

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

FEBRUARY 6, 2014

1. CALL TO ORDER

At 7:00 p.m. by Chairman Dyckman

2. ROLL CALL

Present: Commissioners Avram, Pattum, Williams and Chairman Dyckman

Absent: Commissioner Werden

Staff Present: Curtis Banks, Community Development Director; Kohar Kojayan, Senior Planner; Leslie Carmichael, Consulting Planner

3. ITEMS FOR DISCUSSION

1. DISCUSS PLANS FOR A NEW 10 STORY, 164' TALL, ±314,746 SQ. FT. OFFICE BUILDING AND A NEW PARKING LOT LOCATED ON TWO VACANT LOTS ALONG VINTAGE PARK DRIVE BETWEEN VINTAGE LAKE AND MARSH DRIVE ON THE NORTH CAMPUS OF THE GILEAD SCIENCES INTEGRATED CORPORATE CAMPUS MASTER PLAN. THE BUILDING ADDRESS IS PROPOSED TO BE 309 VELOCITY WAY – UP-13-008

The Planning Commissioners acknowledged that the design of this building will set the tone for the other two buildings. Generally, the Commissioners were in support of the proposed building design including the asymmetrical entry, building location, and overall massing and articulation of the building. The following comments were provided by the Commissioners in support for changes to the building:

- Most of the Commissioners were in support of a more cohesive building design on all four sides of the building;
- The geometry of the building provides consistency with the existing buildings on the North Campus and using the same materials is not necessary;
- Some Planning Commissioners stated that the top of the building appeared thin and needed to be further studied;
- Other Commissioners stated that the northwest and southwest elevations were too busy and suggested reducing the number of reveals, using wider reveals and reducing the amount of GFRC;

- One of the Commissioners stated that the northeast corner of the southeast elevation needs to be treated differently with a change of form such as an angle, slant or bend;
 - Some of the Commissioners stated that it's not the use of the material at this corner that's important, it's the geometry of the building (the lines and angles);
 - One of the other Commissioners stated that the column design should be consistent on all four sides of the building; and
 - One of the Commissioners requested that healthy trees on the property be maintained as much as possible.
2. HOUSING ELEMENT UPDATE FOR THE 2015-2023 PLANNING PERIOD. REVIEW BACKGROUND INFORMATION, THE REGIONAL HOUSING NEEDS ALLOCATION FOR FOSTER CITY, THE PROPOSED SCHEDULE FOR THE UPDATE AND THE ACCOMPLISHMENTS OF THE EXISTING HOUSING ELEMENT. THE HOUSING ELEMENT OF THE GENERAL PLAN IDENTIFIES HOW AND WHERE THE HOUSING NEEDS OF THE COMMUNITY WILL BE MET GP-13-002

Don Cornejo, Golden Gate Regional Center, spoke about addressing housing needs for the developmentally disabled. He provided a letter to the Planning Commission and summarized the points in the letter:

- People with developmental disabilities are a unique population whose needs for affordable housing are unmet. The Olmstead Decision (U.S. Supreme Court, 1999) requires that meaningful opportunities be created for individuals with developmental disabilities to reside, work and receive support services in the most integrated settings.
- Support Services to ensure the needs of people with developmental disabilities are met with dignity and respect helps them be good tenants and neighbors.
- The letter provided includes a list of recommended actions, including:
 - Work to obtain funds from a variety of sources.
 - Advocate for, and encourage advocacy for financial assistance.
 - Work to use local authority and allocate planning department resources to require set-asides of housing units specifically for the developmentally disabled, and other recommendations.

Stephanie Hill, on the Board for the Golden Gate Regional Center, spoke about the need for the disabled to be able to have their own life and live independently. They need housing near transportation so they can get to jobs, the library and other places.

The Planning Commission had the following comments:

Williams: The Housing Element includes addressing many tough challenges.

Avram: Foster City housing policies have been strong. Foster City is one of the few jurisdictions that has required 20% affordable housing. We have committed

to work as a team with the community to provide housing for those who need it the most.

Pattum: The report covered a lot. Foster City has made great strides in having housing for all income categories. How are people made aware about BMR housing availability?

Consulting Planner Carmichael explained that the City's website includes information, people are referred to each of the developments that have affordable housing, and staff works with the developers to make sure the initial advertising/lottery information for BMR units is widely distributed.

Dyckman: There are always competing interests. Making affordable housing in an expensive area is tough. We're going to do our best, but would like to hear from people as early in the process as possible.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 8:47 p.m. to a Regular Meeting, February 20, 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 February 20, 2014 by the following vote:

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

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Avram



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY