

Charter Square Redevelopment Application  
General Plan Amendment  
Additional Information  
April 1, 2013

FOSTER CITY  
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**Description of the Proposed Amendment:**

The owner of Charter Square Shopping Center, is requesting approval of a General Plan Amendment from Neighborhood Commercial to Condominium or Apartment Residential to allow the property to be redeveloped as a mixed-use project that would include approximately 10,000 square feet of Neighborhood Serving Commercial Uses and approximately 95 townhomes.

The 55,000 SF (+/-) shopping center was constructed in the 1970's. Over the years, the center has suffered from decreasing rents and increasing vacancies as consumer preferences have shifted and technology has changed the way goods and services are sold. In addition, since that time, large shopping centers in the area, Bridgepointe and Hillsdale Mall specifically, have created competition that severely limits the number of types of retail uses that can succeed and thrive at a shopping center like Charter Square. The building/site layout is awkward and inefficient with no retail "anchor" to draw traffic to the center and many stores that are hidden from view. The building architecture is outdated and in need of reinvestment, but with the lowest commercial rents in Foster City, the center does not generate sufficient revenue to allow for needed repairs and improvements.

The site has little visibility outside the neighborhood; has no proximity to a daytime worker population and many of the existing tenants are experiencing financial difficulties because of increased competition. It is expected that this competition will intensify with the anticipated development of additional retail at the City's 15-acre site. The results are visible and undeniable – Charter Square's vacancy rate is expected to increase to 40% by the end of 2013 as existing leases expire.

Therefore, the ownership is proposing to redevelop the site as a Mixed Use development with approximately 10,000 SF of neighborhood commercial uses that would serve and enhance the neighborhood – and up to 95 townhomes.

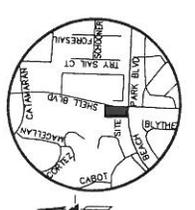
Redevelopment of the site as proposed would result in immediate, significant, new, recurring property tax revenue based upon the estimated \$35m construction cost. In addition, upon the sale of the units, that annual revenue would increase substantially based upon the ultimate sales price. *[Note: The 2012-13 property tax bill is \$50,547. Total 2011 taxable sales for the center were \$1,827,400. (Sources: State Board of Equalization, copy attached and City of Foster City)]*



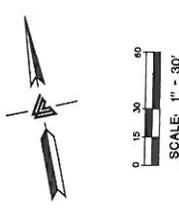
LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 2185 MONTECALA PARKWAY SUITE 2  
 HAYWARD, CALIFORNIA 94545  
 (925) 887-4096  
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1050-1064 SHELL BOULEVARD  
 FOSTER CITY, CALIFORNIA  
 SAN MATEO COUNTY  
 APR 09#-413-030

TOPOGRAPHIC SURVEY



VICINITY MAP  
 NO SCALE



**EASEMENTS**  
 EASEMENTS SHOWN HAVE BEEN TAKEN FROM  
 FOSTER CITY REDEVELOPMENT NO. 5  
 BOOK 77 OF MAPS AT PAGE 79  
 EASEMENTS NOT SHOWN IN TITLE REPORT PROVIDED BY  
 ORDER NUMBER ACS-264793-SM  
 DATED OCTOBER 24, 2008  
 EXCEPTION #1 - UNLESS NOTED OTHERWISE SEE PAGE 82  
 EXCEPTION #2 - UNLESS NOTED OTHERWISE SEE PAGE 82  
 SURFACE LOCATING SERVICES REQUIRED

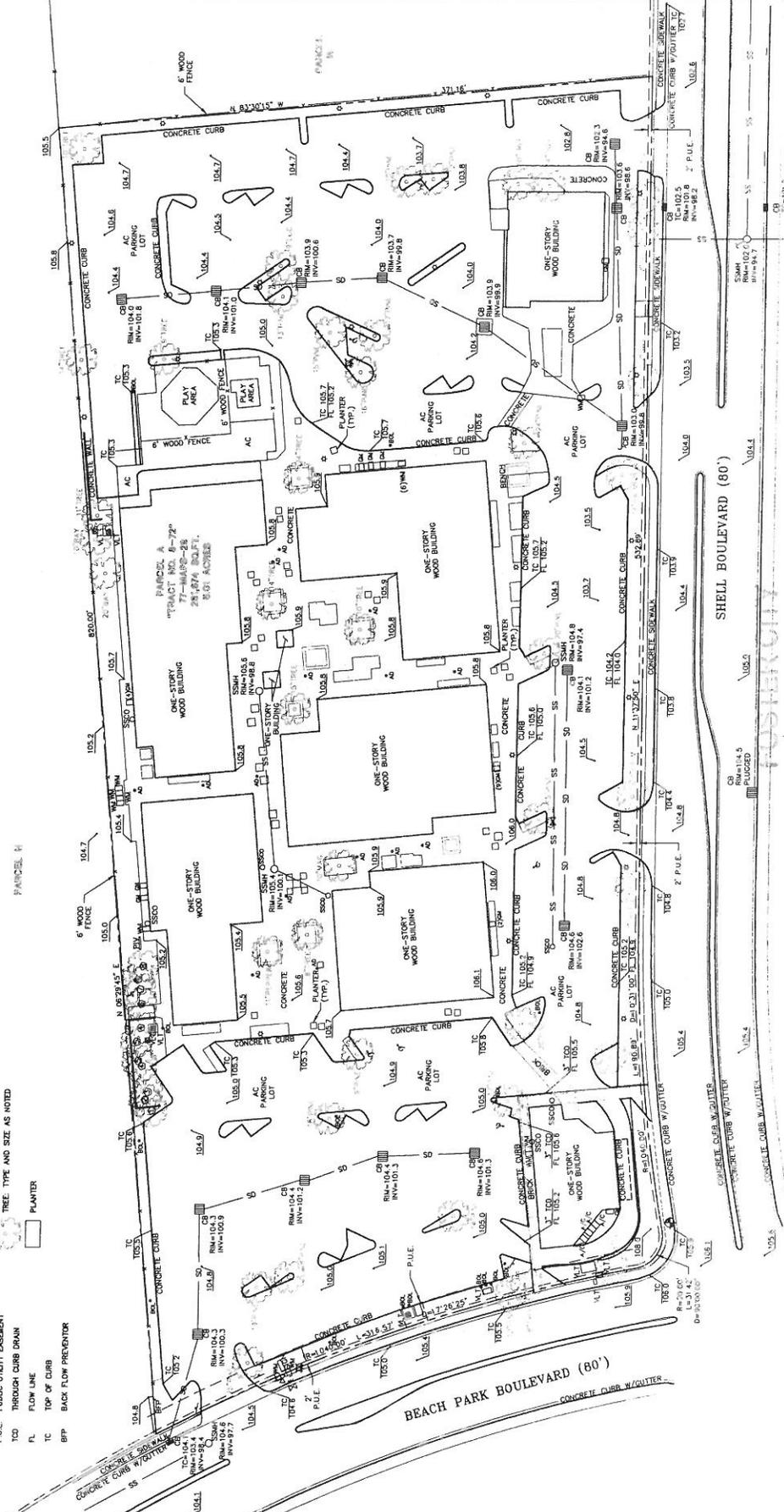
**BENCHMARK**  
 FOSTER CITY BENCHMARK  
 BRASS C.M. 140  
 CATCH BASIN, SOUTHWEST SIDE OF  
 PARK BLVD AT VEGAS CIRCLE  
 ELEVATION = 100.016 (MVD 26-100)  
**SITE-BENCHMARK**  
 SURVEY CONTROL  
 ELEVATION = 106.10

**TREE TABLE**

○	10' TALL TREE
○	15' TALL TREE
○	20' TALL TREE
○	25' TALL TREE
○	30' TALL TREE
○	35' TALL TREE
○	40' TALL TREE
○	45' TALL TREE
○	50' TALL TREE

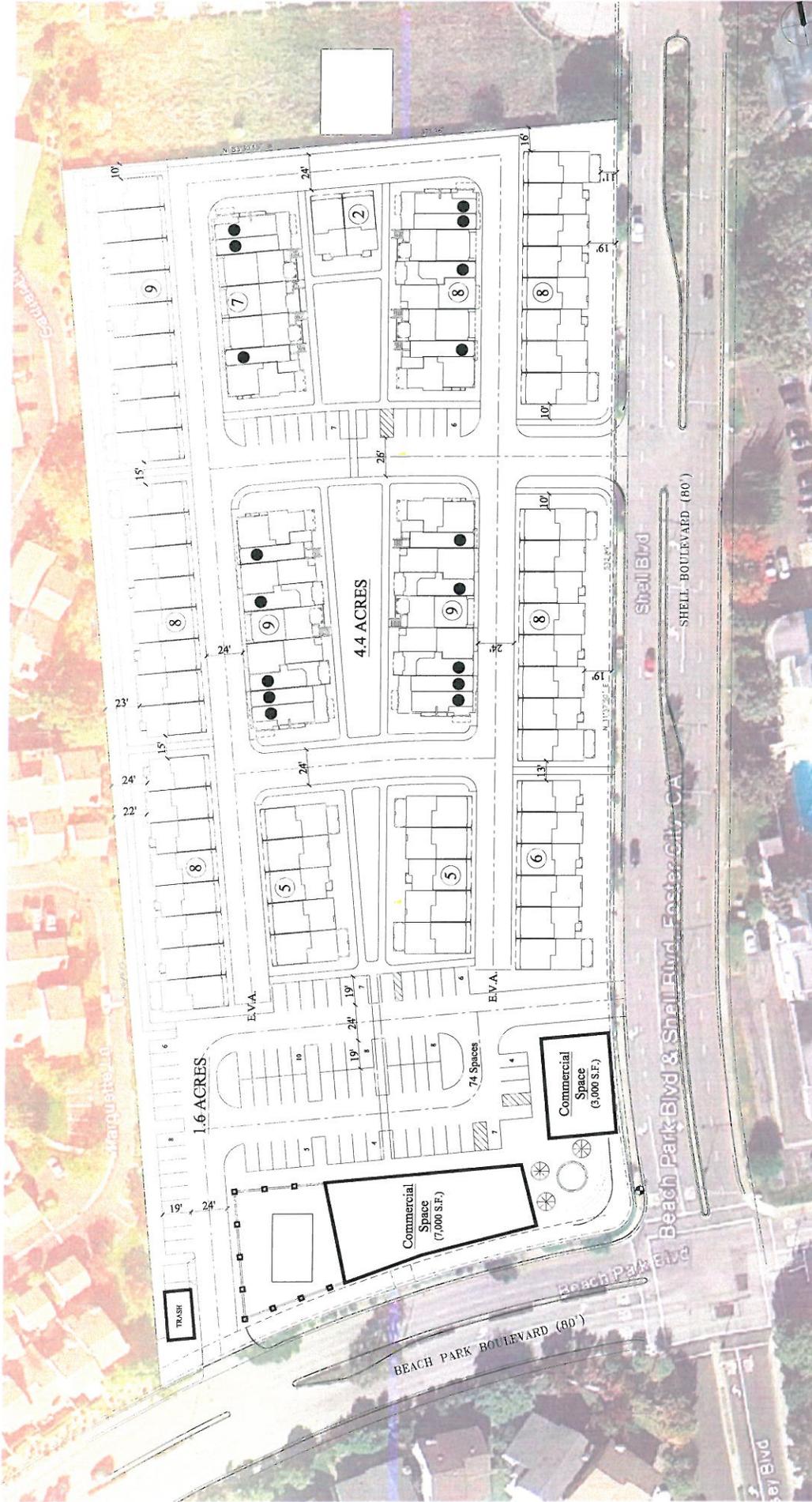
**LEGEND AND NOTES**

⊗	FIRE HYDRANT	WV	WATER VALVE	
AC	AIR CONDITIONING UNIT	WM	WATER METER	
○	LAMP	SMHO	SANITARY SENSER MANHOLE	
⊞	CATCH BASIN	ST	STREET SIGN	
⊞	BOLLARD	AP	ACCESSIBILITY PARKING	
⊞	VAULT	AD	AREA DRAIN	
⊞	GAS METER	SD	SPOT DRAIN	
⊞	SANITARY SENSER CLEANOUT	PI	POST INDICATOR VALVE	
EUC	EUCALYPTUS	SD	STORM DRAIN LINE	
MAG	MAGNOLIA	SS	SANITARY SENSER LINE	
P.U.E.	PUBLIC UTILITY EASEMENT		TREE: TYPE AND SIZE AS NOTED	
TC	THROUGH CURB DRAIN		PL	PLANTER
FL	FLOW LINE			
TC	TOP OF CURB			
B.P.	BACK FLOW PREVENTOR			



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**CHARTER SQUARE**

Westlake Development Partners, LLC

**CONCEPTUAL SITE PLAN C**

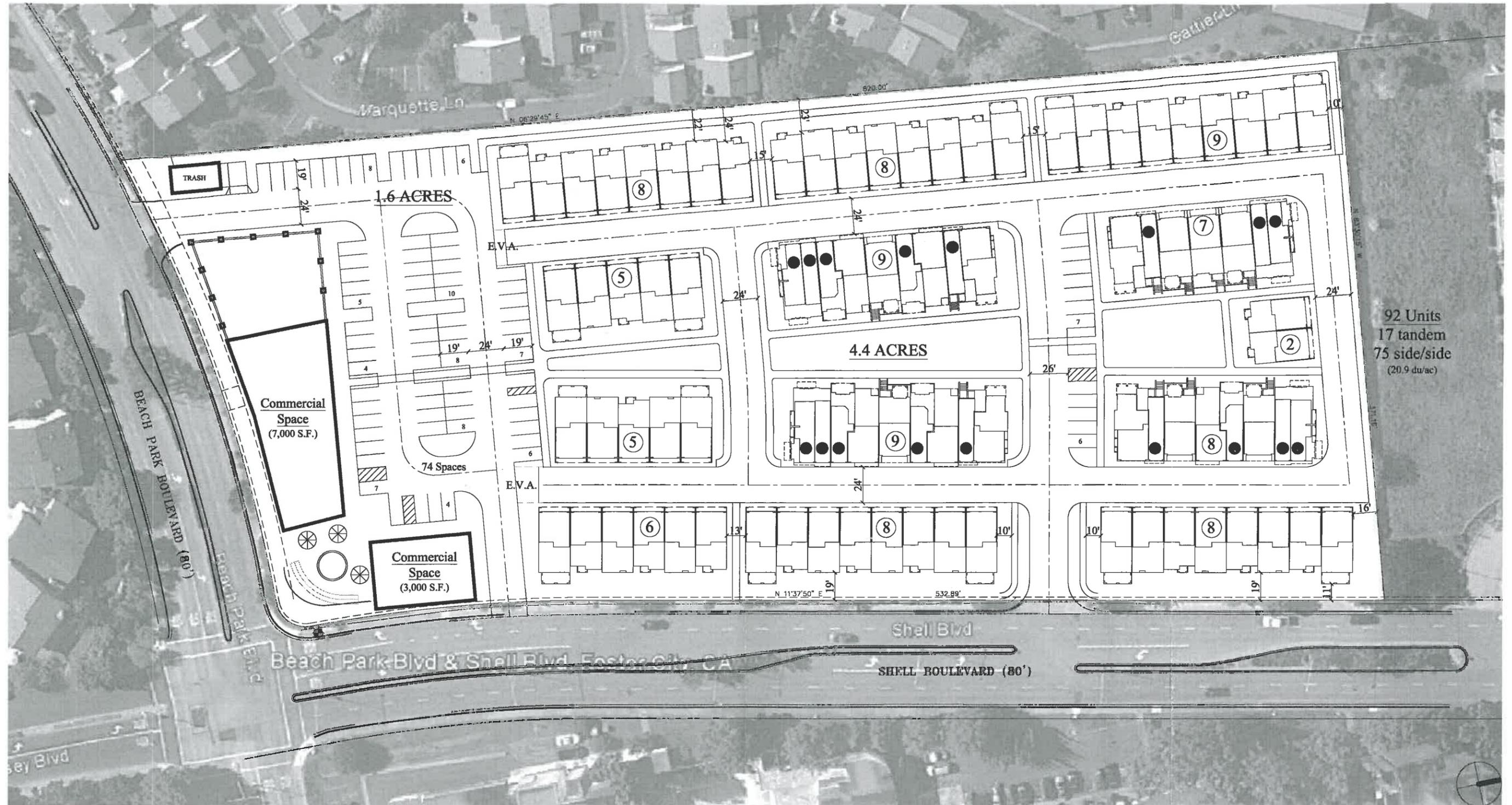
FOSTER CITY, CALIFORNIA  
 REF # 2013-04  
 11.03.2012

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**A1.3**



**KTGY Group, Inc.**  
 Architecture+Planning  
 580 Second St, Suite 200  
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 510.272.2910  
 ktgy.com



# CHARTER SQUARE

Westlake Development Partners, LLC



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# CONCEPTUAL SITE PLAN C

FOSTER CITY, CALIFORNIA  
KTGT # 2012-0346 11.08.2012

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