

CITY OF FOSTER CITY
SPECIAL MEETING OF APRIL 28, 2014
MINUTES

CALL TO ORDER

The duly called and noticed special meeting of the City Council of the City of Foster City (City), sitting as said Council of April 28, 2014 was called to order at 6:32 p.m. in the Council Chambers, 620 Foster City Boulevard, Foster City, San Mateo County, California, by Mayor Charlie Bronitsky.

ROLL CALL

The City Clerk called the roll:

PRESENT: Councilmembers Art Kiesel, Steve Okamoto, Herb Perez, Gary Pollard and Mayor Charlie Bronitsky.

ABSENT: None.

STAFF PRESENT: James C. Hardy, City Manager; Jean Savaree, City Attorney; Steve Toler, Assistant City Manager; Ann Ritzma, Human Resources Director; Curtis Banks, Community Development Director; Matt Martell, Police Chief; Brad Underwood, Public Works; Kevin Miller, Parks and Recreation Director; Mike Keefe, Fire Chief; Gary Hegwer, Administrative Battalion Chief; Kohar Kojayan, Planning Manager; Marlene Subhashini, Associate Planner; Lucas Herrera, Video Technician, Rene Mendoza, Video Technician and Doris L. Palmer, City Clerk/ Recording Secretary.

STUDY SESSION

Mayor Bronitsky recessed the meeting into Study Session for the following:

PROPOSED REDEVELOPMENT OF THE EXISTING ±55,000 SQUARE FOOT CHARTER SQUARE SHOPPING CENTER TO A MIXED-USE DEVELOPMENT INCLUDING ±10,000 SQUARE FEET OF RETAIL AND ±95 TOWNHOUSES LOCATED AT THE NORTHWEST CORNER OF SHELL BOULEVARD AND BEACH PARK BOULEVARD – 1050-1098 SHELL BLVD. - NEIGHBORHOOD 5 – APN: 094-473-030 – GP-13-001; RZ-13-001; EA-13-001; DA-13-001. NO ACTION REQUIRED.

Associate Planner Subhashini presented the staff report.

Applicants Sunny Tong and Gaye Quinn presented an overview of the proposed project.

The following people addressed the City Council:

1. Virginia E. Dahlberg, 821 Magellan Lane;
2. Bill Schwarz, 1123 Forrestal Lane;
3. Mark Mitchell, 1005 Shell Boulevard, representing Central Peninsula Church;
4. Charlie, Royce, 830 Castor Street, representing Central Peninsula Church;
5. Marcie Bowerman, 171 Albacore Lane, representing Central Peninsula Church;
6. Mason Warner, 931 Haddock Street, representing Central Peninsula Church;
7. Helen Hauser, 1160 Schooner Street, representing Central Peninsula Church;
8. Susan Orloff, 852 Erickson Lane, representing Central Peninsula Church;
9. Ron Dickson, 204 Shearwater Isle, representing Central Peninsula Church;

10. Norma Bufford, 311 Cutter Street, representing Central Peninsula Church;
11. Jim Richardson, 1005 Shell Boulevard, representing Central Peninsula Church;
12. Peter Pau, 203 Redwood Shores Parkway, Suite 200, Redwood City, representing Central Peninsula Church;
13. Charlie Tomberg, 628 Portofino Lane;
14. Christine Tomberg, 628 Portofino Lane;
15. Dan Dyckman, 136 Barkentine Street;
16. Ann Huff, 842 Lurline Drive;
17. Julie Chan, 221 Thatcher Lane;
18. Nancy Gordon, 1170 Foster City Boulevard #11;
19. Peter Traugot, 1112 Forrestal Lane;
20. Alexander de Toth, 1058-C Shell Boulevard, owner of Chalet Ticino;
21. Cynthia Simms, 1170 Chess Drive, representing the San Mateo-Foster City School District;
22. Erica Haraguchi, 321 Trysail Court; and
23. Isabelle Bushman, 746 Ranger Circle.

Discussion ensued.

The City Council's comments regarding this proposed project were as follows:

Councilmember Pollard thanked everyone who spoke and expressed their concern for the City. He stated that we need to continue to be forward-thinking and view Westlake as a community partner. Foster City is only 4.4 square miles and it is healthy to walk to frequent other neighborhood shopping centers.

Councilmember Okamoto thanked everyone who attended the meeting and spoke with passion, and he also acknowledged the Central Peninsula Church. He noted it will be important to make decisions based on what is important to the residents, Westlake and the good of the City. He recognized the residents' concerns over traffic and sewer; although they were not discussing this tonight, there will be a formal plan to do an Environmental Impact Report (EIR). Before going through with an EIR, they will need to look at the impact on businesses such as Tokies, Cash and Carry, and discuss the economic viability. It will be a difficult decision to see if the City needs more housing, even though the property tax revenues generated may be used to support City services.

Councilmember Perez stated that to the detriment of the City and its residents, Westlake has blighted Charter Square. Business owners have been forced out. He stated that it is important to have a neighborhood shopping center that services the community and where you can dine at a unique restaurant. It was the property owner who decided not to invest in the shopping center so the City should not carry the burden of the center's downturn. He also noted that he has not heard of any support for the development of this property as shown in its initial conceptual plan. He challenged the developer to keep the center's culture centric businesses and to listen to the residents' comments and find a plan that incorporates the interests of the community.

Vice Mayor Kiesel stated there are major concerns with the services and amenities currently provided. Charter Square Shopping Center is worn down and there needs to be a change. If they are to rebuild the center, businesses would be crippled from being relocated or closed for 24 months due to construction. He also recognized the Central Peninsula Church's concern for parking as they are growing. He noted that the housing development is not driven by the City but by the Association of Bay Area Governments (ABAG) and the Regional Housing Needs Allocation (RHNA) as each city is required to provide a specific amount of housing and a portion of that needs to be affordable housing. He understands that there is a concern regarding retail space in Foster City but it is not realistic that we can compete with Bridgepointe and Hillsdale Shopping Center. Neighborhood shopping centers are a thing of the past, and mixed use developments are the future. He stated the delay on decision isn't fair and would punish Charter Square. He hopes that there will be more attendance at Planning Commission meetings for public input.

Mayor Bronitsky stated Westlake's proposed plan does not meet the needs of the community. He noted that while the State has housing requirements, the plan must be supported by the City and help develop the core of the community. He understands that they can't satisfy everyone's needs but there needs to be some level of consensus. He believes that mixed use for housing and retail will provide what the community wants. Before decisions are made, we need to engage in community outreach and develop a plan that is supported by the community and ensure the future of the businesses. He agreed with Councilmember Perez that while the City needs economic growth, this growth needs to be responsible, community oriented, and consistent with City values.

RECESS. The Mayor recessed the meeting from 8:56 p.m. to 9:06 p.m.

PROPOSAL TO DEVELOP VACANT LAND ALONG BEACH PARK BOULEVARD BETWEEN THE TERMINUS OF HALIBUT STREET AND SWORDFISH STREET (ALONG THE LEVEE PEDWAY) WITH A NEW MIXED USE DEVELOPMENT CONSISTING OF 273 APARTMENT UNITS; 27,500 SQUARE FEET OF COMMERCIAL AND A MARINA WITH 214 BOAT SLIPS AND HARBORMASTER BUILDING – NEIGHBORHOOD 3 – APN: 096-170-180 – GP-14-001; RZ-14-001; EA-14-001; RS-14-001. NO ACTION REQUIRED.

Planning Manager Kojayan presented the staff report.

Applicants Sam Runco and JC Miller, Vallier Design Association, presented an overview of the proposed project.

The following people addressed the City Council:

1. Steve Morris, 340 Bramble Court ;
2. Ilona Gabor, 394 Menhaden Court;
3. Robert Apfelzweig, 1251 Beach Park Boulevard;
4. T. Jack Foster III, 299 Sherwater Isle;
5. Jacqueline Solomon, 1487 Marlin Avenue;
6. Dorothy Pearl, 1275 Beach Park Boulevard;
7. Gail Raabe, 275 D Street, Redwood City;
8. Louise Simson, 1059 Galley Lane;
9. Rebecca Greenberg;
10. Charlie Tomberg 628 Portofino Lane;
11. Pamela Van Horn, 104 Bonita Lane;
12. Sam Hindi, 311 Mullet Court;
13. Michael Terner, 715 San Miguel Lane;
14. Louise Funke, 1020 Hull Lane;
15. Nancy Gordon, 1170 Foster City Boulevard #11;
16. Shiraz Zack-Kanga, 1170 Flying Fish Street;
17. Robert Kessler, 1393 Tarpon Street;
18. Edd McKibben, 707 Somerset Lane;
19. Susan Lindstrom, 329 Mullet Court;
20. Tony Marin, 861 Haddock Street; and
21. Mike Castro, Bayfront Court.

Discussion ensued.

The City Council's comments regarding this proposed project were as follows:

Councilmember Pollard thanked everyone who spoke and took an interest in their community. He believes the space will be put in good use with the Marina Project. He noted that he understands the

