

## **STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION**

Council Chambers – 620 Foster City Boulevard -- Foster City

### **MINUTES**

**MAY 1, 2014**

1. **CALL TO ORDER**

**At 7:52 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 Consultant 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 6-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 SENIOR LIVING – UP-14-003

#### **PUBLIC COMMENT**

- One community member spoke at the meeting and expressed approval of the overall design, especially the north elevation facing the Council Chambers, but suggested moving the outdoor viewing plaza to the southeast side of the building to take advantage of views of and interactions with Town Square.

#### **DISCUSSION**

- Commissioners were supportive of the overall building height, massing, lobby entrance, colors, and materials, as well as how the building blends into the surroundings
- Commissioners generally approved of the modifications to the elevation facing the transmission tower
- Commissioners generally recommended increasing the width of the storefront openings, by narrowing the width of the pilasters

- Commissioners expressed a preference for the 2<sup>nd</sup> floor outdoor dining area in the previous submittal which was encased with a glass railing as opposed to cement plaster in the current submittal
- At least two Commissioners expressed a preference for ample balcony spaces rather than narrow juliet style balconies
- At least two Commissioners would like to see the sawtooth forms simplified through changes in color or other means
- At least one Commissioner expressed concern that the architecture has too many styles, features, and proportions creating a confusing design language, and requested that the design be simplified

#### REQUESTS

- Planning Commissioners requested that the applicant provide a complete computer model in order to generate more realistic ground-level views of the proposal

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

None

#### 5. ADJOURNMENT

Adjourned at 8:38 p.m. to a Regular Meeting, May 15, 2014, Council Chambers, 620 Foster City Boulevard, Foster City, California.

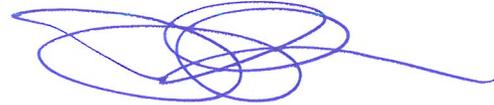
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 15, 2014 by the following vote:

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

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



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DAN DYCKMAN, CHAIRMAN

ATTEST:



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CURTIS BANKS, SECRETARY