

## SPECIAL STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

### MINUTES

January 16, 2014

1. CALL TO ORDER

**At 8:25p.m. by Chairman Dyckman**

2. ROLL CALL

**Present: Commissioners Avram, Pattum, Williams (arrived at 8:15 pm) and Chairman Dyckman**

**Absent: Commissioner Werden**

**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/USE PERMIT FOR THE FIRST PHASE OF THE CHESS HATCH MASTER PLAN. THE PROJECT CONSISTS OF APPROXIMATELY 600,000 SQUARE FEET OF OFFICE, BIOTECHNOLOGY OR RESEARCH AND DEVELOPMENT USES IN TWO BUILDINGS ON 8.9 ACRES OF THE 11.3 ACRE SITE OCCUPIED BY 1159-1191 CHESS DRIVE; APN: 094-010-500 AND 094-010-510. THE PLAN INCLUDES TWO TOWER BUILDINGS WITH HEIGHTS RANGING FROM 9 STORIES TO 12 STORIES AND TWO SEPARATE PARKING GARAGES WITH HEIGHTS RANGING FROM 5 TO 7 STORIES - UP-13-004

The Planning Commission had the following comments:

**Tower Plans**

- Planning Commissioners stated varying opinions about their support for changes to the towers—including the removal of the ceramic panels and addition of a reveal at the base, and the options for the top of the north/south elevations to more clearly define the top of the towers.
  - Some Planning Commissioners were supportive of the modifications to the towers and felt that the buildings had achieved adequate differentiation of the base, middle and top, especially with the revisions to the top presented during the Study Session.
  - Other Commissioners still wanted to see a stronger base to the towers, such as through a more defined reveal. Most Commissioners expressed a

desire for a stronger top to the towers (specifically the north/south elevations), building on the elements explored in the optional slides that the applicant's architect presented during the Study Session.

- Planning Commissioners generally supported changes to the hierarchy and design of the building entrances, including the framed entrances to the towers and the canopy entrance to the lobby of the common space building.

#### **Garage Plans**

- Planning Commissioners also expressed varying opinions about the design of Garage A, particularly when viewed from Foster City Boulevard.
- Some Commissioners felt the view of Garage A's south and west façades when traveling north on Foster City Boulevard across the bridge should be enhanced to improve the view from this well-traveled route. Other Commissioners felt that the existing view and design was acceptable.
- Commissioners generally agreed about the importance of the view of the development from the intersection of Chess Drive and Foster City Boulevard, especially the view of Garage A, but differed in their opinions about whether an acceptable view had been achieved.
  - Some Commissioners felt that the tower element on Garage A (in particular, the optional enhanced tower element presented by applicant's architect) was acceptable and that the existing and proposed landscaping and trees would provide adequate screening.
  - Other Commissioners wanted to see the design enhanced on the north, west, and/or south sides of the building—in addition to the emphasis on the corners—to improve the overall quality of the design. Recommended enhancements included better utilization of building materials and architectural design elements from the towers.

#### **1. REQUESTS**

- Planning Commissioners would like to see the following additional views:
  - Garage A when viewed from the south, as if a community member were traveling north on Foster City Boulevard.
  - More detail of the tops of the towers to more clearly highlight proposed changes to the parapet on the north/south elevations.

#### **4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS**

None

#### **5. ADJOURNMENT**

Adjourned at 9:05 p.m. to a Special Study Session, February 6, 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