

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-A	LUC-A	<p>Preserve the Quality of the City's Residential Neighborhoods. Preserve and strengthen the identity and qualities of Foster City's residential neighborhoods and assure that: (1) all new development, renovation or remodelling remodeling are harmoniously designed and operated to integrate with the existing neighborhood; (2) noise, traffic and other conflicts between residential and non-residential land uses are eliminated or minimized to the extent possible; and (3) each residential neighborhood has access to a developed park or park-like recreational area within walking distance to most residents, and that park facilities are well maintained, diverse and adequate to meet the needs of residents; and (4) maintain availability of commercial and retail services.</p>	<p>REVISED. Revised to correct punctuation and spelling error, and add "minimized" to increase feasibility of goal. There may be instances where conflicts between land uses cannot be eliminated entirely. #4 added by Planning Commission on 10/2/14.</p>
LUC-B	LUC-B	<p>Promote Proper Site Planning, Architectural Design and Property Maintenance Ensure high quality site planning and architectural design for all new development, renovation or remodelling remodeling and require property maintenance to maintain the long- term health, safety, appearance and welfare of the community.</p>	<p>REVISED. Revised to correct spelling error and add aesthetic element to site planning, architectural design and property maintenance requirements.</p>
LUC-C	LUC-I	<p>Provide for Economic Development Provide for economic development which: (1) maintains the City's ability to finance City services and construction and maintenance of public improvements; (2) offers local employment opportunities for Foster City residents so that inter-city commuting can be reduced; (3) assures the availability and diversity of resident-serving goods and services; and (4) allows for specialized commercial uses, such as automobile service stations, water-oriented commercial uses and day care facilities.</p>	<p>NO CHANGE. This is an ongoing objective for the City.</p>

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LUC-D	LUC-C	<p>Maintain a Variety of Land Uses Maintain land designated for a variety of residential, commercial, light industrial, recreational and public institutional purposes which: (1) provide a mix of housing types, densities and tenure; (2) ensure that a variety of commercial and industrial goods, services and employment opportunities are available in Foster City; and (3) offer a range of recreational and public facilities to meet the needs Foster City's residents.</p>	NO CHANGE. <i>This is an ongoing objective for the City.</i>
LUC-E	LUC-J	<p>Reinforce Metro Center as a City-wide Focal Point Establish and reinforce Reinforce Metro Center as the Focal Point a focal point of the City and enhance the potential of maintain Metro Center as a competitive business and activity center and specialized mixed use living environment.</p>	REVISED. <i>Since Metro Center has been constructed and is a thriving center, the goal reinforces the area as a City center with both services and housing. The revision also includes replacing "the focal point" with "a focal point" to acknowledge that other areas of the City can be focal points as well.</i>
LUC-F	LUC-L	<p>Provide Adequate Services and Facilities Ensure that new and existing developments can be adequately served by municipal services and facilities.</p>	NO CHANGE. <i>This is an ongoing objective for the City.</i>
LUC-G	LUC-D	<p>Assure Safe <u>Commercial and Industrial Uses</u> Ensure that <u>commercial and</u> industrial uses are safe and strictly control any industrial by-products, <u>odors</u> or emissions which may adversely affect the health or safety of Foster City residents or workers and the overall environment in Foster City, as provided in Chapter 17.68, General Performance Standards of the Foster City Municipal Code.</p>	REVISED. <i>Revised to add commercial uses and included control of odors, in compliance with Municipal Code section 17.68.</i>
LUC-H	deleted	<p>Encourage Mixed Use Projects Encourage mixed use projects, with the residential portion of mixed use projects built at the maximum allowed densities to reduce trips to, from and within the City.</p>	DELETED. <i>Deleted and moved to a policy under Goal LUC-D: Maintain a Variety of Land Uses.</i>
LUC-I	LUC-E	<p>Provide for Diversified Transportation Circulation Needs Develop, improve and maintain a circulation system which provides efficient and safe access for private vehicles, commercial vehicles, public transit, emergency vehicles, bicycles and pedestrians.</p>	REVISED. <i>Revised to eliminate reference to transportation. Goal focuses on circulation system to accommodate modes of transportation.</i>

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LUC-J	LUC-F	<p>Maintain Acceptable Operating Conditions on the City's Road Network Maintain acceptable operating conditions on the City's road network at or above LOS D, <u>or equivalent measurement</u>, and encourage the maximum effective use of public and private vehicles, reduce the growth in peak hour traffic volumes and reduce single passenger trips.</p>	<p>REVISED. Revised to include flexibility for other potential measurements of traffic flow.</p>
LUC-K	LUC-G	<p>Provide Adequate Parking Ensure that adequate off-street parking is incorporated into new <u>and modified</u> projects, and designed for safe and effective circulation.</p>	<p>REVISED. Revised to apply to modified projects as well as new.</p>
LUC-L	LUC-K	<p>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 <u>under multiple</u> ownerships 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.</p>	<p>REVISED. Goal adopted with Resolution No. 2008-38 in conjunction with the Pilgrim-Triton Master Plan, as amended by the Chess-Hatch Master Plan and Resolution No. 2009-92. Text not included in published copy of Land Use and Circulation Element. Revised to reflect completion of planning for the Pilgrim/Triton Master Plan area.</p>
LUC- 1	In Element background text	<p>Sphere of Influence. Foster City's Sphere of Influence shall continue to be co-terminus with the City limits boundary. A Sphere of Influence is defined (Government Code Section 54774) as the ultimate probable physical boundaries and service area of a local agency.</p>	<p>NO CHANGE. The Foster City sphere of influence is not proposed to change primarily due to the physical barriers of the San Francisco Bay and the Cities of San Mateo and</p>

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LUC- 2	In Element background text	Land Use Map. The Land Use Plan map and the policy text of the General Plan are complimentary complementary ; the written policies set forth the basic approach to be taken while the map shows the intended spatial application of the written policies. The General Plan Land Use map land use designations may be subject to change at the initiation of a land owner or the City, depending on City needs, environmental conditions and changes in surrounding land uses. The adopted Land Use Plan and any Land Use Plan amendments will comprise the Foster City Land Use Plan map.	REVISED. <i>Revised to correct misuse of “complimentary.”</i>
LUC- 3	In Element background text	Land Use Categories. Land use categories are generalized groupings of land uses and titles that define a predominant land use type. All proposed projects must meet density and Floor Area Ratio standards for that type of use and other applicable development standards, such as height, setbacks and lot coverage, established by the City’s Zoning Ordinance. Exceptions to these standards may be allowed in some instances as allowed by the Zoning Ordinance, consistent with the goals and policies of the Foster City General Plan. Some listed uses will be conditional uses under the Zoning Ordinance and may be allowed only in limited areas or under limited circumstances.	NO CHANGE. <i>No requirement changes or additional land uses are proposed at this time.</i>
LUC- 4	deleted	Study Areas. Sites or areas identified on the Land Use Plan map which are in need of additional study. A specific plan or a special study will be prepared for the three areas designated as “Study Area” in this plan: (1) Chess Drive Industrial and (2) the Marina Site. Refer to the Housing Element for potential future housing sites.	DELETED. <i>The City Council determined to delete previously proposed Study Areas on 10/20/14.</i>

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LUC-5	deleted	<p>Potential Housing Sites. Sites or areas identified on the Land Use Plan map which should be considered for potential housing if a change in current use is proposed, consistent with Policies H-30 and H-31 of the Housing Element and the goals and policies of the General Plan. Sites shall be so designated only after a site specific study and amendment to the General Plan. To implement this policy, the City will conduct a study of potential housing sites (see Housing Element Program H-o “Housing Sites Study” which shall be adopted as an appendix to the General Plan. The City will require that prior to considering a change in use proposed by anyone other than the City at the sites identified in this study, the City shall review the site as a potential housing opportunity site.</p>	<p>DELETED. Deleted to avoid conflicts with policies in the Housing Element. Policy LUC-4 refers readers to the Housing Element for potential housing sites.</p>

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LUC- 6	LUC-C- 1	<p>Planned Development Zoning. The Planned Development zoning designation may be applied to any designated multi-family, commercial or industrial site to allow a mixed-use project, subject to the following standards:</p> <ul style="list-style-type: none"> a. In residential zones, commercial establishments provide goods or services primarily to residents of the project in which the establishment is located and to <u>the residents in the adjacent neighborhoods</u> adjacent residences. b. In residential zones, commercial uses are limited to the ground floor of a multistory residential building or to single-story buildings. c. Advertising or identification signs are limited in size and number, and regulated by a project-specific sign program. d. Any residences located in the development are protected by landscaping, open spaces, and or other design features from the noise and traffic generated by commercial establishments. e. Off-street parking for residents, employees, and customers is provided in accordance with the Municipal Code. f. An adequate amount of open space for use by any residents of the project is provided. Such open space area should be protected to provide a private area for residents. 	REVISED. <i>Revision to clarify priorities for mixed use developments.</i>
LUC- 7	LUC-A-1	<p>Preservation of Residential Neighborhoods. Preserve existing residential neighborhoods by maintaining their residential design and character and appropriate uses. The City will prohibit the conversion of single-family residences along major streets to any uses other than residential <u>uses</u> (except that home occupations meeting City requirements shall be allowed).</p>	REVISED. <i>Revised to add “uses” after residential to clarify allowed uses.</i>

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LUC- 8	LUC-C- 2	<p>Jobs/Housing Balance. The City will continue to strive for <u>to maintain</u> a balance between the number of jobs in the City and the number of housing units available to house workers. To achieve and maintain such a balance, the City will encourage and support, through other policies and programs of this element Element and the Housing Element, mixed use projects which provide both housing and employment opportunities, and whenever possible, the development of affordable housing.</p>	<p>REVISED. <i>Revision to maintain a balance between housing and employed residents, consistent with the Land Use and Circulation Element, as well as the Housing Element.</i></p>
LUC- 9	In Element background text	<p>Single Family Residential. Allows up to 8 dwelling units per acre (du/ac). This is the single largest residential category, and single family homes are located in every residential neighborhood except one.</p>	<p>NO CHANGE. <i>No proposed change to land use.</i></p>
LUC-10	In Element background d text	<p>Two Family Residential. Allows up to 10 dwelling units per acre. This designation recognizes the small percentage of existing duplex homes in the City. The designation has been applied to a small area in the northeastern portion of the City, on Comet Drive (Neighborhood #1). Duplexes serve as a transition area between traditional single family detached homes and higher density multi-family developments. The density range and zoning requirements have been established in recognition that duplexes are an existing housing type intermediate to single-family detached homes and townhomes. Duplexes should provide the outward appearance of a single-family neighborhood, but at densities closer to those of townhomes.</p>	<p>NO CHANGE. <i>No proposed change to land use.</i></p>
LUC-11	In Element background text	<p>Townhouse Residential. Allows up to 15 dwelling units per acre. Townhomes in Foster City generally function as attached single family homes and usually provide some private open space in addition to common areas.</p>	<p>NO CHANGE. <i>No proposed change to land use.</i></p>
LUC-12	In Element background text	<p>Condominium Residential. Allows 15-35 dwelling units per acre. Condominium developments are usually constructed at a higher density than townhomes. Any open space areas are common to all residents.</p>	<p>NO CHANGE. <i>No proposed change to land use.</i></p>

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LUC-13	In Element background text	Apartment Residential. Allows 20-35 dwelling units per acre. Apartment developments in Foster City generally provide the highest density living environment, although some apartment and condominium developments are very similar with respect to density and amenities.	NO CHANGE. <i>No proposed change to land use.</i>
LUC-14	LUC-C- 5	Residential Density Ranges. All residential densities are expressed in gross area density, which includes streets. There is no guarantee that any individual project will be able to achieve maximum densities. In some special cases, densities can be increased above the high end of the range shown. The following parameters should provide a starting point in establishing project-specific densities: a. Densities of undeveloped sites should be estimated at the middle of the range, rather than at the high end of the range. b. The low end of the range will be appropriate for "problem" sites, such as those with restrictive easements, difficult shape, or other physical or infrastructure problems. c. The high end of the range is achievable under General Plan policies and the "PD" Zoning designation only when excellence of design in accordance with prevailing residential densities of adjacent developed areas is achieved. d. In accordance with policies established in this Plan, mixed use developments may be allowed on a site designated for multifamily use, as long as that site is zoned for "Planned Development" and the project meets the standards as set forth in the policies and the City's zoning ordinance.	NO CHANGE. <i>No proposed change to density ranges.</i>

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LUC-15	LUC-C- 6	<p>Density of Residential Projects. The City will allow for a range of residential densities and housing types. Densities should be calculated based on gross square footage of parcels, unless circumstances require the use of net buildable land instead. The maximum allowed density may be achieved by use of the "PD" zoning designation or through mixed use residential/ commercial development in appropriate locations. The maximum residential density for a particular type of housing may be approved if the following are included:</p> <ul style="list-style-type: none"> a. Excellence in architecture, and site planning and landscape design is achieved through creative solutions to building location and/or design, the preservation of views or vistas, the creation of usable open areas for public and/or private enjoyment, the provision of pedestrian/bicycle pathways for links to existing or proposed routes, the preservation of Bay wildlife resources, and the conservation of energy resources (through solar siting, clustering, etc.). b. Clustering to reduce paving, grading runoff, and changes in vegetation cover is used. c. Additional landscaping area is provided to enhance the natural qualities of the site. db. Recreational facilities are provided on-site for the enjoyment of project residents. ec. Traffic, noise, or visual effects of the higher density development would will not significantly affect adjacent or nearby residences, or the overall streetscape. fd. Very-low, low and moderate income units are included in the project. 	<p>REVISED. <i>Revision to include landscape design with architecture and site planning, and to consolidate other landscaping criteria. Also renumbered criteria and fixed grammar.</i></p>

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LUC-16	deleted	<p>Provision of Affordable Housing. The City will implement the policies and actions outlined in the Housing Element to increase the economic feasibility of providing housing affordable to low and moderate income residents. The City will allow increased residential densities in exchange for, among other criteria, the inclusion of lower and moderate income dwelling units, if the initial and future affordability is guaranteed through participation in an affordable housing program. Specific types of requirements include:</p> <p>a. Residential Projects within the Community Development Area. All residential developments within the Community Development Project Area shall be required to provide a specified percentage of lower and moderate income housing consistent with Housing Element Policy H-21.</p> <p>b. Residential Projects Outside of the Community Development Area. On sites outside the Community Development Project Area, the City will negotiate with developers to include homes affordable to lower and moderate income residents by offering incentives as outlined in the Housing Element and the Zoning Ordinance.</p>	DELETED. <i>Affordable Housing Policies are located in the Housing Element.</i>
LUC-17	deleted	<p>Density Bonus for Affordable Housing and Senior Housing Projects. A density bonus above the maximum density otherwise allowed may be granted for affordable housing projects consistent with Policy H-23 in the Housing Element. Density increases may be allowed for projects meeting particular City needs for senior housing and housing in commercial areas.</p>	DELETED. <i>Density Bonus provisions and Affordable Housing Policies are located in the Housing Element.</i>

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LUC-18	LUC-C- 4	<p>Mixed Use Residential/Commercial Projects. The City will encourage the housing production by allowing mixed residential/commercial projects to be built with the residential portion of mixed use projects built at <u>an appropriate density</u> the maximum allowed densities to reduce trips to and from and within the City, <u>per Policy H-D-4-a</u>. In allowing higher residential densities for mixed use projects, the project must comply with the goals and policies of the General Plan, including Policies LUC-15 and LUC-16.</p>	<p>REVISED. <i>Revision to be consistent with Housing Element policies. "An appropriate density" added by Planning Commission on 10/2/14.</i></p>
LUC-19	LUC-D-1	<p>Meeting Commercial and Industrial Land Use Needs. Provide enough land for commercial and industrial uses to allow for the <u>retention and</u> development of commercial establishments that provide basic goods and services to Foster City residents.</p>	<p>REVISED. <i>Revision to include retention of existing businesses.</i></p>
LUC-20	In Element background text	<p>Town Center Commercial. This designation is reserved for the area located northwest of East Hillsdale Boulevard, bounded by Foster City Boulevard to the north and State Route 92 to the west. The area includes a 100-acre development known as Metro Center, in addition to <u>Parkside Towers and</u> other office developments. Metro Center is intended to serve as Foster City's downtown core. The highest intensity uses in the City would be allowed, with Floor Area Ratios (FAR) for office developments ranging from .55 to 2.0 FAR. Town Center office developments located outside Metro Center, have lower FAR's which range from .18 to 1.5 FAR.</p>	<p>REVISED. <i>Revision to include Parkside Towers.</i></p>

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LUC-21	In Element background text	<p>Neighborhood Commercial. Reserved for small neighborhood convenience shopping centers whose primary focus is servicing the immediate neighborhood. Although uses allowed in the centers are mostly limited to neighborhood serving uses, a percentage of the floor area of each center may be occupied by uses which are community serving in nature. In addition, the City will allow housing or a mix of housing and commercial development at specifically designated “housing opportunity sites”, consistent with Housing Element Policies. Policy LUC-5 (“Potential Housing Sites”). However, neighborhood commercial sites shall only be so designated after a site specific study and rezoning. Floor Area Ratios (FAR) of neighborhood commercial centers generally range between .20 and .30 FAR. The density of housing will be determined at the time a site specific study is complete.</p>	<p>REVISED. <i>Revision to be consistent with Housing Element and specify floor area ratio (FAR) requirements for commercial component.</i></p>
LUC-22	In Element background text	<p>Service Commercial. Includes a mix of uses providing general services. The area bounded by Foster City Boulevard, East Hillsdale Boulevard, and State Route 92 is designated Service Commercial and contains a mix of research and development firms, storage and professional offices. Also located in this area are food establishments, including several fast food restaurants, and a community theatre (Hillbarn). Land use intensities vary greatly in this area, from relatively low Floor Area Ratios (FAR) of .03 to .12 FAR for restaurant and gas station uses, to higher intensity office developments with FAR’s ranging from .20 to .98 FAR (although most developments fall in the lower end, .20 to .40 FAR, of this range).</p>	<p>NO CHANGE. <i>No change to this land use is proposed.</i></p>

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LUC-23	In Element background text	Waterfront Commercial. This designation allows only for commercial development which is directly related to, and enhances the public use of, the waterfront without damaging environmental effects. Appropriate commercial uses would avoid impacting wetlands and could include restaurants, commercial recreation, marine-related retail and offices and marina berths. The site could also be used to expand the wetland areas in order to provide mitigation for off- site projects. At the present time, only the proposed Foster City Marina site is designated for waterfront commercial uses.	NO CHANGE. <i>No change to this land use is proposed.</i>
LUC-24	In Element background text	Light Industrial. Includes wholesale facilities, storage warehouses and the manufacturing, processing, repairing, or packaging of goods. Emission of fumes, noise, smoke or other pollutants or nuisances are strictly controlled. A limited amount of general office use is acceptable in this area provided the uses meet the requirements established for the M-1 (Light Industrial) zoning district. The M-1 zoning district is proposed to be amended to allow general office uses part of this element. Floor Area Ratios (FAR) for developments in the industrial area range from .20 to .60 FAR.	REVISED. <i>Revised to specify “zoning district.”</i>

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LUC-25	In Element background text	<p>Research/Office Park. Areas with this designation contain office, research and development, and manufacturing establishments whose operations are clean and quiet. Mixed-use projects which include some retail and residential uses in addition to office and research uses may, under certain conditions, be considered compatible with this designation. Such conditions include compatibility of uses and project design (land planning, architecture, etc.). A large portion of Vintage Park, the vacant lands north of East Third Avenue and the Lincoln Centre area, <u>the Mariners Golf site, and the Bayside Towers development</u> are all designated for Research/Office Park use. <u>The intensity of development varies with FARs generally ranging from .30 along Foster City Boulevard to .44 for Bayside Towers to a campus-wide average of .79 for the Gilead Campus within Vintage Park.</u> found in Vintage Park and Lincoln Centre are very similar, with Floor Area Ratios (FAR) generally ranging from .20 to .60 FAR in Vintage Park, and .26 to .56 FAR in Lincoln Centre. The intensity of development for the East Third Avenue, Bridge Landing and vacant Vintage Park sites is anticipated to have an FAR up to 1.0.</p>	<p>REVISED. <i>Revision includes Bayside Towers in Research/Office Park designation and deletes reference to vacant land north of 3rd Avenue.</i></p>

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LUC-25A	In Element background text	<p>Chess/Hatch Office Research. Areas with this designation allow commercial, office, industrial, biotechnology and other such compatible uses, including vehicle parking in both parking structures and at-grade parking lots on the project site. Incompatible uses such as housing, schools, day care, and other uses serving primarily children are prohibited. 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 is allowed within this designation. Uses must meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code. Floor Area Ratios (FAR) for developments in this area would range from 0.6 to 1.55 FAR.</p>	NO CHANGE. <i>Policy adopted with the Chess-Hatch Master Plan. Resolution No. 2009-92. Text not included in published version of the Land Use and Circulation Element.</i>
LUC-26	LUC-D- 7	<p><u>Uses in East Hillsdale Boulevard Corridor.</u> Location of Commercial Areas. The commercial area along East Hillsdale, between Edgewater Boulevard and Gull Avenue, and along Foster City Boulevard, between State Route 92 and East Hillsdale Boulevard, including Metro Center, will be promoted as the focus of business, office, cultural, and government activity. A range of office, commercial, and government services should be retained to reinforce the focus of commercial activity along East Hillsdale Boulevard. Some higher density residential uses may be allowed along East Hillsdale Boulevard. New commercial retail developments north of East Hillsdale Boulevard shall be part of the Vintage Park or Metro Center developments. No new retail commercial developments shall be allowed south of East Hillsdale Boulevard unless they are part of a larger mixed use development.</p>	REVISED. <i>Renamed to reflect specific corridor of East Hillsdale Boulevard.</i>

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LUC-27	LUC-D- 8	<p><u>Increases in Intensity of Uses in East Hillsdale Boulevard Corridor. Evaluation of Higher Intensity Commercial and Residential Uses Along the North Side of East Hillsdale Boulevard, Between Shell Boulevard and the County (Werder) Fishing Pier.</u> Requests for higher intensity commercial or residential uses to replace existing commercial uses along the north side of East Hillsdale Boulevard, between Shell Boulevard and the County (Werder Park) fishing pier, will be evaluated consistent with traffic, design, and municipal infrastructure and service constraints, including:</p> <ol style="list-style-type: none"> a. Capacity of infrastructure in this area to accommodate increased densities. b. Public transportation improvements. c. Appropriate <u>architectural design, including but not limited to,</u> height and density for new commercial uses. d. The types of appropriate commercial uses. e. Internal circulation and parking. f. Landscaping and architectural design. g. <u>Setbacks from public rights-of-way.</u> 	<p>REVISED. <i>Renamed to reflect specific corridor of East Hillsdale Boulevard. Removes residential uses as a use to intensify. Also adds architectural design and setbacks from public rights-of-way as criteria for review.</i></p>

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LUC-28	LUC-D- 3	<p>Retail Shopping Centers. The City’s retail shopping centers shall be classified into two categories: neighborhood commercial centers and specialty commercial centers. All <u>There are five</u> neighborhood commercial centers, <u>four</u> of which there are five, are located south of East Hillsdale Boulevard (<u>Marlin Cove, Beach Park Plaza, Charter Square and Edgewater Place</u>), <u>and one is located north of East Hillsdale Boulevard (The Marketplace)</u>, distributed among the residential neighborhoods. These centers shall emphasize goods and services which are intended to meet the needs of the adjacent neighborhoods. However, in order to ensure a diversity of retail goods for the City’s residents, up to 25-% of the leasable area within each center shall be allowed to be occupied by uses serving City-wide needs. Specialty commercial centers are those centers located north of East Hillsdale Hillsdale Boulevard, which in addition to serving nearby residents, also provide goods and services which have a City-wide or sub-regional market, <u>including the “big box” Costco and OSH stores in Metro Center, the specialty center at 1000 Metro Center Blvd., and the specialty center at Parkside Towers.</u></p>	<p>REVISED. <i>Revision clarifies location of commercial centers, capitalizes Hillsdale Boulevard, and includes specific stores that serve the region.</i></p>

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LUC-29	LUC-D- 4	<p>Neighborhood Commercial Centers. Re-evaluate the land use designations for the City’s neighborhood centers if, at a future date, any of these neighborhood commercial centers become inviable <u>are no longer viable</u>. Because of the desirability of maintaining neighborhood access to basic goods and services, the redevelopment of these neighborhood commercial centers will be encouraged only if neighborhood-oriented businesses cannot effectively compete with the newer commercial centers in Foster City. If mixed use developments including residential uses are considered, criteria for determining the appropriate housing <u>density and</u> types include:</p> <ul style="list-style-type: none"> a. The predominate types and densities of housing on the same block front or on adjacent blocks to the proposed projects. b. The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the AM and PM peak hours. c. Availability of public <u>infrastructure</u>, services and facilities. d. The ability of the project to provide landscaping for parking areas, facade modulation, and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multifamily project. <u>e. The ability of the project to provide an appropriate transition from the public rights-of-way given the type of street and mass and scale of buildings.</u> <u>f. The ability of the project to provide the appropriate ratio of commercial square footage to housing units to be a viable commercial center.</u> <u>g. Architectural and landscape design.</u> 	<p>REVISED. <i>Reword “become inviable” to “are no longer viable” for better sentence structure and word choice. Add determination of appropriate density as well as type to give City more control on amount of units. Add “infrastructure” to public services and facilities to differentiation between necessary infrastructure to service the development and public services such as Police and Fire. And add the appropriate commercial to residential ratio, as well as setback requirements and appropriate architectural design.</i></p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-30	LUC-D- 6	<p>Eating Establishments Serving "Fast Foods" and Convenience Foods. Proposals for new Firms proposing new building construction of or changes to existing for eating establishments serving "fast foods" and convenience foods shall be required to utilize an architectural design which fits in with the character of surrounding development rather than utilize trade or "corporate" style architecture. Design standards will be imposed to ensure that traffic circulation problems do not occur. Such uses shall be allowed only in existing commercial shopping centers and in industrial or commercial areas northwest of East Hillsdale Boulevard, and will be encouraged to locate in existing buildings rather than build new freestanding structures.</p>	<p>REVISED. <i>Revision to include new construction as well as changes to existing fast food restaurants.</i></p>
LUC-31	deleted	<p>New Auto Repair or Other Large-Scale Repair Businesses. New auto repair or other large-scale repair businesses (including auto detailing businesses) shall be limited to areas northwest of Highway 92 and shall be located in the industrial park area generally bounded by Chess Drive and Hatch Drive. Existing auto repair businesses, especially those located in gasoline service stations, should be retained in order that auto repair remains available to Foster City residents. Design standards will be developed to ensure that the appearance of, and vehicular circulation for, such uses are compatible with surrounding commercial and industrial land uses.</p>	<p>DELETED. <i>Deleted because locations that can accommodate these uses either currently have them, or trends indicate that the sites may redevelop into higher density office/commercial areas and would not typically be compatible with such uses. Foster City is in very close proximity to other locations outside of the City for repair services.</i></p>
LUC-32	LUC-D-10	<p>Health and Safety Performance Standards for Industrial and Commercial Activities. Industrial and commercial activities shall conform to the City's performance standards for noise, odor, vibration, glare, smoke, and waste. New <u>or modified</u> industrial <u>or commercial</u> developments shall be required to provide information on noise, odors, wastes, by-products, and the storage and handling of hazardous materials to the City prior to the issuance of a Certificate of Occupancy.</p>	<p>REVISED. <i>Revision to include modified projects as well as commercial developments.</i></p>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-33	LUC-D-11	Businesses Using Hazardous Materials. All industrial businesses handling hazardous materials shall be required to submit a plan complying with the San Mateo County Hazardous Materials Plan. Such plan shall provide information regarding the storage, handling, transportation, and clean-up of these materials.	NO CHANGE. <i>Regulations regarding the use of hazardous materials have not changed.</i>
LUC-34	In Element background text	School. Includes only those properties owned by public school districts which have operational schools located on them. Letters are used on the map to designate grade levels as either "E" for elementary schools or "S" for secondary schools.	REVISED. <i>Distinction between elementary and secondary schools eliminated because there are not secondary school sites.</i>
LUC-35	In Element background text	Parks and Recreation. This designation is for improved open space lands whose primary purpose is recreation, and includes all local and regional parks.	NO CHANGE. <i>No proposed change to this land use.</i>
LUC-36	In Element background text	Open Space. Open lands which are vacant of structures and improvements, and which are primarily maintained in their natural condition, are designated as open space. In some cases, maintained pathways <u>or parking areas</u> which enhance access to the open space areas are considered compatible with this designation. The pedway along the perimeter of the City which provides access to San Francisco Bay is designated open space, as well as a large parcel of land located north of East Third Avenue along the northern boundary of the City and adjacent to San Mateo City wetlands.	REVISED. <i>Revision to add parking areas as potentially compatible with the Open Space designation. Parking areas may be required to access such open space.</i>
LUC-37	In Element background text	Public and Semi-Public. Reserved for uses which are generally public serving in nature, including religious institutions, <u>private schools</u> , City government offices, and fire and police facilities.	REVISED. <i>Revision to include private schools as allowed uses in Public and Semi-Public designation and change "City" to "government" should other agencies wish to locate an office in Foster City.</i>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-38	LUC-B-1	<p>City Approach to Design (Architectural) Review. The City will establish a continuing program of civic beautification, tree planting, maintenance of homes and streets, and other measures which will promote an aesthetically desirable environment in order that neighborhood areas appear attractive both within and without. The City will use a design review process (called Architectural Review) whereby the design of most public and private development proposals, including those for individual residences, are subject to review and approval by the City. The primary objective of this review is to preserve the character of the neighborhood and community regarding appropriate and acceptable design for property improvements. Design review shall address, among other things, the following issues:</p> <ul style="list-style-type: none"> a. Preservation of the architectural character and scale of neighborhoods. b. That the development is well designed, in and of itself, and in relation to surrounding properties. c. Preservation of waterfront views. d. Minimizing impacts on the privacy and access to sunlight of adjacent properties. e. Minimizing impacts due to excessive noise or undue glare. f. Screening of unsightly uses including trash, loading docks/areas, roof top equipment, and special ventilating systems. g. Use of setbacks, open space, and landscaping. h. Exterior colors and materials. 	<p>NO CHANGE. <i>There are no proposed changes to the City's procedures for Architectural Review at this time.</i></p>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-39	LUC-B-2	<p>Residential Design Review Process. The design review process shall be used to ensure compatibility of new residential projects, or property improvements, including room additions, with existing residential property, with the existing character of the neighborhoods in which they are located, and with respect to architectural style, scale, mass, bulk, color, materials, lot coverage and setbacks. Design review shall be used to ensure that new residential projects are protected from undesirable traffic, noise, or other intrusions, especially along arterial roads. Residential projects to be located near existing commercial or industrial land uses shall be appropriately designed to reduce noise, traffic, visual, and other potential conflicts.</p>	<p>NO CHANGE. <i>There are no proposed changes to the City's procedures at this time.</i></p>
LUC-40	LUC-D- 9	<p>Design Review of Commercial and Industrial Projects. The City will use a design review process for commercial and industrial projects to ensure that basic land uses, density, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting do not negatively affect adjacent or nearby residential land uses.</p>	<p>NO CHANGE. <i>There are no proposed changes to the City's procedures at this time.</i></p>
LUC-41	LUC-A-3	<p>Code Enforcement and Property Maintenance. Continue to implement a neighborhood preservation program consisting of a code enforcement strategy for all neighborhoods and a design review strategy for new developments or property improvements monitored and enforced through property maintenance requirements.</p>	<p>NO CHANGE. <i>There are no proposed changes to the City's procedures at this time.</i></p>
LUC-42	LUC-C- 7	<p>Specialized Land Use Needs. Special City needs for a particular type of land use, such as water-oriented recreation, commercial services presently lacking in the City, or the need for low and moderate income housing must be considered in the evaluation of appropriate land uses for vacant sites.</p>	<p>NO CHANGE. <i>No proposed changes to this land use designation.</i></p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-43	LUC-C- 8	<p>City-Owned and Controlled Lands. City-owned and controlled lands will be held or “banked” until such time as a beneficial use can be made. Banked City lands should also be used to meet City service needs (on lands adjacent to City Hall) and recreation and open space needs (on lands with water access). The City will not sell or exchange land at less than fair market value, except in exchange for the provision of low or moderate income housing. Development and design standards shall apply as in any private development, including the allowance of higher densities for residential projects which include low or moderate income housing. The City will consider the following criteria in determining the most beneficial use of City lands and will consider the exchange or sale of land for private development if such development can meet City needs based on these criteria:</p> <ul style="list-style-type: none"> a. Revenue generating potential of the land use. b. Extent for which general public access and use is provided. c. Preservation of open spaces or important natural habitats as part of the project design. d. Extent to which the project fulfills important City needs, such as for unmet commercial or public services, low or moderate income housing, recreation, or public facilities. e. Compatibility of proposed land use(s) with existing/proposed adjacent properties use(s). f. <u>Protection of public views of the San Francisco Bay or Foster City Lagoon.</u> 	<p>REVISED. <i>Revision adds the protection of public views of the San Francisco Bay and Foster City Lagoon as important concerns.</i></p>
LUC-44	LUC-C- 9	<p><u>Vacant</u> Parcels Adjacent to Waterways. Vacant <u>Development or redevelopment of</u> parcels adjacent to waterways shall incorporate public open space and or water-oriented design features into any development on these sites.</p>	<p>REVISED. <i>Revision to apply to all parcels adjacent to waterways, not just those that are vacant, as well as new development or redevelopment of existing projects.</i></p>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-45	LUC-C-10	Water-Oriented Uses Along San Francisco Bay. To enhance the water-oriented environment of Foster City, development proposals may include water-oriented commercial activities on undeveloped properties along the San Francisco Bay. Such uses could include restaurants, boat rental and repair facilities, boat slips, uses typically associated with a marina, and recreational activities. Any proposals shall, however, also include substantial publicly available open spaces.	NO CHANGE. <i>No proposed changes to this consideration.</i>
LUC-46	deleted	Water-Oriented Commercial Establishments. Water-oriented commercial establishments may be permitted as an alternative, or additional, use in mixed use projects on publicly-owned lands between Beach Park Boulevard and the San Mateo Bridge landing.	DELETED. <i>Deleted due to redundancy with LUC-45.</i>
LUC-47	LUC-C-11	Permitted Land Uses on Vacant Sites. Permitted land uses on vacant sites should be compatible with the existing uses of land surrounding the vacant parcel, environmental characteristics of the site, the capacity of public facilities, streets and infrastructure serving the site, and the need to maintain a balance between residential, commercial, and public land uses.	NO CHANGE. <i>No proposed changes to this consideration.</i>
LUC-48	LUC-D- 5	Metro Center/East Hillsdale Commercial Area. Mixed uses and activities promoting day, night, and weekend use shall be encouraged in the Metro Center/East Hillsdale commercial area. Specifically, this commercial area shall provide for: a. Cultural and entertainment activities (theaters, night clubs, eating establishments, art and other galleries). b. Retail goods and services serving community-wide needs. c. Government services/Civic Center. d. Professional and general offices. e. Financial services	NO CHANGE. <i>No proposed changes to this consideration.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-49	LUC-A-4	<p>Home Occupations. Home occupations shall be regulated so that they do not negatively impact the neighborhood in which they are located or detract from the residential character of their surroundings. Home occupations will be limited to the production of goods or services which are incidental to the residential use of the dwelling and which employ or engage no persons other than residents of the dwelling. No external advertising or signs denoting the use of the property for business purposes will be allowed. Title 17 of the Municipal Code contains standards and limitations for home occupations.</p>	NO CHANGE.
LUC-50	LUC-F-1	<p>Traffic Level of Service Standards. The City shall seek to achieve a traffic service level of "C" or better on City streets and level of "D" or better during peak traffic hours, although it will be necessary to accept level of service "E" or "F" at the Chess Drive/SR 92 Ramps, the Foster City Blvd./Metro Center Blvd./Triton Drive, and the East Hillsdale Blvd./Edgewater Blvd. intersections, through the following means:</p> <ol style="list-style-type: none"> a. Traffic Systems Management (TSM). b. Street maintenance. c. Capital Improvement Program and coordination with federal, state, county, and district funding programs for street and other transportation improvements. d. Developer payment of pro rata fair share of traffic improvement costs for new developments. 	NO CHANGE. <i>To be reviewed further following analysis of traffic in the General Plan EIR.</i>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-51	LUC-E-1	<p>Improvements to Existing Streets. The City will maintain and improve the existing system of major and collector streets, including:</p> <ul style="list-style-type: none"> a. East Hillsdale Boulevard, Edgewater Boulevard, Foster City Boulevard, Beach Park Boulevard, East Third Avenue (within the City limits), Metro Center Boulevard, Shell Boulevard, Chess Drive (between Hanson Way and Foster City Boulevard <u>within the City limits</u>) and Vintage Park shall be maintained as arterial (major) streets. b. Collector streets, currently shown on Map GP-5, Street Network Map, shall be maintained as such. <u>c. Lengthen northbound left-turn lane on Foster City Boulevard at Chess Drive to 650 feet.</u> <u>d. Construct 2nd Westbound through lane on Chess Drive east of Foster City Boulevard and lengthen Westbound left-turn lane to 300 feet.</u> <u>e. Construct 2nd Eastbound Through Lane on Triton Drive East of Foster City Boulevard.</u> <u>f. Construct 2nd Eastbound through lane on Metro Center Boulevard between SR 92 Eastbound ramps and Foster City Boulevard.</u> <u>g. Construct Northbound right-turn lane from Foster City Boulevard to Chess Drive</u> <u>h. Close driveway on north side of Chess Drive/Westbound SR 92 Ramps intersection.</u> c. The Metro Center Boulevard, Triton Drive and Foster City Boulevard intersection shall be improved as follows: Re-stripe eastbound Metro Center Boulevard to provide two left, one through and two right-turn lanes. d. The Edgewater Boulevard and SR 92 Ramps intersection, if feasible, shall be improved to re-stripe the southbound lanes to provide two through and two left-turn lanes in order to achieve LOS-D. e. Chess Drive/SR 92 Ramps Improvements. Widen the westbound off-ramp from SR 92 onto Chess Drive to provide one left-turn lane and one left-through lane. 	<p>REVISED. <i>Revision to reflect completed street improvement projects and add projects identified in the Multi-project Traffic Study (December 2008).</i></p>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-52	LUC-F-2	<p>Traffic Reduction Programs Traffic Systems Management (TSM). The City will <u>work with existing employers and developers of new non-residential development to</u> participate in an ongoing joint effort with several neighboring cities to adopt and enforce a <u>participate in</u> Traffic Systems Management (TSM) programs <u>traffic reduction programs</u>. The program shall require the participation of all future and existing commercial and industrial employers.</p>	<p>REVISED. <i>Revision encourages employers and non-residential developers to participate in traffic reduction programs versus requiring participation. Renames "Traffic Systems Management" to "traffic reduction programs" to not limit participation efforts.</i></p>
LUC-53	LUC-E-9	<p>Bicycle Routes and Pedestrian Paths. Maintain a system of bicycle routes and pedestrian paths, which will include separate bicycle lanes and posted bicycle routes. Pedestrian pathways and easements shall be maintained, either by the City, or, in the case of private ownership, according to a maintenance agreement or landscaping district agreement applicable to the pathway/easement.</p>	<p>NO CHANGE. <i>This is an ongoing priority for the City.</i></p>
LUC-54	LUC-E-7	<p>Coordination with SamTrans Transit Agencies that Serve San Mateo County. The City shall work with SamTrans, <u>Alameda-Contra Costa Transit District (AC Transit), the Peninsula Traffic Congestion Relief Alliance, RIDES and other agencies that serve San Mateo County</u> in defining new <u>transit</u> routes and improving the public transit and transportation system.</p>	<p>REVISED. <i>Revision broadens coordination to all transit agencies, not just SamTrans.</i></p>
LUC-55	LUC-E-5	<p>Access to New Commercial and Industrial Projects. New commercial and industrial developments shall be designed so that, wherever necessary and possible, entrance to the projects can be gained by way of left- or right-turn only lanes. Only the minimum number of entrance or exit points shall be allowed as are needed to ensure safe and efficient internal traffic flow and to reduce through traffic delays on public roads serving the project.</p>	<p>NO CHANGE. <i>This is an ongoing priority for the City.</i></p>

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LUC-56	LUC-E-4	Private Streets and Public Loop or Cul-de-Sac Streets. The City will enforce design standards for private streets and public loop or cul-de-sac streets to ensure that they meet minimum requirements for two-way traffic, parking, and emergency access. Private streets and public loop or cul-de-sac streets may be approved with narrower than standard widths, provided that emergency access and parking can be safely accommodated. They are not intended to provide curb-side parking, and the roads are designed to serve only those residences on that street or within that development.	NO CHANGE. <i>This is an ongoing design priority for the City.</i>
LUC-57	LUC-E-3	Streets in Residential Neighborhoods. Residential neighborhoods shall be protected from through traffic by maintaining the system of narrower collector and local streets and minimizing the number of through streets. <u>To accomplish this, the City may consider other traffic calming techniques.</u>	REVISED. <i>Revision includes consideration of other traffic calming techniques as an option for protection of residential neighborhoods from through traffic.</i>
LUC-58	LUC-G-3	Off-Street Parking Requirements. The City shall maintain off-street parking requirements based on use permits of record, the historical parking patterns of residential and non-residential projects, and related information developed by the Urban Land Institute, Institute of Traffic Engineers, or other reliable sources.	NO CHANGE. <i>No proposed revision to off-street parking requirements.</i>
LUC-59	LUC-G-5	Bicycle Parking. Secured bicycle parking shall be encouraged for all commercial and industrial buildings. The City will continue to allow required parking to be reduced by one space for every eight where where bicycle parking spaces are provided, per Chapter 17.62 of the Municipal Code.	REVISED. <i>Revision provides flexibility in parking reduction allowance for inclusion of bicycle parking.</i>
LUC-60	LUC-G-1	Parking and Internal Circulation in Project Design. The City shall continue to incorporate parking and internal circulation design into its overall review of project design. The review shall include compliance with City off-street parking design standards and ratios.	NO CHANGE. <i>No proposed revision to current project review procedures and requirements.</i>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-61	LUC-L-1	Capital Improvement Program (CIP). The City will continue to maintain a five-year Capital Improvement Program (CIP) which supports policies in the General Plan to maintain, improve or expand City-wide facilities and infrastructure.	NO CHANGE. <i>No proposed revision to the five-year CIP.</i>
LUC-62	LUC-L- 2	Access to Neighborhood Parks. Access shall be maintained to neighborhood parks so that such parks are within walking distance to the majority of residents.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-63	LUC-L- 6	School Sites and Public Park and Recreation Facilities. Wherever possible, school sites shall be combined with public park and recreation facilities. Existing parks adjacent to school sites will be developed and maintained for public use.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-64	LUC-L- 8	City Services and Buildings. City services and buildings shall be contained in a central civic center Government Center , which will include City Hall offices, emergency services offices, recreation uses, library, public utility offices and other municipal/public facilities. If authorized by the State Board of Education, the voters of Foster City shall determine whether the City should be served by a new unified school district including a high school. If unification occurs, the approximately 29-acre site adjacent to City Hall (APN 094-471-050) shall be reserved for such a use.	REVISED. <i>Revision changes “civic center” to “Government Center” and deletes references to a new high school.</i>
LUC-65	LUC-L-10	Adequacy of Public Infrastructure and Services. New projects which require construction or expansion of public improvements shall pay their pro rata fair share of the costs necessary to improve or expand infrastructure necessary to serve them, including streets and street improvements, parks, water storage tanks, sewer and water service, and other public services. The City has established several assessment districts to pay for needed municipal improvements. Facilities benefiting a specific development must be provided by the developer of that project.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-66	LUC-L- 3	Requirements for Recreational Facilities. All new residential developments shall be required to include recreational facilities within the development and <u>or</u> contribute to the City’s park in-lieu fund.	REVISED. <i>Added “or” for instances where all required recreational facilities or park space is provided on-site.</i>

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LUC-67	LUC-L- 4	Recreation Areas in Residential Projects. The City shall require that any new residential development not part of an existing neighborhood with park access to include a recreation area for residents.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-68	LUC-L- 5	Adequate Parks, Pedestrian Pathways and Waterfront Recreation Areas. The City shall maintain and improve its system of parks, pedestrian pathways, and waterfront recreation areas so that they remain accessible and attractive to residents of the City.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-69	LUC-L- 9	Child and Senior Day Care Facilities. The City shall promote the provision of child and senior care facilities to meet the needs of working parents and adult children with senior parents in need of care <u>consistent with State Law</u> . In accordance with State Law, the <u>The</u> City shall allow child day care centers <u>small family child care homes</u> for up to six pre-school <u>eight</u> children as a permitted use in any residential area. <u>Large family child care homes for over eight children, but under 14 children and Child</u> <u>child</u> day care centers for over six <u>14</u> pre-school children and <u>or</u> day care centers for school-age children or seniors may be allowed as conditional uses in residential zones.	REVISED. <i>Revised to clarify consistency with State Law requirements.</i>
LUC-70	deleted	Joint Household Hazardous Waste Management Plan. The City will continue to assist in the implementation of the Joint Household Hazardous Waste Management Plan.	DELETED. <i>Propose to move to Conservation Element.</i>
LUC-71	LUC-L- 7	School Facilities. Continue to work with the affected school districts to coordinate the design of school facilities to integrate them into the neighborhood in a manner that is attractive, safe and available for joint school and neighborhood use.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-72	deleted	Library/Community Center. The City will construct a new library/community center building at the corner of East Hillsdale Boulevard and Shell Boulevard.	DELETED. <i>Deletion reflects completion of library project.</i>
LUC-73	LUC-L-11	Water System Improvements. Improve the water supply and storage system to provide a safe, reliable, and adequate water supply for normal and emergency needs and meet the requirements of state, regional and federal regulations.	NO CHANGE. <i>This is an ongoing priority for the City.</i>

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LUC-74	LUC-L-12	Wastewater Treatment. The District will continue to work with the City of San Mateo to ensure that the jointly owned Wastewater Treatment Plant is adequate to meet the needs of the District and applicable state, regional and federal regulations.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-75	LUC-L-13	Wastewater Transport. The District will continue to maintain the wastewater transport system to provide a safe, reliable, and adequate system to meet present and future needs.	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-76 (Reso 2008-38)	LUC-C-12	Density and Intensity of Uses. 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 broad array of land uses including multi-family housing, commercial, retail, office, biotechnology and light industrial uses, and compatible uses, but prohibiting uses that would be incompatible with any of these uses, such as low-density housing, schools, day care and other uses serving primarily children.	NO CHANGE. <i>Combined with same policy adopted for Chess-Hatch Master Plan. Policy adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Text not included in published copy of Land Use and Circulation Element.</i>
LUC-77 (Reso 2008-38)	LUC-K-2	Consistency with City's Infrastructure. Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the <u>infrastructure of the Estero Municipal Improvement District and the City</u> City's infrastructure, including sewer, storm sewer, parks/recreation facilities, and street system capacity.	REVISED. <i>Policy adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Similar policy adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92). Two policies combined. Text not included in published copy of Land Use and Circulation Element.</i>

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LUC-78 (Reso 2008-38)	LUC-D- 2	Mixed Use Developments. 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.	NO CHANGE. <i>Policy adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Text not included in published copy of Land Use and Circulation Element.</i>
LUC-79 (Reso 2008-38)	LUC-C-13	Conformance with Chapter 17.68. Ensure that all existing <u>and new</u> 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 <u>and the Estero Municipal Improvement District Code.</u>	REVISED. <i>Policy adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Similar policy adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92). Policy language combined.</i>
LUC-80	LUC-C-12	Density and Intensity of Uses. 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 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.	REVISED. <i>Policy adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92). Similar policy adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Two policies combined. Text not included in published copy of Land Use and Circulation Element.</i>
LUC-81	deleted	Mixed Use Developments. 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.	DELETED. <i>Policy adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92), however, is a duplicate of LUC-78.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)

Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-82	deleted	Consistency with City and District Infrastructure. Ensure that all new buildings, whether free-standing or multi-building developments and all expansions of existing buildings demonstrate consistency with the infrastructure of the Estero Municipal Improvement District and the City, including sewer, storm sewer, and street system capacity.	DELETED. <i>Policy very similar to LUC-77. Policy language combined.</i>
LUC-83	deleted	Conformance with Chapter 17.68. Ensure that all existing and new 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 and the Estero Municipal Improvement District Code.	DELETED. <i>Policy language very similar to LUC-79. Policy language combined.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-a	LUC-C-12-a	<p>Periodic Monitoring of Land Uses Throughout the City. Periodically monitor land uses throughout the City to determine when changes in land use may be appropriate, actual land use practices, economic practicality of maintaining current land uses and level of property maintenance. Specific future actions might include:</p> <p>a. Evaluation of City policy regulating home occupations. <u>a.</u> Revitalization of older neighborhood retail centers.</p> <p><u>b.</u> Changes in land use designations and zoning where necessary to respond to changes in economic conditions and/or City needs.</p> <p><u>c. Meeting with property owners to discuss possible redevelopment opportunities and constraints, especially in the Chess Drive/Hatch Drive area and along the northeast side of Foster City Boulevard.</u></p> <p><i>Responsibility:</i> Planning <u>and Code Enforcement</u> Division and Planning <i>Commission</i>. Timeframe: Current and ongoing.</p>	<p>REVISED. Revised to delete the evaluation of policies regulating home occupations. The City's home occupation permit process requires business owners to comply with conditions of approval. Added meeting with property owners as a way to stay in touch with real estate and development trends. Planning Division renamed to Planning and Code Enforcement Division.</p>
LUC- b	LUC-B-3-a	<p>Periodic Review of Architectural Review Guidelines and Procedures. The City will periodically review its architectural review guidelines and procedures which direct the public and decision-makers.</p> <p><i>Responsibility:</i> Planning <u>and Code Enforcement</u> Division and Planning Commission.</p> <p><i>Timeframe:</i> Initial adoption by November 1989; updated April, 1992; review when required. <u>Current and Ongoing</u></p>	<p>REVISED. Deleted "periodically" because the Planning Commission can review and amend guidelines as they see fit. Planning Division renamed to Planning and Code Enforcement Division.</p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC- c	LUC-A-3- a	<p>Continue Code Enforcement Program. The City will continue its code enforcement program to ensure that private residential, commercial and industrial properties are maintained. This responsibility will include, but not be limited to, periodic spot checks of property throughout the City and follow-up investigation of property maintenance complaints. Property maintenance standards shall be enforced, including weed abatement, painting/staining of buildings, trash and debris removal from yards, and planting and maintenance of landscaping.</p> <p><i>Responsibility:</i> Community Development Department. <i>Timeframe:</i> Current and ongoing.</p>	REVISED. <i>Revision specifies applicable properties and provides flexibility in code enforcement measures.</i>
LUC-d	LUC-L- 5-a	<p>Parks Facilities Plan. The City shall adopt and regularly review a Parks Facilities Plan which addresses the need for new, and maintenance of existing, park facilities. This plan will be used as a basis for establishing needed park in-lieu fees and review of the City's adopted Capital Improvements Program.</p> <p><i>Responsibility:</i> Parks and Recreation Department, Public Works Department and City Council. <i>Timeframe:</i> Current and ongoing.</p>	NO CHANGE. <i>This is an ongoing priority of the City.</i>
LUC-e	deleted	<p>Use of Community Development Agency Funds. The If available, the city City will continue to use Community Development Agency funds to support facilities and services for commercial and industrial areas.</p> <p><i>Responsibility:</i> Community Development Agency, Public Works Department and City Council. <i>Timeframe:</i> Current and ongoing.</p>	DELETED. <i>Community Development Agency was eliminated and funds are no longer available.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-f	deleted	<p>Chess Drive Special Study Area. The City shall establish “Special Study Area” for Chess Drive to:</p> <ul style="list-style-type: none"> a. Investigate broadening allowed land uses within the Chess/Hatch Drive area to allow office and light industrial and wholesale commercial uses to be consistent with other industrial areas in the City and consistent with the use of this area for industrial expansion over the next 10 to 15 years b. Ensure that future improvements result in a unifying and cohesive development pattern. c. Set forth design guidelines for appropriate uses and densities, use of landscaping, colors and materials, architectural themes, building heights, setbacks, roof styles, and need for infrastructure improvements will be prepared and adopted by the City. <p><i>Responsibility:</i> Planning Division and Planning Commission. <i>Timeframe:</i> Complete study by December 1994.</p>	<p>DELETED. Deleted because the area was studied and goals and policies adopted in the General Plan related to the Chess/Hatch Master Plan.</p>
LUC-g	LUC-D-10a	<p>Amendment of M-1 (Light Industrial) Zoning. Based on the study of existing and anticipated uses in the M-1 (Light Industrial) Zoning District, the City will amend the District to allow some commercial, office, and retail uses in addition to light industrial uses. Standards for ensuring compatibility of uses will be adopted by the City at the same time.</p> <p><i>Responsibility:</i> Planning and Code Enforcement Division, Planning Commission and City Council. <i>Timeframe:</i> Adopt Begin amendment process by December 1994. after adoption of the Land Use and Circulation Element.</p>	<p>REVISED. Planning Division renamed to Planning and Code Enforcement Division. Timeline revised for after Land Use and Circulation Element.</p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-h	deleted	<p>Amendment of C-1 (Neighborhood Business) Zoning. The City will amend the C-1 (Neighborhood Business) Zoning District to allow up to 25% of the leasable area contained within each of the 5 neighborhood retail commercial centers to be occupied by uses which are allowed in the C-2 (General Business) District (but not to include C-2 uses which are allowed by Use Permit only).</p> <p><i>Responsibility:</i> Planning Division, Planning Commission and City Council. <i>Timeframe:</i> Adopted.</p>	DELETED. <i>Implementation measure has been completed.</i>
LUC-i	LUC-K-1-a	<p>Monitor Neighborhood Retail Centers. To determine the viability of existing neighborhood retail centers, the City will monitor vacancies and the physical condition of these centers. A General Plan amendment would be necessary at the time conversion to any other use is considered.</p> <p><i>Responsibility:</i> Planning Division-Planning and Code Enforcement Division.</p> <p><i>Timeframe:</i> Monitoring begins upon adoption of Element.</p> <p>Current and ongoing.</p>	REVISED. <i>Revised to reflect ongoing timeline.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-j	deleted	<p>Land Use and Recreation Plan for Werder Pier and the Adjacent Areas. Foster City will work in conjunction with San Mateo County and the State of California to develop a land use and recreation plan for Werder Pier and the adjacent areas. There are 9.37 acres of state-owned lands in addition to the 2.8 acre pier and parking site. The pier has historically been used as a public fishing site, and thus serves a valuable recreation purpose. The City will assist the county in the preparation of a mutually acceptable plan for the use of the site. At a minimum, the plan should accommodate continued use of the pier, other recreation needs, and use of the area under the San Mateo Bridge. The plan should address traffic circulation, waterfront access and use, linkage to the levee trail system, and neighborhood impacts, among other issues.</p> <p><i>Responsibility:</i> Planning Division Planning and Code Enforcement Division, Planning Commission and City Council.</p> <p><i>Timeframe:</i> Subject to adoption of General Plan and timing of the State and County.</p>	DELETED. <i>Plan for Werder Park has been completed.</i>
LUC-k	LUC-C- 8-a	<p>City-Owned and Controlled Lands. The City will study and adopt a policy resolution guiding the use of City-owned or controlled lands. Such land will be retained by the City until a plan for its beneficial use can be prepared.</p> <p><i>Responsibility:</i> City Manager's Department, Planning Division Planning and Code Enforcement Division and City Council.</p> <p><i>Timeframe:</i> Complete study and adopt policy by 1993. Upon completion of the Land Use and Circulation Element Update.</p>	REVISED. <i>Renamed Planning Division to Planning and Code Enforcement Division. Updated timeline to completion of General Plan Update.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-l	deleted	<p>Civic Center. The City will complete <u>use</u> the Civic Center Master Plan developed in 1997-99 with <u>and</u> the adoption of Civic Center Design Guidelines and an Illustrative Site Plan and utilize these documents to guide the <u>any future</u> development and redevelopment of the <u>remaining undeveloped portions of the</u> 36-acre Civic Center area, ensuring that the development is coordinated.</p> <p><i>Responsibility:</i> City Manager's Department, Community Development Agency (CDA), and Community Development Department.</p> <p><i>Timeframe:</i> Complete Design Guidelines and Illustrative Site Plan: August 1999. Complete Specific Plans: 1999-2001. <u>Current and Ongoing.</u></p>	<p>DELETED. <i>Approval of the Foster Square project completed the Civic Center Master Plan area so that the Master Plan and Design Guidelines are no longer needed.</i></p>
LUC-m	deleted	<p>East Third Avenue Site. The City will work in conjunction with the other property owner of the large vacant tract of land north of East Third Avenue (APN 094-130-010; the City owns the remaining portion of this site) to ensure that a proposed plan for the development of this site meets General Plan objectives for industrial, commercial and research and development activities. The City's pedestrian/bicycle pathway segment and the designated ABAG Bay Trail adjacent to the property should be integrated into any development plan.</p> <p><i>Responsibility:</i> City Manager's Department, Planning Division, Planning Commission and City Council.</p> <p><i>Timeframe:</i> Begin in 3-5 years.</p>	<p>DELETED. <i>Deletion of LUC-m because Caltrans has now designated this site for wetland mitigation – "remaining portion" is Mariner's Links.</i></p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-n	LUC-F-2-a	<p>Implementation of <u>Traffic Transportation Management</u> Traffic Reduction Programs. The City has recently adopted a Traffic Systems Management (TSM) Ordinance. The purpose of the ordinance is to assure that all existing and future employers participate in mitigating traffic problems. The objective of the ordinance is to achieve, within 4 years, a minimum TSM objective of 25% employee participation rate in alternatives to single occupant vehicles commuting during peak traffic hours. The ordinance requires participation at several different levels, depending on the number of employees:</p> <p>a. Every employer must submit annually to the TSM Administrator and — Annual Transportation Survey providing employee commute information.</p> <p>b. Employers with 25 or more employees are required to prepare and implement a TSM information program describing commuting options available to their employees.</p> <p>c. Every employer with 100 or more employees must prepare and implement a TSM Program which designates a workplace TSM Coordinator and includes strategies to increase employee participation in commute alternatives.</p> <p><u>As appropriate, require new non-residential developments to include a traffic reduction strategy with a variety of methods to reduce single-occupancy vehicles, provided programs exist.</u></p> <p><i>Responsibility:</i> City Manager’s Department and Planning Division <u>Planning and Code Enforcement Division</u>.</p> <p><i>Timeframe:</i> Monitor compliance annually. Current and ongoing. Re-evaluation by December 1993.</p>	<p>REVISED. Revised to rename to Traffic Reduction Program and to require participation for new development, as appropriate, and increase flexibility in implementation.</p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-o	LUC-F-1-c	<p>Periodically Monitor Traffic Conditions. The City will periodically monitor traffic conditions on arterial and selected collector streets to determine levels of service and safety conditions. Traffic counts will be updated <u>and visual monitoring performed</u> regularly at all major street intersections to determine levels of service, safety conditions, and if additional traffic control measures are warranted or if changes in the sequence of traffic signal cycles are necessary.</p> <p><i>Responsibility:</i> Public Works Department. <i>Timeframe:</i> Current and ongoing.</p>	<p>REVISED. <i>Visual monitoring added by the Planning Commission on 10/2/14.</i></p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-p	LUC-E-9-b	<p>Bicycle Route and Pedestrian Path Master Plan and Improvement Program. The City shall <u>conduct a study with the following goals: 1) identify bike routes that may need enhancements that would increase cyclist safety going to schools, parks, shopping center or civic areas; and 2) identify major thoroughfares and any enhancements to those roadways that would allow cyclists to get to the levee and other common destinations safely.</u> implement the Foster City Bikeway System Report and improve pedestrian circulation. Major streets with sufficient width that are part of the system will have separate bicycle lanes. Streets which are not wide enough for separate bicycle lanes will have posted “bicycle route” signs at regular intervals. The purpose of the bicycle route system is to connect major work, shopping, school, civic, and recreational destinations throughout the City, while avoiding as many of the most heavily used street segments as possible.</p> <p><i>Responsibility:</i> Community Development Department, Public Works Department, Parks and Recreation Department, Parks <u>and Recreation</u> Committee, Planning Commission and City Council.</p> <p><i>Timeframe:</i> Master Plan completed in 1992; begin improvements in 1993/1994 fiscal year. <u>Current and ongoing.</u></p>	<p>REVISED. Revised to incorporate City Council's actions. Revised timeline to be current and ongoing.</p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-q	LUC-E-7-b	<p>Designation of New Bus Routes. The City will designate new bus routes in consultation <u>work</u> with <u>transit providers to designate new bus routes</u> SamTrans, provide curbside space for bus stops, and require major commercial/industrial developments along bus routes to accommodate buses in their circulation plans. Bus turnouts or shelters will also be required to be provided by the development.</p> <p><i>Responsibility:</i> <u>City Manager's Office</u>, Community Development Department and Public Works Department. <i>Timeframe:</i> Current and ongoing.</p>	<p>REVISED. Revised to apply to all bus transit providers and reworded to indicate that we will coordinate rather than designate. Added City Manager's Office as coordinating party.</p>
LUC-r	LUC-F-3-b	<p>Vintage Park Transit Service. As Vintage Park is completed <u>As areas are redeveloped</u>, the City shall encourage SamTrans (San Mateo County Transit District) <u>transit providers</u> to re-route bus lines or designate a new bus line to serve employees of this development, <u>as appropriate</u>. The City has provided some existing curbside areas for bus stops, and new ones shall be provided by the developer as needed. The City shall consult with SamTrans to determine the optimum routes for a new bus line.</p> <p><i>Responsibility:</i> Community Development Department and Public Works Department. <i>Timeframe:</i> Prior to completion of Vintage Park.</p>	<p>REVISED. Revised to apply to redeveloped areas. The City continually works with all transit providers to maintain transit service.</p>
LUC-s	deleted	<p>Collect Information on Parking Use. Periodically, the City will collect information on actual parking use in Foster City, including number of automobiles per household, number of automobiles per unit of employee space, and the ratio of compact to non-compact cars. This information will be used to update the City's parking standards, as needed.</p> <p><i>Responsibility:</i> Community Development Department. <i>Timeframe:</i> Current and ongoing.</p>	<p>DELETED. Parking demand is revisited upon changes to Planned Developments or Use Permit Modifications, as necessary.</p>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
 Updated 1/20/2015

Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-t	deleted	<p>Updating of the Capital Improvement Program (CIP). The City will update the five-year CIP at least every year in conjunction with the Annual Report on the General Plan to identify street improvements and maintenance that will be necessary to achieve goals for traffic levels of service and other needs. The plan shall identify funding sources, including property taxes, special taxes, City share of gasoline and sales taxes, state funds, federal funds, developer fees, assessment districts, and private maintenance agreements. Additionally, the five-year CIP will budget for traffic improvements identified in the General Plan.</p> <p><i>Responsibility:</i> All City departments with the Public Works Department taking the lead role.</p> <p><i>Timeframe:</i> Current and ongoing.</p>	DELETED. <i>This is covered in Policy LUC-L-1</i>
LUC-u	LUC-L-10-a	<p>Fire Department Annual Inspections. The Fire Department shall perform annual inspections and review new business license applications of all businesses in Foster City. The inspections should ensure, among other things, that all hazardous materials are handled properly and pertinent information regarding the materials is provided to the City.</p> <p><i>Responsibility:</i> Fire Department.</p> <p><i>Timeframe:</i> Current and ongoing.</p>	NO CHANGE. <i>This is an ongoing priority for the City.</i>
LUC-v	deleted	<p>Investigation of Child Care Funding Mechanisms. The City shall investigate the use of child care funding mechanisms and ways to encourage large businesses, employment centers, and residential developments to consider establishing infant and preschool care.</p> <p><i>Responsibility:</i> City Manager's Department, Community Development Department.</p> <p><i>Timeframe:</i> Begin upon adoption of this element.</p>	DELETED. <i>Child care provision is a priority in Foster City and feasibility studied with new non-residential development proposals, as necessary.</i>

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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-w	LUC-L-9-a	<p>Child Care Facility Regulations. Amend Title 17, Zoning, to require a Use Permit for large family day care homes providing care for 7 to 12 <u>nine to 14 children and day care centers providing care to over 14 children</u></p> <p><i>Responsibility:</i> Community Development Department. <i>Timeframe:</i> Begin 1993/1994. <u>Begin amendment after update of Land Use and Circulation Element.</u></p>	REVISED. <i>Revised to reflect updates to State Law.</i>
LUC-x	deleted	<p>Joint Household Hazardous Waste Management Plan. The City will continue to contribute to the to the funding of the implementation programs identified in the Joint Household Hazardous Waste Management Plan.</p> <p><i>Responsibility:</i> City Manager's Department. <i>Timeframe:</i> Current and ongoing.</p>	DELETED. <i>Proposed to move to Conservation Element.</i>
LUC-y	deleted	<p>Library/Community Center. The City will construct a new library/community center building at the corner of East Hillsdale Boulevard and Shell Boulevard to provide for expanded library facilities and community meeting rooms.</p> <p><i>Responsibility:</i> City Manager's Department. <i>Timeframe:</i> Current and ongoing.</p>	DELETED. <i>The Library has been completed.</i>
LUC-z	LUC-L-11-a	<p>Water System Improvements. Periodically evaluate Evaluate the condition and capacity of the water system each year recommendations contained in the "Engineering Evaluation and Feasibility Study: Water Supply and Storage Improvements" or later studies to determine whether to construct include improvements to the water system in the Capital Improvement Program.</p> <p><i>Responsibility:</i> District Board, Public Works Department. <i>Timeframe:</i> During annual Capital Improvement Program review.</p>	REVISED. <i>Revised to make wording more general and relate to any and all Public Works studies.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-aa	deleted	<p>Water Rationing. In times of drought, allocate water to water customers based on the amount of water allocated from the San Francisco Water Department, making allowances to accommodate planned growth.</p> <p><i>Responsibility:</i> Public Works Department, Finance Department.</p> <p><i>Timeframe:</i> As required.</p>	DELETED. <i>Proposed to move to Conservation Element.</i>
LUC-bb	deleted	<p>Foster City Boulevard/Triton Drive/Metro Center Boulevard Intersection Improvements. If feasible, add the following mitigation measures in order to achieve LOS D in the morning and evening peak hours: Modify eastbound striping to two left, one through and two right turn lanes.</p> <p><i>Responsibility:</i> Public Works Department.</p> <p><i>Timeframe:</i> 1994.</p>	DELETED. <i>Deleted to reflect completion of street improvement</i>
LUC-cc	deleted	<p>Edgewater Boulevard/SR 92 Ramps Intersection Improvements. If feasible, restripe southbound lanes to provide two through and two left turn lanes in order to achieve LOS D.</p> <p><i>Responsibility:</i> Public Works Department.</p> <p><i>Timeframe:</i> 1994.</p>	DELETED. <i>Deletion to reflect completion of street improvements.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-dd	deleted	<p>Community Development Agency Plan. In order to ensure that the Community Development Agency's Plan for the Foster City Community Development Project Area continues to be consistent with the City's General Plan, the Project Area Plan should be amended to state that density bonuses over 35 units per acre are subject to the same requirements as contained in the General Plan. The CDA could also update the exhibits in the Project Area Plan or add references to the City's General Plan (as amended).</p> <p><i>Responsibility:</i> Community Development Agency.</p> <p><i>Timeframe:</i> 1994.</p>	DELETED. <i>The Community Development Agency Plan has been completed.</i>
LUC-ee	deleted	<p>Chess Drive/SR 92 Ramp Improvements. Widen the westbound off-ramp from SR 92 onto Chess Drive to provide one left-turn lane and one left-through lane.</p> <p><i>Responsibility:</i> Public Works Department.</p> <p><i>Timeframe:</i> 1998.</p>	DELETED. <i>Deleted to reflect completion of project.</i>
LUC-ff	deleted	<p>Amend Pilgrim/Triton Use Lists. Review, amend or replace the use permit use lists of building/sites in the CM/PD (Commercial Mix/Planned Development) District of Title 17, Zoning, of the Foster City Municipal Code, as they apply to the Pilgrim Drive/Triton Drive Commercial-Industrial-Housing Area in order to allow a broader array of businesses/land uses than is currently allowed.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission, City Council</p> <p><i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>	DELETED. This is obsolete following the approvals of the various phases of Pilgrim Triton.

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
LUC-gg	LUC-C-13-a	<p>Review Chapter 17.68. Review and amend as necessary the provisions of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission; City Council</p> <p><i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>	NO CHANGE. <i>Program adopted with the Pilgrim-Triton Master Plan (Resolution No. 2008-38). Text not included in published copy of Land Use and Circulation Element.</i>
LUC-hh	LUC-D- 7-a	<p>Amend Chess Drive/Hatch Drive Use Lists. Review, amend or replace the M-1 (Light Industrial) District of Title 17, Zoning, of the Foster City Municipal Code, as it applies to APNs 094-010-100, -500, -510 to the Chess Drive/Hatch Drive Commercial – Industrial Area in order to allow a broader array of businesses/land uses than is currently allowed.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission; City Council</p> <p><i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>	NO CHANGE. <i>Program adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92). Text not included in published copy of Land Use and Circulation Element.</i>
LUC-ii	deleted	<p>Review Chapter 17.68. Review and amend as necessary the provisions of Chapter 17.68, General Performance Standards, of Title 17, Zoning of the Foster City Municipal Code.</p> <p><i>Responsible Parties:</i> Community Development Department Staff; Planning Commission; City Council</p> <p><i>Time Frame:</i> Immediately after adoption of amended Land Use and Circulation Element</p>	DELETED. <i>Program adopted with the Chess-Hatch Master Plan (Resolution No. 2009-92). Duplicate program of LUC gg.</i>

Changes from Existing (June 1999) to Proposed (Nov. 2014) Land Use and Circulation Element Goals, Policies and Programs (In Existing Order)
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Existing Goal/ Policy/ Program	New Goal/ Policy/ Program	Language	No Change, Revised, or Deleted and justification of change
new	LUC-A-2	Preservation of Views. The City will use the design review process to balance the ability of the property owner to improve/expand their property with the desire of the owners of neighboring houses to continue to enjoy view of the San Francisco Bay or the Foster City Lagoon.	NEW.
new	LUC-B-3	Architectural and Solar Guidelines and Related Policies. In order to preserve the character of neighborhoods and the community and to ensure appropriate and acceptable design for property improvements, the <i>Architectural and Solar Guidelines</i> , as amended, the solar policy and other related policies adopted by the Planning Commission and City Council shall apply to the review of improvements in the R-1, Single-family Residential District.	NEW.
new	LUC-C- 3	Live/work or loft housing units. Encourage a range of housing units including some less conventional choice such as live/work units, loft, or single-room occupancy units.	NEW.
new	LUC-E-2	<p>Complete Streets. The City will plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel.</p> <ol style="list-style-type: none"> 1. Complete Streets Serving All Users. Foster City expresses its commitment to creating and maintaining Complete Streets that provide safe, comfortable, and convenient travel along and across streets (including streets, roads, highways, bridges, and other portions of the transportation system) through a comprehensive, integrated transportation network that serves all categories of users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, users and operators of public transportation, seniors, children, youth, and families. 	NEW. <i>New policy is consistent with the Complete Streets Policy adopted by Resolution No. 2012-63</i>

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		<p>2. Context Sensitivity. In planning and implementing street projects, departments and agencies of Foster City shall maintain sensitivity to local conditions in both residential and business districts as well as urban, suburban, and rural areas, and shall work with residents, merchants, and other stakeholders to ensure that a strong sense of place ensues. Improvements that will be considered include sidewalks, shared use paths, bicycle lanes, bicycle routes, paved shoulders, street trees and landscaping, planting strips, accessible curb ramps, crosswalks, refuge islands, pedestrian signals, signs, street furniture, bicycle parking facilities, public transportation stops and facilities, transit priority signalization, and other features assisting in the provision of safe travel for all users, such as traffic calming circles, transit bulb outs, and road diets, as well as other features such as striping, signage and lighting.</p> <p>3. Complete Streets Routinely Addressed by All Departments. All relevant departments and agencies of Foster City shall work towards making Complete Streets practices a routine part of everyday operations, approach every relevant project, program, and practice as an opportunity to improve streets and the transportation network for all categories of users, and work in coordination with other departments, agencies, and jurisdictions to maximize opportunities for Complete Streets, connectivity, and cooperation. The following projects provide opportunities: pavement</p>	

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		<p>resurfacing, restriping, accessing above and underground utilities, signalization operations or modifications, and maintenance of landscaping/related features.</p> <p>4. All Projects and Phases. Complete Streets infrastructure sufficient to enable reasonably safe travel along and across the right of way for each category of users shall be incorporated into all planning, funding, design, approval, and implementation processes for any construction, reconstruction, retrofit, maintenance, operations, alteration, or repair of streets (including streets, roads, highways, bridges, and other portions of the transportation system), except that specific infrastructure for a given category of users may be excluded if an exemption is approved via the process set forth in section C.1 of this policy.</p>	

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new	LUC-E-2-a	<p>Plan Consultation and Consistency. Maintenance, planning, and design of projects affecting the transportation system shall be consistent with local bicycle, pedestrian, transit, multimodal, and other relevant plans, except that where such consistency cannot be achieved without negative consequences, consistency shall not be required if the head of the relevant department provides written approval explaining the basis of such deviation.</p> <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW. Part of Complete Streets Policy & Programs per Resolution 2012-63.
New	LUC-E-2-b	<p>Street Network/Connectivity. As feasible, Foster City shall incorporate Complete Streets infrastructure into existing streets to improve the safety and convenience of users and to create employment, with the particular goal of creating a connected network of facilities accommodating each category of users, and increasing connectivity across jurisdictional boundaries and for existing and anticipated future areas of travel origination or destination.</p> <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW. Part of Complete Streets Policy & Programs per Resolution 2012-63.

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New	LUC-E-2- c	<p>Bicycle and Pedestrian Advisory Consultation. Transportation projects shall be reviewed by the Traffic Committee early in the planning and design stage, to provide comments and recommendations regarding Complete Streets features to be incorporated into the project.</p> <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW. Part of Complete Streets Policy & Programs per Resolution 2012-63. Reference to a separate Bicycle and Pedestrian Advisory Committee changed to Traffic Committee by the Planning Commission on 10/2/14.
New	LUC-E-2- d	<p>Evaluation. All relevant agencies or departments shall perform evaluations of how well the streets and transportation network of Foster City are serving each category of users by collecting baseline data and collecting follow-up data on a regular basis.</p> <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW. Part of Complete Streets Policy & Programs per Resolution 2012-63.

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new	LUC-E-2- e	<p>Leadership Approval for Exemptions. Projects that seek Complete Streets exemptions must provide written finding of why accommodations for all modes that were not included in the project and signed off by the Public Works Director or equivalent high level staff person. Projects that are granted exceptions must be made publically available for review. Federal guidance on exceptions can be found from the Federal Highway Administration (FHWA) Accommodating Bicycle and Pedestrian Travel http://www.fhwa.dot.gov/environment/bicycle_pedestrian/guidance/design_guidance/design.cfm</p> <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW. <i>Part of Complete Streets Policy & Programs per Resolution 2012-63.</i>
new	LUC-E-6	<p>Create Opportunities for Transit Access. Create opportunities to improve transit and access to regional transit with new or modified development, as appropriate.</p>	NEW.

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new	LUC-E-7-a	<p>Transit System Infrastructure. The City will work with transit providers to facilitate the maintenance and improvement of the transit system infrastructure to enhance public use, including:</p> <ul style="list-style-type: none"> a. Transit stops and bus lanes that are safe, convenient, clean and efficient; b. Accessible transit stops that have clearly marked street-level designation; c. Transit stops that are safe, sheltered, clean, and well lit; d. Transit stops that are located along corridors within mixed-use or transit-oriented development areas. <p><i>Responsibility: Community Development Department and Public Works Department</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW.
new	LUC-E-7-b	<p>Public Transit Information. The City will provide information regarding public transit at City Hall, the Recreation Center, the City's web site, and other locations to promote the use of public transit.</p> <p><i>Responsibility: City Manager's Office</i></p> <p><i>Timeframe: Current and Ongoing</i></p>	NEW.

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new	LUC-E-8	<p>Pedestrian, and Bicycle and Neighborhood Electric Vehicle (NEV) Friendly Design. Encourage bicycling, and walking and use of NEVs instead of driving automobiles to reduce greenhouse gas emissions, save money on fuel and maintenance, and foster a healthier population. Prioritize pedestrian and bicycle-friendly improvements including bike lanes on main streets, an urban bike-trail system, bike parking, pedestrian crossings, and associated master plans with new or modified development, as appropriate.</p>	NEW.
new	LUC-E-8-a	<p>Bicycle and Pedestrian Access. Make it a condition of approval that new, large-scale developments address transit, biking and walking access to the site. Responsibility: Community Development Department Timeframe: Current and Ongoing</p>	NEW.
new	LUC-E-8-b	<p>Development Standards for Bicycles. The City will establish standards for new development and redevelopment projects to support bicycle use, including:</p> <ul style="list-style-type: none"> a. Develop standards for safe pedestrian and bicyclist accommodations, including: <ul style="list-style-type: none"> i. “Complete Streets” policies that foster equal access by all users in the roadway design; ii. Bicycle and pedestrian access internally and in connection to other areas in the roadway design; iii. Safe access to public transportation and other non-motorized uses through construction of dedicated paths; iv. Safe road crossings at major intersections. <p>Responsibility: Community Development Department, Public Works Department and Police Department Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.

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new	LUC-E-9-a	<p>Pedestrian and Bicycle Safety. Provide safe and convenient access for pedestrians and bicyclists to, across, and along major roadways. The City shall conduct a study of all intersections in the City from a comprehensive perspective which would consider the needs of pedestrians, bicyclists and motorists. The study will include an examination of potential options to address not only current conditions but also conditions anticipated by future development, including enforcement of traffic laws applicable to pedestrians and bicycles. The City will also prepare a study that reviews highly used intersections by pedestrians that are going to Foster City schools and recreational amenities such as the levee and parks and identify ways to increase pedestrian safety at those intersections.</p> <p><i>Responsibility: Community Development Department, Public Works Department and Police Department</i></p> <p><i>Timeframe: As appropriate with project design review</i></p>	NEW. <i>Reference to enforcement added by Planning Commission on 10/2/14.</i>
new	LUC-F-1-a	<p>System Monitoring. The City will monitor traffic and congestion to determine when and where the City needs new transportation or circulation facilities in order to increase access and efficiency.</p> <p>Responsibility: Public Works Department</p> <p>Timeframe: Current and Ongoing</p>	NEW.
new	LUC-F-1-b	<p>Signal Synchronization. The City will review signal timing programs to enhance traffic flow and efficiency and determine where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic.</p> <p>Responsibility: Public Works Department</p> <p>Timeframe: Current and Ongoing</p>	NEW

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new	LUC-F-1-d	<p>Traffic Calming. Develop guidelines for traffic calming techniques, as needed. Responsibility: Community Development Department and Public Works Department Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.
new	LUC-F-3	<p>Employer-based Trip Reduction. The City will work with employers to implement employer-based trip reduction programs that get people to high-boarding destinations such as employment centers and regional destinations, including:</p> <ul style="list-style-type: none"> a. Coordinating with regional and local ridesharing organizations; b. Encouraging Caltrain/bus passes; c. Employer-based shuttles 	NEW.
new	LUC-F-3-a	<p>Employer Shuttle Fair-Share. Include as a condition of approval that employers shall fund, at a level commensurate with the transit demand, new or expanded employee shuttle services to transit hubs. Responsibility: Community Development Department Timeframe: Upon adoption of the Land Use and Circulation Element</p>	NEW
new	LUC-G-1-a	<p>Parking Requirements. Re-evaluate parking requirements in the Zoning Ordinance to ensure that they are adequate but not excessive, in order to ensure that they do not unnecessarily increase the cost of developments or promote a surplus of parking. Responsibility: Planning and Code Enforcement Division Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.
new	LUC-G-2	<p>Preferred Parking/Electric Plug-in. Encourage businesses, developers, and property managers to create preferred parking for electric and alternative fuel vehicles and study the installation of electric charging stations for plug-in vehicles.</p>	NEW.

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new	LUC-G-2-a	<p>Low Emission Vehicles. The City will support and promote the use of low-emission vehicles, by:</p> <ul style="list-style-type: none"> a. Encouraging the necessary infrastructure to encourage the use of low-emission vehicles (LEV) and clean alternative fuels, such as development of electric vehicle charging facilities and conveniently located alternative fueling stations; b. Encouraging new construction to include vehicle access to property wires outdoor receptacles to accommodate LEV and/or plug in electric hybrids (PHEV); c. Encouraging transportation fleet standards to achieve the lowest emissions possible. <p>Responsibility: City Manager’s Office, Community Development Department, Public Works Department Timeframe: As appropriate with new or modified development</p>	NEW.
new	LUC-G-4	<p>Event Parking Policies. Reduce onsite parking demand and promote ride-sharing and public transit at large events, but:</p> <ul style="list-style-type: none"> a. Encouraging special event operators to advertise and promote options taking transit, carpooling, bicycling or walking; b. Encouraging residents to utilize alternative forms of transportation including bicycling, walking or boating. 	NEW.
new	LUC-H	<p>Foster a More Sustainable Community. Strive to be a community that meets the needs of the present without compromising the ability of future generations to meet their own needs by promoting land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficient provision of services and reduce emissions of GHGs.</p>	NEW.
new	LUC-H-1	<p>Promote sustainability. Encourage sustainability efforts of residents and business owners. Foster the use of technology to improve sustainability, e.g., irrigation controls coordinated with the weather, sustainable remodeling guidelines for homes, use of recycled water for landscaping irrigation, infrastructure for electric vehicles, etc.</p>	NEW

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new	LUC-H-1-a	<p>Green Building Guidelines and Incentives. The City will support the use of green building practices by:</p> <ul style="list-style-type: none"> a. Providing information, marketing, training, and technical assistance about green building practices; b. Considering guidelines for green building practices in residential and commercial development; and c. Implementing sustainable practices where feasible in public buildings and spaces. <p>Responsibility: Community Development Department Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.
new	LUC-H-5-a	<p>Tree and Landscape Program. Include requirements for tree and landscape planting in all new developments and redevelopment in design review and landscape guidelines.</p> <p>Responsibility: Community Development Department Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.
New	LUC-H-2	<p>Reduce GHG Emissions. The City will strive to reduce GHG emissions by reducing vehicle miles traveled by supporting trip reduction programs and encouraging the use of alternative fuels and transportation technologies.</p>	NEW.
New	LUC-H-2-a	<p>Climate Action Plan. The City will prepare, adopt and implement a comprehensive Climate Action Plan (CAP) to achieve its fair share of statewide emissions reductions for the 2020 timeframe consistent with AB32. The CAP will specify the strategies, measures and actions to be taken for each inventory sector (transportation, electricity, solid waste, etc.) to achieve the overall emission reduction target, and include an adaptive management process that can incorporate new technology and respond when goals are not being met.</p> <p>Responsibility: City Manager's Office and Community Development Department Timeframe: Upon completion of the Land Use and Circulation Element Update</p>	NEW.

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New	LUC-H-2-b	<p>Vehicle Idling. The City will enforce State idling laws for commercial vehicles, including delivery and construction vehicles. Responsibility: Police Department Timeframe: Current and Ongoing</p>	NEW.
New	LUC-H-3	<p>Destinations within walking distance. Maintain a strong base of neighborhood serving uses such as religious facilities, parks and open space, personal services and shopping opportunities within walking distance of existing and new residential neighborhoods.</p>	NEW.
New	LUC-H-4	<p>Development Fair Share. Ensure that all new development and redevelopment participate in appropriate impact fee or other reimbursement programs related to development impacts or circulation improvements, so that the improvement costs such as roadway improvements or provision of services is not born solely by the City or one development.</p>	NEW.
New	LUC-H-5	<p>Tree and Landscape Planting. Look for opportunities throughout the City to increase tree and landscape planting or enhance landscaped areas by promoting drought tolerant species that grow well in Foster City, pursuant to the Outdoor Water Conservation Ordinance and other landscaped related guidelines.</p>	NEW.
New	LUC-I-1	<p>Economic Development Plan. Work with the Chamber of Commerce and area stakeholders to develop and adopt a strategy for economic development that promotes commerce, business health and diversity of existing and new businesses in Foster City.</p>	NEW.
New	LUC-I-1-a	<p>Enhance existing retail centers & opportunities. Promote retail opportunities through coordinated sign guidelines and way-finding programs to create a “sense of place” in older shopping centers. Responsibility: Community Development Department Timeframe: Upon completion of the Land Use and Circulation Element</p>	NEW.

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New	LUC-I-2	<p>Encourage home-based businesses. Working from home promotes commerce and reduces vehicle commute trips out of Foster City. Encourage home-based businesses to support other commercial services within the City and reduce daily vehicle trips.</p>	NEW.
New	LUC-L-13-a	<p>Wastewater System Improvements. Evaluate the condition and capacity of the wastewater system each year to determine whether to include improvements to the wastewater system in the Capital Improvement Program.</p> <p><i>Responsibility:</i> District Board, Public Works Department. <i>Timeframe:</i> During annual Capital Improvement Program review.</p>	NEW.