

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

MARCH 20, 2014

1. CALL TO ORDER

At 7:03 p.m. by Chairman Dyckman

2. ROLL CALL

Present: Commissioners Pattum, Werden, and Chairman Dyckman

Absent: Commissioners Avram, Williams

Staff Present: Curtis Banks, Community Development Director; Kohar Kojayan, Planning Manager; Jean Eisberg, Consulting Planner

3. ITEMS FOR DISCUSSION

1. REVIEW AND DISCUSS THE SITE AND ARCHITECTURAL PLANS ASSOCIATED WITH THE SPECIFIC DEVELOPMENT PLAN/USE PERMIT FOR A 155-UNIT ASSISTED AND INDEPENDENT LIVING DEVELOPMENT WITH APPROXIMATELY 20,500 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE IN A 7-STORY BUILDING. THE PROPOSED PROJECT IS LOCATED ON PARCEL 10 OF THE FOSTER SQUARE SITE (APPROXIMATELY 1.4 ACRES OF THE TOTAL 15-ACRE FOSTER SQUARE SITE) BETWEEN CITY HALL AND THE NORTH PENINSULA JEWISH COMMUNITY CENTER – PORTION OF APN: 094-471-100 – ATRIA – UP-14-003

Consulting staff presented an overview of the site and architectural plans, and staff comments/recommendations. The applicant's team highlighted key features of the project plans. No community members spoke at the meeting.

Below is a summary of the discussion.

- Planning Commissioners generally agreed that the east façade, behind the utility tower, was too plain and recommended adding enhanced façade treatments or architectural details, such as enlarged windows (even "false"/opaque) windows that are opaque)
- While some Commissioners were satisfied with the overall height and massing, at least one Commissioner was concerned about the tall height and large mass of the building, expressing concern that the building will detract from City Hall
- While some Commissioners felt that the building was complementary to the approved MidPen building and the surrounding uses, at least one Commissioner

expressed concern that the proposed retail design was not consistent with the MidPen retail component

- Planning Commissioners expressed individually expressed a variety of concerns/desires, as follows:
 - Desire for balconies that convey residential nature of the building—not an industrial look and feel
 - Concern that the architecture is too complex, with too many design features; Commissioner requests that the design be simplified
 - The sawtooth elements would work better if they were only glazing
 - Concern that the amount of parking provided will be insufficient to meet demand and too far a distance for seniors to walk
 - Concern about pedestrian safety and access at the main entrance adjacent to the vehicular drop-off
 - Concern that the plans show too many street trees, not accounting for canopy growth over time
 - Desire for a common area balcony to overlook the Town Square Plaza

2. REVIEW AND DISCUSS THE SITE AND ARCHITECTURAL PLANS ASSOCIATED WITH THE SPECIFIC DEVELOPMENT PLAN/USE PERMIT FOR A NEW 6-STORY PARKING GARAGE (PG-309) WITH 1,480 PARKING SPACES LOCATED ON A VACANT LOT AT THE NORTHWEST CORNER OF MARSH DRIVE AND VINTAGE PARK DRIVE – GILEAD SCIENCES, INC. – APN: 094-122-050 – UP-14-001

The Planning Commission reviewed the site, floor, architectural and landscape plans for the proposed parking garage (PG309) and stated that the site and building were designed well. Although Commissioner Avram was not able to attend the meeting, the following comments were read into the record:

- Northwest/Northeast elevations: Enhance entrance and make top coping metal edge the same as in Southwest;
- Southeast elevation: Add another module of perforated metal panels, perhaps between 2nd and third column from the right side

3. 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 consulting planner presented the revised architectural plans and staff comments. The applicant's architect then highlighted key revisions to the project plans. No community members spoke at the meeting.

Below is a summary of the discussion.

Tower Plans

- Planning Commissioners generally supported modifications to the tower designs, including the deeper reveal between the base and middle of the building, and the definition provided at the top of the building. Commissioners expressed a preference for the applicants' preferred option for the top of the building, which identifies a wider ceramic panel on the north and south elevations.

Garage A Plans

- Planning Commissioners generally supported alternations to the design of Garage A, including the addition of framed elements and a more prominent entryway. Commissioners expressed a preference for the applicants' preferred option for the vehicle entries, which provides smaller frames over the entrances, consistent with the tower building entrances.

- **REQUESTS**

- At least one Planning Commissioner would like to see double flowering plum trees added to plant list and landscape plan.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 8:51 p.m. to a Regular Meeting, April 3, 2014, Council Chambers, 620 Foster City Boulevard, Foster City, California.

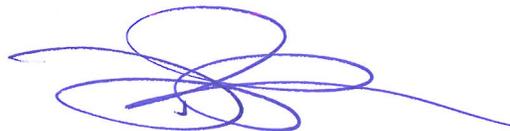
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on April 3, 2014 by the following vote:

AYES, COMMISSIONERS: Pattum, Werden and Chair Dyckman

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS: Williams

ABSENT, COMMISSIONERS: Avram



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY