planners of Foster City need to anticipate that there will be another two cars trying to leave Foster City in the AM and re-enter between 5-6 PM.

We are considering moving from a town we love because we both spend 1 ½ commuting and my office is 10 miles away, Kathy's is a little further, but without traffic is 15 minutes away. I am just not sure " are we building to better the lives of people who ALREADY live here, or are we more interested in the next dollar and worrying about the people who might move here , later.

Thank you ,

Mark and Kathy Carpenter

Mark Carpenter
mark@carpenterbenefits.com
(650) 590-1155 Phone
(650) 590-1157 Fax
1100 Industrial Road #3
San Carlos, CA 94070

We also can help you with your individual or Key Man life insurance.

If you are not ERISA compliant , please contact us and we can assist you !

Client Premium Disclosure: It is the responsibility of the client to verify that the enrollments, terminations and changes have been applied correctly. Please check your invoices. Any discrepancies must be reported immediately to avoid additional charges. Mark Carpenter is not responsible for any premium over charges that go unnoticed on billing statements.

****If you are in the process of adding or replacing any Employee Benefit Plan(s). Do not cancel your current coverage until you have received your new benefit plan(s) approval from the new carrier.**

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Compliance Disclaimer: Any compliance related information in this email is intended to be informational and does not constitute legal advice regarding any specific situation. Should you require further compliance assistance, or legal advice, please consult a licensed attorney.

Curtis Banks

From: Eric Corpuz <eric@corpuz.com>
Sent: Tuesday, May 12, 2015 12:00 AM
To: Foster City City Council
Subject: Housing in Foster City

Dear Foster City Council Members,

Please, my family urges you to NOT approve any more housing in Foster City! Yesterday's city council irresponsibly approved too many residential developments, and I'm confident that today's city council can hear what seems to be the majority of Foster City citizens saying, "No more housing!"

It's time for a more thoughtful and diverse approach to growing our city's economy -- by way of a cohesive balance of residential, retail, and other commercial. We have the very unique amenity of our lagoon system. It's truly incredible that we have not figured out a way nor have we truly planned for a local economy that capitalizes on that amenity. Our city's family events and festivals are centered around Leo Ryan Park and the central lake of our beautiful lagoon system. Why can't more of our economy be centered around it as well? (i.e. Destination waterfront restaurants, etc.)

Professionally, my job function is that of an in-house real estate developer in over 18 states for a national company. I have been involved with and have contributed to the planning of city projects that involve mixed-use developments, including residential, retail and other commercial. If I may be of assistance, I would gladly offer to share my professional recommendations with you or whoever is in charge of economic development for free. I care that much about RESPONSIBLE growth for Foster City -- most of the people I speak with (and I'm sure you have experienced this as well) have spoken out about the urge to halt residential development in Foster City. We trust in your leadership -- now we just need to see truly represent your fellow citizens by putting a stop to more housing. Thank you!

Respectfully yours,

Eric Corpuz
Foster City Resident (Neighborhood 1)
eric@corpuz.com

Curtis Banks

From: Monica Beltran <mkdpb@yahoo.com>
Sent: Tuesday, May 12, 2015 12:56 PM
To: Foster City City Council
Subject: Pilgrim-Triton Master Plan

Dear Foster City Council Members,

I am a resident and home-owner in Foster City, with 2 children attending school in the SMFC school district. We are facing overcrowding issues at the school and adding another 50 townhomes to the Pilgrim-Triton Master Plan is not going to help with overcrowding. In general, high-density housing without significant funds to obtain land to build additional schools and hire qualified staff is not sustainable.

Overall, please stop approving high-density housing projects unless the builders provide enough money to deal with school overcrowding and additional traffic!

Sincerely,

Monica Kong Beltran

Curtis Banks

From: Sajid Jafri <sajidhjafr@yahoo.com>
Sent: Tuesday, May 12, 2015 1:13 PM
To: Foster City City Council
Subject: Objection to Proposed Master Plan by Sares Regis - Pilgrim/Triton

Dear Council Members,

My name is Sajid H Jafri and I live at 849 Peary Lane in Foster City since 1985.

I am writing to you once again about yet another Housing Project that is being considered in the area of E. Hillsdale Blvd and Pilgrim Drive (behind the Chevron station) - and to voice my very strong objections to this proposal.

I have been a tax-paying and voting resident of Foster City for 30 years and have raised my family here. My children were high school students when we moved here and are now well placed in their professions as doctor, IT engineers at Google and Stanford and Bio-tech industry. Their children attended Foster City School and then Bowditch before graduating from Berkeley. Adult children, who had relocated out of state for graduate study and medical schools, are now beginning to move back to Foster City to start their own families. I am most concerned about the impact of additional high-density housing in an already saturated Foster City converting it from a nice crime free and quite residential suburban neighborhood to noisy high crime urban area..

Over the years we have seen the city change (definitely NOT for the better) and we have accepted these changes without any objection as inevitable responses to population growth. Adding more people without upgrading the supporting infrastructure, particularly the access roads to and from Foster City, will create very serious traffic issues.

This particular initiative is so unpalatable to me that I am compelled to write to you. I will not be able to attend the May 18 Special Council Meeting as I am out of the country.

I sincerely hope that you will consider my very strong objection noted as you proceed forward with your decision-making process.

Thank you.

Sajid H Jafri
650 570-6215

Leslie Carmichael

From: Curtis Banks
Sent: Tuesday, May 12, 2015 5:18 PM
To: Leslie Carmichael
Subject: FW: Objection to Proposed Master Plan by Sares Regis - Pilgrim/Triton

Curtis

Curtis Banks, AICP
Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3239

From: Sajid Jafri [<mailto:sajidhjafri@yahoo.com>]
Sent: Tuesday, May 12, 2015 1:13 PM
To: Foster City City Council
Subject: Objection to Proposed Master Plan by Sares Regis - Pilgrim/Triton

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Thank you.

Sajid H Jafri
650 570-6215

Leslie Carmichael

From: Curtis Banks
Sent: Wednesday, May 13, 2015 8:19 AM
To: Leslie Carmichael
Subject: FW: Building in Foster City

Curtis
Curtis Banks, AICP
Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3239

-----Original Message-----

From: Pedro Ramos [<mailto:srkct@sbcglobal.net>]
Sent: Wednesday, May 13, 2015 12:04 AM
To: Foster City City Council
Subject: Building in Foster City

Do not feel more constructions should continue.

One reason, if California is in a bad drought why build more housing which requires more need of water.

Another reason Foster City should not take up more open areas is: If we have another big quake with damage and people in need of rescue and medical attention, the only way out of Foster City will be helicopters. Even doctors and nurses will have to be lifted to local hospitals.

I think rescue plans should be in the making neighborhood by neighborhood instead of using the open areas for more building. Traffic in and out of Foster City is worse than ever and continues to become a nightmare.

Sent from my iPad

Curtis Banks

From: Fariba Fatemi <manasarah2003@yahoo.com>
Sent: Wednesday, May 13, 2015 9:32 AM
To: Foster City City Council
Cc: dhopkins@srgnc.com
Subject: Foster City- new townhome

Dear Foster City Council,

I would like to support the proposal for new homes at Pilgrim Triton Phase C. We have been the residents of Foster City for more than 20 years, and we believe that Foster City needs more homes and park; building tall story commercial building will increase traffic. Please approve the proposal for residential community at Pilgrim Triton Phase C.

Thank You
Fariba Fatemi

Curtis Banks

From: Pedro Ramos <srkct@sbcglobal.net>
Sent: Wednesday, May 13, 2015 12:04 AM
To: Foster City City Council
Subject: Building in Foster City

Do not feel more constructions should continue.

One reason, if California is in a bad drought why build more housing which requires more need of water.

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Traffic in and out of Foster City is worse than ever and continues to become a nightmare.

Sent from my iPad

May 13, 2015

Mayor Kiesel and Council Members
610 Foster City Blvd
Foster City, CA 94404

RE: Pilgrim Triton Phase C

Dear Mayor Kiesel and Council Members,

We have reviewed the comments provided by Foster City Residents for Responsible Development (FCRRD), and submit the following responses organized by topic area. We met with FCRRD representatives two times in February, provided some information that was requested and offered to hold a public meeting with their group but were told that they were not interested in meeting with us. From a more general perspective, we understand from their comments and from our meetings that FCRRD is resistant to change, and we believe that they are missing, or misunderstanding, the fact that our proposed lower density residential use could produce significant *benefits* for the City and residents. For example: 1) significant traffic reduction, 2) reduced building heights and density, 3) creation of inclusionary affordable housing units, 4) completion of the new park, and 5) new homeownership options. It is also important to emphasize that most of the points made by FCRRD would be studied as part of the planning process, at which point impacts can be understood in further detail.

Property Purchase/Project Description

We purchased the property in July 2014, consisting of approximately 38,000 sf of existing, leased office space. The property is subject to vested entitlements, including a Master Development Agreement, that currently vest our right to redevelopment of the Property with up to a maximum of 17 residential units, 172,943 sf of commercial, industrial and/or office uses and related infrastructure improvements. Because the commercial land use is vested through the Master Development Agreement, the planning and design review process will determine the ultimate site configuration, but the size of the office development is vested. While we are requesting consideration of an idea to change the land use, we did not "bait" the City as FCRRD has stated. We have never provided false information, and there is no basis for such an inflammatory accusation.

FCRRD also alleges that our proposal is "take it or leave it," which is simply not true. Both the existing approved project and the concept we have proposed are compelling alternatives for us. The current office tenants are all aware of our plans going forward for redevelopment, and the vested office use is both financially viable and likely if we do not proceed with a viable residential alternative.

FCRRD also incorrectly refers to our residential proposal as "high-rise, high density housing." In reality, we are proposing townhomes that are 40 feet or less in height, compared to the already approved commercial office plan that allows buildings up to 85 feet in height, and our townhome proposal is considerably less dense.

To reconfirm, as described in our Preliminary Hearing Request letter, the concept we are proposing is to demolish the existing 38,000 square feet of office buildings, and amend the current vested entitlements for

redevelop the site with 65 to 70 for-sale townhomes instead of the vested 172,943 sf of commercial uses and 17 residential homes.

Traffic

In our view, FCRRD's comments related to traffic are rhetorical and general, not technical or fact-based. An appropriate traffic study by a consultant selected and managed by the City will determine the facts if we proceed with this process. Fehr & Peers, a qualified traffic engineering firm, prepared a trip generation analysis using standard methodology which showed that the proposed townhomes would be expected to generate less traffic than the approved office redevelopment. Fehr & Peers did also analyze, for information purposes only, a higher density than we have proposed (80-95 homes studied vs 68 homes now proposed). This was not with the intention of asking the City for higher density, but to ensure the results were, if anything, *conservative*.

Based on the Fehr & Peers analysis, the expected traffic reduction relative to the approved commercial/residential uses will be significant (with related reductions in air quality, greenhouse gas and noise impacts that are associated with traffic):

- a. Based simply on reduction in density, the total daily trips for 68 townhomes are less than half of the total daily trips for the currently approved land uses.
- b. In terms of shifts in direction, the reduction in density offsets the shift in traffic direction, such that the change in use would not make either direction worse, and results in a significant reduction in the trips leaving in the morning, and returning in the evening.
- c. Even though we expect a significant reduction in traffic trips, we are not seeking any reduction in the amount of the traffic fees paid under the Master Development Agreement for the shared off-site traffic improvements.

Affordable Housing

FCRRD appears to be confusing our proposal with the use of the State Density Bonus Law, which we are not proposing to use. We are proposing to provide 20 percent affordable units, as required by the City's General Plan Housing Element and the current Master Development Agreement, which will be sold at below market rate. The cost differential will be borne entirely by the applicant; no City or public funds have been requested.

We are *not* requesting *any* concessions or bonuses in connection with our proposal to provide 20 percent affordable units. There is no "parking reduction" in the approved Pilgrim Triton Master Plan, nor does the Master Plan require shared parking between the office and residential uses.

Interestingly, FCRRD seems to be questioning whether adequate affordable housing will be provided, while simultaneously attacking the very concept of affordable housing. This section on affordable housing indicates that the author does not understand what we have proposed, or how the City's BMR program would be implemented. The price of a BMR home would be determined by the City, not the applicant. Market rate pricing is not set by an applicant; it is set by the market. Given the comments, we have to question where they stand on affordable housing. We stand by our commitment to provide 20 percent on-site affordable housing, and we stand by our belief that this diversity in housing is a tangible benefit to Foster City.

Schools

FCRRD questions the projected enrollment we included with our fact sheet. This fact sheet (that they refer to as our "promotional materials") included sources for data which was provided. We applied the same rates included in the San Mateo-Foster City School District's Projected Enrollments for 2014 to 2024, prepared by Enrollment Projection Consultants on January 26, 2015. We used rates for "attached" units rather than "detached" units, since townhomes are "attached." If this concept is studied further, we will provide any required information to the City or School District to evaluate and confirm potential enrollment projections associated with the new homes.

FCRRD also indicates that the SMFCSD has written to the applicant – this is not accurate. The only correspondence we have from the School District is a letter of appreciation thanking us for a donation we made to their summer "Elevate Math" program. The Sares Regis Education and Community Foundation did grant \$15,000 to support Silicon Valley Education Foundation's Elevate Math program in both Foster City and Redwood City schools earlier this year. The funds allow three classrooms to be provided during the summer of 2015 which will provide "at-risk" middle school students with 75 hours of instruction over four weeks. The grants provided by our Foundation "bridged the gap" between funds the school district had to put towards program, and the actual cost to implement the programs.

We are well aware that the SMFCSD is facing enrollment issues and that they are in the process of planning a solution. While our concept is expected to generate a relatively modest number of students, the earliest there may be future families occupying the homes would be 2018. Our concept is expected to pay \$370,000 in school impact fees in 2018, as opposed to only \$180,000 for an office redevelopment project. Redevelopment of the property will also generate significant additional property tax revenue, which provides additional funds available to SMFCSD.

Water Use

An initial analysis by our civil engineer, Wilsey Ham (the same civil engineer who has worked on the Pilgrim Triton Master Plan and Phasing Plan), indicates that our concept for 68 townhomes will have a negligible, if any, impact on the total allocated water consumption for the Pilgrim Triton Master Plan area assumed by the certified EIR in 2008 (i.e. the proposed residential use and approved office use will be equivalent). The Pilgrim-Triton Master Plan EIR estimated that residential water usage would be 116,688 gallons/unit/year (320 gallons per day). Although commercial water use is typically estimated to be lower than residential use on a per square foot basis, the proposed square footage of our residential concept is significantly less than the approved commercial square footage which results in the negligible difference in actual water use. Ultimately, if we proceed, the environmental review process would provide and confirm this information.

Much has been written about the best way to address California's water supply challenges while maintaining the economic vitality of the State. One of the most agreed-upon approaches is the use of water conservation. In a recent media release from the State Water Resources Control Board, the article states that on average, 50% of total residential water use is outdoors. Our current proposal to build 65-70 townhomes on a 3.6 acre site would use only drought-tolerant, native planting with drip-irrigation to minimize the use of potable water. And, unlike the existing office buildings and improvements, as new construction the townhomes will be designed to meet current, far more stringent requirements. No lawn or turf would be included in the landscape plan. If the proposal were to be approved and built, we would also consider installing a reclaimed-water irrigation system (purple pipe) parallel to the irrigation mains in preparation for connection to a reclaimed water system when it becomes available.

Since townhomes have less outdoor area associated with each unit, townhomes use less water than single family homes. The West Valley Sanitation District in San Jose recently conducted a study of water usage records in effort to set sewer rates. Their study concluded that multi-family households (144 gallons per day) use approximately 23% less

Pilgrim Triton Phase C
May 13, 2015
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water than single family households (186 gallons per day) in their service area. With the many water conservation techniques and products available for new construction, and based on current standards, new homes are much more water efficient than equivalent sized existing, older homes.

Conclusion

FCRRD seeks more factual information/statistics and they question certain details and preliminary estimates that we have submitted. We believe these questions can and will be properly addressed as part of the land use study process we are requesting. We are looking forward to working with the City and interested stakeholders during this process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'David Hopkins', with a long horizontal line extending to the right.

David Hopkins
Senior Vice President
Sares Regis Group of Northern California, LLC
Regis Homes Bay Area, LLC

PILGRIM TRITON MASTER PLAN: PHASE III

Pilgrim Triton Master Plan History

Sares Regis Group’s history within the Pilgrim Triton Master Plan Area dates back to 2005 when the City identified the area as an opportunity to create a sustainable and vibrant community to replace suburban office/industrial uses which had become obsolete. The City Council approved the Master Plan and an Environmental Impact Report (EIR) in 2008.

The Master plan also includes the construction of a new, two acre park which was to be completed with the final phase of development.

Master Plan Phase	Approved Residential	Approved Commercial	Status
Phase I	307 homes	10,100 sf	Completed
Phase II	240 homes	58,000 sf	In construction
Phase III	17 homes	172,900 sf	See below
Phase IV	166 homes	55,000 sf	In construction

Note: Phase I known as The Plaza, Phase II as The Waverly, and Phase IV as Triton Pointe.

Proposed Land Use Change

We are proposing to complete the Master Plan with a **lower density land use by replacing 173,000 SF of office and retail with approximately 50 for-sale townhomes.**

Land Uses	Approved	Proposed
Total Daily Net New Traffic Trips (see Note 1)	17 homes / 172,900 sf commercial 1,869	68 homes 595
AM Peak Hour Net New Trips (see Note 1)	238 in / 41 out	-9 in / 44 out
PM Peak Hour Net New Trips (see Note 1)	48 in / 206 out	47 in / 7 out
Maximum Building Heights	85 feet	40 feet
Below Market Rate Homes Provided (see Note 2)	3	14
School Impact Fees Generated	\$182,000	\$370,000
Projected Students Generated (see Note 3)	5	19

Notes:

1. Net new trips are the trips in excess of or below the existing conditions, per Fehr and Peers Study dated August 22, 2014 using ITE 9th Edition. 2. **There are currently a total of 7 for-sale BMR units in Foster City.** 3. Student generation projections based on rates published in SMFCSO Project Enrollments, dated January 26, 2015. 16% for market rate, 75% for BMRs.

Project Benefits

- **Significant traffic reduction** per preliminary traffic analysis by Fehr & Peers. Traffic trips contribute significantly to air quality, GHG and noise impacts, so we anticipate similar reductions in those areas as well.
- **Significant reduction in building heights**, reducing any shadows on the park.
- **Completion of the park:** Despite impacts to the existing use of the Phase III site, Sares Regis will work with City Staff and the Waverly development team to allow completion of the park with The Waverly.
- **New ownership housing options to Foster City residents, first-time homebuyers, and employees of Foster City companies.** There are over 2,000 new employees in Foster City since 2010, many who commute due to lack of housing options within the City. The following employment figures were provided by a local commercial brokerage firm.

	2009	2010	2011	2012	2013	2014
Total Employment	15,267	15,367	15,808	16,517	17,008	17,467
Percent Change	-	0.7%	2.9%	4.5%	3.0%	2.7%

- **Below Market Rate ownership housing options** for Foster City residents. Our proposal would **triple the current number of for-sale below market rate homes.**
- Project constructed with prevailing wages.



**Housing Leadership Council
of San Mateo County**

139 Mitchell Avenue, Suite 108
South San Francisco, CA 94080
(650) 872-4444 / F: (650) 872-4411
www.hlcsmc.org

May 13, 2015

City of Foster City
City Council
610 Foster City Boulevard
Foster City, CA 94404

RE: Regis Homes' Proposal - Townhomes in Pilgrim Triton neighborhood

Dear Mayor Kiesel and Members of the City Council,

Thank you for the opportunity to provide comments on Regis Homes' proposal to replace approved office development with 65-70 townhomes in the Pilgrim Triton neighborhood of Foster City. **The Housing Leadership Council of San Mateo County (HLC)** works to promote the production and preservation of quality homes in our community. San Mateo County has been consistently listed as one of the least affordable counties in which to live in the United States according to the National Low Income Housing Coalition (NLIHC) (<http://nlihc.org/oor/2014>). We seek to promote policies and plans that enable equitable growth in our communities.

We are writing to express our support of new ownership housing opportunities in Foster City, particularly affordable ownership opportunities. We support Regis Homes' proposal to develop 65-70 townhomes in place of its approved office development, as their proposal will provide 20% of those homes at an affordable ownership level. This will provide housing options for vital members of the community, such as local teachers, homecare/health providers, public safety workers, and restaurant and retail workers to own a home in the city they serve.

Unfortunately these days market rate housing tends to be only available to those who make top-tier salaries - salaries that are out of reach for many of our local working individuals and families. Local home ownership affords families an opportunity to establish themselves in a community, build equity, and aspire to greater things. It also provides a level of stability that provides a more certain future.

In addition, significant local job growth over the past five years, much due to new office development, coupled with limited housing development, has resulted in congested

roads and lack of affordable housing options for employees. We strongly support development plans such as Regis Homes' proposal that will help address the pressing need for more local affordable housing opportunities, which may ultimately reduce traffic from the overwhelming in-commute of workers to our community.

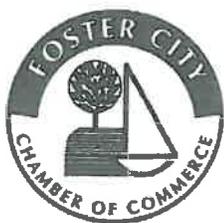
We encourage the City to continue its good work of creating a thriving, sustainable, inclusive community that will benefit all its workers and residents.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Hugg".

Joshua Hugg



May 14, 2015

1031 E. Hillsdale Blvd., Ste F
Foster City, CA 94404

Tel: (650) 573-7600
Fax: (650) 573-5201

info@fostercitychamber.com
www.fostercitychamber.com

Our Grand Vision:

To be the premier business organization providing leadership to our community.

Our Mission:

To promote, support, and advocate for our members; strengthen the economic climate of the Foster City Area.

Core Competencies:

- Create a Strong Local Economy
- Promoting the Community
- Political Action
- Providing Networking Opportunities to Build Business Relationships
- Representing the Interest of Business with Government

Established 1972

Mayor and Members of City Council
c/o Mr. Jim Hardy
City Manager
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Dear Mayor Kiesel and Council Members,

On behalf of the Board of Directors of the Foster City Chamber of Commerce, we are writing to encourage the further study of affordable for-purchase homes; in particular new ownership housing opportunities that are geared towards and give priority to buyers who work in Foster City.

The City Council will hold a Regular Meeting on Monday, May 18th to discuss a proposal to rezone Pilgrim Triton Phase C (551-565 Pilgrim Drive) to consider such a concept revision to zoning for an already approved commercial office building project. We encourage discussion of this and/or other projects in similar scope to service the unmet needs of our community.

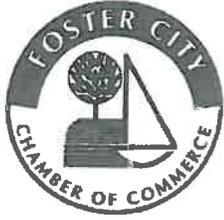
In doing so we also urge you to consider the implications to businesses that will need to be relocated from Pilgrim Triton and/or whom have started up new operations at The Plaza based on the development projects originally planned for the area.

The loss of the near 180,000 sq. ft. approved commercial office building project will have significant impact on the current retail tenants of The Plaza (and those who are considering location to one hundred grand and Waverly projects). Those financial impacts will need to be mitigated. Plaza retail tenants have reached out to the Chamber of Commerce to discuss the proposed rezoning. The Chamber of Commerce CEO has met with those businesses and has facilitated initial meetings with the developer. More meetings are to follow to fully study the potential impacts of any changes.

Foster City is attractive to businesses due to its location, amenities, strong economy and skilled labor force. Housing is an important factor in the long term success of these companies, as their employees' desire for quality of life will dictate that they live closer to work and avoid long, time consuming commutes.

According to the Association of Bay Area Governments, Foster City is expected to host 25 percent more jobs in 2040 than it did in 2010. That's a 25% increase! Foster City has added 3120 jobs since 2010, and currently has a job base of approximately 16,900 and has a sharply lower unemployment rate than San Mateo County or the Bay Area.

Job growth in Foster City is expected to keep pace in coming decades. Under the approved Gilead Integrated Campus Master Plan, Pilgrim-Triton Master Plan and Chess-Hatch Master Plan, a total of 6,100-7,100 new jobs would be generated according to BAE Urban Economics projections. These figures do not include further recent growth North of Highway 92, such as the Lincoln Centre Life Sciences Research Campus (BioMed) campus recently leased to Illumina.



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www.fostercitychamber.com

Small business and services also play a pivotal role in the quality of place in our community as they are the providers of amenities to our residents and large employers. Not to be forgotten is the generation of moderate and low income jobs created as a result of the aforementioned high income earning job growth. These households of teachers, public safety workers, and small business owners and employees can benefit significantly from an ownership housing proposal which includes homes sold at the affordable levels.

The Chamber of Commerce believes creating new homes that our employers will benefit from is a benefit to the economic health and vitality of our community. So too is ensuring those businesses who have invested in making the new neighborhood successful are addressed with respect and certainty for their own financial management and sustainability.

On behalf of the 2015 Board of Directors,

Kindly,

Our Grand Vision:

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business organization
providing leadership
to our community.



Joanne M. Bohigian
President & CEO

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Curtis Banks

From: Kathy Tamm <kathytamm@yahoo.com>
Sent: Wednesday, May 13, 2015 7:53 PM
To: Foster City City Council

Please DO NOT approve of the request of Sares Regis to add more townhomes to an already over crowded Foster City!!!!

Thank you,
Kathy and Jim Tamm
Long time residents of Foster city

Curtis Banks

From: Shelley Keefe <onyourtoz@gmail.com>
Sent: Wednesday, May 13, 2015 10:10 PM
To: Foster City City Council; Shelley Keefe
Subject: Opposition to Developer Sares Regis' Request to Build Additional Housing Phase C Pilgrim-Triton Master Plan

A notification from Foster City Residents for Responsible Development advises that Sares Regis has approached City Hall to build an additional (approximately) 50 townhomes instead of the already approved 17 housing units in an area of already high-density housing behind the Chevron station opposite Pilgrim Drive.

I attended two recent City Council meetings where views of concerned Foster City were expressed about the (over) development of Edgewater Place Shopping Center and the proposed Marina Center. The issues raised at those 2 meetings, primarily school overcrowding in Foster City, traffic concerns and quality of life concerns have not gone away. It was reassuring to hear that further housing projects were unlikely to be approved until the full effects of already approved housing projects could be realistically assessed. I do not believe we have reached that point yet.

A meager one-time payment to the school district does nothing to alleviate the overcrowding situation, children will still be unable to attend a FC Elementary or Middle School. Traffic can only become more congested, meaning longer commute times, environmental degradation from car exhausts and increased road maintenance due to greater wear and tear.

I strongly encourage you to oppose the request from Sares Regis. They stand to make huge profits due to the strength of the real estate market on the Peninsula and their concern is not for those of us who live here and will have to deal with the consequences when they have made their millions and moved away.

Thank you, Shelley Keefe, Foster City Resident since 1995
650 787 7614
onyourtoz@gmail.com

Curtis Banks

From: Caryl Blackfield <gmacaryl@earthlink.net>
Sent: Thursday, May 14, 2015 10:22 AM
To: Foster City City Council
Subject: Proposal for additional homes by developer Sares Regis

Dear Council members,

At the Council meeting when you rejected the redevelopment of the Edgewater Shopping Center you decided to have a moratorium on any further housing development. Please stick by your decision. We're so overcrowded already!!! Please reject this proposal as well.

Thank you,
Caryl Blackfield
861 Cabot Lane
Foster City

Curtis Banks

From: Candy Bandong <candy.bandong@gmail.com>
Sent: Friday, May 15, 2015 4:52 PM
To: Foster City City Council
Subject: Enough is enough

How much more money do the developers want? Foster City cannot sustain all this growth!!! We cannot get our if the neighborhoods due to congestion! What are you at the council thinking?

Please think of the open spaces we need to preserve. How about a green park for kids to play in in that lot between the luxury apartments and the horrendous building behind Chevron. The owners/residents will thank you for putting your foot down.

How about just a big patch of green space to recreate? The mothers of little kids will be grateful. Let's leave free open space in Foster City!

Candy Bandong

sent from Spaceship Enterprise

Curtis Banks

From: Kazi Zaman <kazi.zaman@gmail.com>
Sent: Sunday, May 17, 2015 7:07 PM
To: Foster City City Council
Subject: Developer Sares Regis - Phase C plan

Dear City Council,

I was very disappointed to hear that developer Sares Regis wants to build townhomes rather than the approved retail for Phase C of the "Pilgrim-Triton Master Plan".

I feel that this is bad for the community causing traffic congestion and overcrowding in schools just to maximize Sares Regis's profits.

I hope you ensure this proposal does not come to fruition.

Regards,
Kazi Zaman
(900 Gull Ave, Foster City)

Leslie Carmichael

From: Andy Klase III <aklase1@sbcglobal.net>
Sent: Monday, May 18, 2015 4:34 PM
To: Foster City City Council
Subject: Additional Dvelopment in Foster City

I recommend no more approvals of any development-- residential or commercial-- at this time.

The issue is not more people.

The issue is the limited routes to enter or leave Foster City.

Foster City has the same 3 connectors to the larger Peninsula that it has had for many years, probably since it was founded.

Are the current developers paying fees for traffic mitigation? I assume they are. What traffic improvements are approved and 'shovel ready'

If we had more access points to 3rd Ave, San Mateo, Highway 92, Highway 101 and Belmont/Redwood Shores more development would be appropriate.

Every major overpass on Highway 101 has been improved easing traffic congestion for the cities along this corridor. Where are the comparable improvements for Foster City?

Why isn't there a fly-over entrance from Hillsdale Blvd to highway 101 South?

We need another fly-over lane connecting Foster City Blvd northbound and Highway 92 Westbound. Having to go through the 2 traffic lights north of 92 is no longer efficient.

I recommend each of you try to enter Foster City by driving North on 3rd Ave between 4:30 pm to 6:00 pm. The biotech area north of 92 is important. However the traffic generated is already significant. Another place for a fly-over lane from 3rd Ave northbound to 92 eastbound

Thank you for attending to this. If you have good news in regards to traffic mitigation I would love to know what it is.

I am happy to follow up on any email citations etc that you can provide.

Andrew Klase
1111 Compass Lane
105