

## STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

### MINUTES

DECEMBER 17, 2013

1. CALL TO ORDER

**At 7:00 p.m. by Chairman Dyckman**

2. ROLL CALL

**Present: Commissioners Avram, Pattum, Werden, Williams and Chairman Dyckman**

**Staff Present: Curtis Banks, Community Development Director; Jean Eisberg, Consulting Planners, Urban Planning Partners, Inc.**

3. ITEMS FOR DISCUSSION

1. REVIEW AND DISCUSS THE SITE AND ARCHITECTURAL PLANS ASSOCIATED WITH THE SPECIFIC DEVELOPMENT PLAN FOR A 66-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT WITH APPROXIMATELY 10,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL LOCATED ON PARCEL 15 OF THE FOSTER SQUARE SITE (FORMALLY KNOWN AS THE 15 ACRE SITE) LOCATED BETWEEN CITY HALL AND THE NORTH PENINSULA JEWISH COMMUNITY CENTER- MIDPEN HOUSING - APN: 094-471-100 UP-13-007

Consulting staff presented revisions to the architectural plans since the previous Study Session in November 2013 and staff comments/recommendations. The applicant's team highlighted key features of the revised project plans. No residents spoke at the meeting. Below is a summary of the discussion.

- Planning Commissioners generally supported changes to the project plans, including the added articulation; emphasis of a base, middle, and top; utilization and curvature of the trellis structure and colonnade; larger windows at the corners; strength of the conceptual retail design; separation of public and private spaces; coherence in repeated architectural elements; and overall improvement in the building design.
- Specific recommendations for refinement by one or more Planning Commissioners were as follows:
  - Consider the shading needs of units on the south and west facades where the sun is most intense.

- Establish more coherence in the types of sun shading devices. Whether shade is provided within the unit (i.e., blinds) or on the building façade, there should be a coherent consistent form. *[NOTE: MidPen representative explained that a blind system is included in the developer's standard unit finishings; these specifications will be shown at a future meeting.]*
- Consider treatments to better highlight windows particularly on the red- and tan-colored projecting bays.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 7:53 p.m. to a Regular Meeting, January 9, 2014 Council Chambers, 620 Foster City Boulevard, Foster City, California.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on January 9, 2014 by the following vote:

AYES, COMMISSIONERS: Avram, Pattum, Werden, Williams and Chair Dyckman

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY