

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

NOVEMBER 6, 2014

1. CALL TO ORDER

At 7:28 p.m. by Chairman Pattum

2. ROLL CALL

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

Staff Present: Curtis Banks, Community Development Director; Marlene Subhashini, Senior Planner; Carla Violet, Consultant Planner

3. ITEMS FOR DISCUSSION

1. REVIEW THE PROPOSED REDEVELOPMENT OF THE FORMER HARRY'S HOFBRAU RESTAURANT TO A RETAIL RESTAURANT BUILDING OF APPROXIMATELY 11,650 SQ. FT. AND ABOUT 550 SQ. FT. OF OUTDOOR DINING SPACE. APPROXIMATELY 5,195 SQ. FT. WILL BE DEDICATED TO FULL SERVICE RESTAURANTS AND THE REMAINDER WOULD BE EITHER FAST CASUAL DINING OR RETAIL SPACES – 1297 CHESS DRIVE – NEIGHBORHOOD VP – 1297 RESTAURANT GROUP, INC/SOLOMON TSAI – APN 094-901-350 – RZ-14-003; EA-14-008 & UP-14-009

The Commission was supportive of the overall design. Consider reducing the number of colors on the building and be careful with the design of the side of the building facing the street so it does not look like the back of the building.

2. REVIEW THE REVISED GENERAL DEVELOPMENT PLAN PROPOSAL FOR THE PROPOSED REDEVELOPMENT OF A ± 20-ACRE PORTION OF THE LINCOLN CENTRE CAMPUS FOR A ± 595,000 SQUARE FEET OF LIFE SCIENCES RESEARCH AND OFFICE USE – BMR LINCOLN CENTRE LP – 200-850 LINCOLN CENTRE DRIVE – NEIGHBORHOOD L – APNs: 094-532-170; 180; 190; 200; 250 – GP-14-002; RZ-14-002 & EA-14-007

- Planning Commissioners generally liked the site plan layout and thought the project was headed in the right direction.
- It is ok to have a range of building heights of 3 to 7 stories in GDP. However, commissioners emphasized that if project construction was to be phased, they would need to see compatibility in building heights with only 1-2 stories in height variation. They advised the applicant to include specific parameters for building heights in the GDP.
- Most commissioners expressed that they would prefer for the buildings and signage to be visible from SR 92 than hidden behind trees. The point of arrival on 3rd Avenue is very important and should have something iconic saying you have arrived.
- Buildings need not match or be symmetrical.

- Limit greenery to help conserve water.
- The setback from the lagoon is nice because it is less imposing and allows them to take advantage of the water.
- Consider decreasing the footprint of the parking structures by increasing their height, particularly Parking Structure #3 near the water towers to open up space for more landscaping.
- Make sure the views of the site from SR 92 are interesting and beautiful. Review comments from the first Study Session and include more variations in building setbacks.
- Open up the entryway more and reduce the number of trees.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 9:23 p.m. to a Regular Meeting, November 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 January 15, 2015 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



OLLIE PATTUM, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY