

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

JUNE 5, 2014

1. CALL TO ORDER

At 7:00 p.m. by Chairman Dyckman

2. ROLL CALL

Present: Commissioners Avram, Pattum, Williams, Wykoff and Chairman Dyckman

Staff Present: Curtis Banks, Community Development Director; Leslie Carmichael, Consultant Planner; Jean Eisberg, Consultant Planner; Marlene Subhashini, Associate Planner

3. ORAL COMMUNICATIONS FROM THE PUBLIC

1. None

4. WRITTEN COMMUNICATIONS FROM THE PUBLIC

1. None

5. CONSENT CALENDAR

1. MINUTES OF MAY 15, 2014 REGULAR MEETING

2. MINUTES OF MAY 15, 2014 STUDY SESSION

ACTION: Motion by Commissioner Williams, seconded by Commissioner Avram, to approve the Minutes of May 15, 2014 Regular Meeting and Minutes of May 15, 2014 Study Session roll call vote, passed, 4-0-1-0 (Wykoff)

6. CONTINUED PUBLIC HEARING

1. None

7. NEW PUBLIC HEARING

1. USE PERMIT MODIFICATION TO CHANGE THE PREVIOUSLY APPROVED RED FABRIC AWNINGS ON THE CARL'S JR. RESTAURANT TO BLACK METAL CANOPIES – 1140 TRITON DRIVE – TWM INDUSTRIES – UP-78-010E

ACTION: Motion by Commissioner Williams, seconded by Commissioner Pattum, to close public hearing, passed 5-0-0-0.

ACTION: Motion by Commissioner Williams, seconded by Commissioner Avram, to Adopt Resolution No. P-24-14, approving UP-78-010E, as recommended by staff in the staff report, passed 5-0-0-0.

2. USE PERMIT / SPECIFIC DEVELOPMENT PLAN REQUEST TO CONSIDER THE SITE AND ARCHITECTURAL PLANS FOR THE ASSISTED AND INDEPENDENT LIVING COMPONENT OF THE FOSTER SQUARE PROJECT ON 1.4 ACRES OF THE 15-ACRE FOSTER SQUARE SITE. THE PLAN INCLUDES 155 ASSISTED AND INDEPENDENT LIVING UNITS AND APPROXIMATELY 20,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE IN A 6-STORY BUILDING– PORTION OF APN: 094-471-100 – ATRIA SENIOR LIVING – EA-12-002B; UP-14-003

ACTION: Motion by Commissioner Avram, seconded by Commissioner Williams, to close public hearing, passed 5-0-0-0.

ACTION: Motion by Commissioner Pattum, seconded by Commissioner Avram, to Adopt Resolution No. P-25-14, approving EA-12-002B and UP-14-003, as recommended by staff in the staff report, passed 5-0-0-0.

Curtis Banks explained the appeal process.

8. OLD BUSINESS

1. None

9. NEW BUSINESS

This item was discussed prior to Item 7.1.

1. ARCHITECTURAL REVIEW REQUEST TO CONSTRUCT A 270 SQ. FT. FIRST STORY ADDITION, A 98 SQ. FT. ENTRY PORCH AND AN 882 SQ. FT. SECOND STORY TO AN EXISTING ONE-STORY SINGLE-FAMILY HOUSE LOCATED AT 1290 SWORDFISH STREET – LOUIE-DER – APN: 094-293-090 IN NEIGHBORHOOD 3 – AR-13-066.

ACTION: Motion by Commissioner Wykoff, seconded by Commissioner Dyckman to Approve AR-13-066. Motion failed 2-3-0-0. (Pattum, Avram, Williams)

ACTION: Motion by Commissioner Williams, seconded by Commissioner Avram, to continue item to a date uncertain with the following comments to be considered, passed 4-1-0-0. (Wykoff)

- Massing on the second story addition needs to be pushed back towards the rear to be in line with the adjacent two-story houses in the neighborhood.
- Horizontal siding on the front elevation needs to wrap more on the side elevations.
- Simplify front entry porch design and revisit the column treatment.
- Gable over the second story pop-out window does not pick up from the gable on the first story.

- Circular attic vent does not go well with the design of the house. Consider changing it to either square or rectangular attic vent.
- Glazing of garage door is at a wrong height.
- Consider larger windows on the second story facing the street including modifying the pop-out window.
- Grids spacing, glazing height and frame style of existing and new windows shall be uniform.

2. PLANNING COMMISSION REORGANIZATION

ACTION: Motion by Commissioner Williams, seconded by Commissioner Avram, to nominate Ollie Pattum as Chairman, passed 5-0-0-0.

ACTION: Motion by Commissioner Avram, seconded by Commissioner Pattum, to nominate Paul Williams as Vice Chairman, passed 5-0-0-0.

10. ADMINISTRATIVE BUSINESS/REPORTS AND REFERRALS

1. Community Development Director discussed City Council review of the ordinance amendments to Fences, Hedges and Walls and smoking regulations.
2. Discussed whether or not to hold the July 3, 2014 Planning Commission Regular Meeting or to reschedule. The Commission preferred to hold the Meeting on July 1, 2014.

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

Commissioners Avram, Dyckman, Williams, Wykoff and Pattum had comments.

12. ADJOURNMENT

Adjourned at 8:03 p.m. to a June 17, 2014 Study Session, Council Chambers, 620 Foster City Boulevard, Foster City, California.

ACTION: Motion by Williams, seconded by Dyckman, to adjourn the meeting, passed, 5-0-0-0.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on June 19, 2014 2014 by the following vote:

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

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



OLIVER "OLLIE" PATTUM, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY