

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

SEPTEMBER 18, 2014

1. CALL TO ORDER

At 7:43 p.m. by Vice Chair Williams

2. ROLL CALL

Present: Commissioners Avram, Dyckman, Williams, Wykoff

Absent: Chairman Pattum

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

3. ITEMS FOR DISCUSSION

1. REVIEW AND DISCUSS THE SITE, ARCHITECTURAL, AND LANDSCAPE PLANS ASSOCIATED WITH A USE PERMIT MODIFICATION TO ADD 80 APARTMENT UNITS AND TO RENOVATE THE 400 EXISTING APARTMENT UNITS WITHIN THE 12 EXISTING, 3-STORY RESIDENTIAL BUILDINGS - LOCATED AT 900 EAST HILLSDALE BOULEVARD AND BOUNDED BY EAST HILLSDALE BOULEVARD, EDGEWATER BOULEVARD AND CENTRAL LAKE – APN: 049-470-420 – HARBOR COVE APARTMENTS – UP-87-012F

- Commissioners generally approved of the proposed exterior building materials, including the metal siding; the bold nature of the exterior accent colors; the proposed changes to the articulation of the 13 buildings, which would add more vertical massing to break up the long horizontal lines that currently exist; as well as the proposed landscaping. However, commissioners disapproved of some of the colors chosen for the exteriors and the large number of colors utilized on individual buildings.
- Commissioners felt that they needed to see larger elevation images and potentially a three-dimensional digital model of building to more thoroughly understand and completely evaluate the details of the proposed design. Commissioners offered the following comments and suggestions to incorporate in the revised design:
 - Reduce the number of different colors used on each building's exterior. As an example, Building Type 1 currently incorporates nine different exterior paint colors. Also consider replacing or eliminating some of the specific paint colors included in the proposed design.
 - There was concern regarding colors A, B, and F: Tequila Lime, Gold Rush, and Timson Green, respectively.
 - Consider using a more muted paint color rather than Gold Rush for the maintenance building proposed near Edgewater Boulevard as not to highlight the structure (Sheet Z15)

- Focus exclusively on Foster City examples in the section of the plan set (Sheets Z16-17) that contains photos of existing developments that serve as design inspiration.
- Consider switching the location of the dog run and the bocce court within the site plan (Sheet Z1) as to enhance screening for noise protection and to address public commenters' concerns.
- Some commissioners expressed concern regarding the small sizes of the proposed units and the adequacy of the proposed parking
- Commissioners also requested further information on how the project would meet the City's inclusionary housing requirements and how these would relate to the affordable units provided per the density bonus.

REQUESTS

Planning Commissioners requested that the applicant:

- Update the plans to show larger exterior elevation images and consider providing a three-dimensional digital model so that the commissioners can better visualize the project.
- Provide conceptual illustrations (or a model) of the proposed project as viewed from the lagoon and adjacent public streets to demonstrate how the proposed project relates to the surrounding context.
- Provide further information regarding the project's compliance with the City's inclusionary housing requirements.
- Furnish a specific date by which the proposed future solar panels would be installed on the carports.

2. PLANNING COMMISSION STUDY SESSION TO REVIEW THE PROPOSED REDEVELOPMENT OF A 19 ACRE PORTION OF THE LINCOLN CENTER CAMPUS FOR A ± 595,000 SQUARE FEET BIOMEDICAL RESEARCH CAMPUS – BMR LINCOLN CENTER LP – 200-850 LINCOLN CENTER DRIVE – NEIGHBORHOOD L – APNs: 094-532-170; 180; 190; 200; 250 – RZ-14-002 and EA-14-007

The Planning Commission had the following comments:

- Generally supportive of the project
- Supportive of removing the pedestrian bridge
- Building heights should be varied
- Consider stepping down the portion of the buildings facing SR 92
- Consider developing the area between Building A and PS-1 and treating corner of Building B to be visually appealing from SR 92
- Building facing SR 92 should be designed so they do not appear to be the back of a building or garage.
- Consider reversal of Building D and PS3
- Consider moving amenity building towards lagoon
- Permeability of site is important
- Several Commissioners expressed concerns related to traffic
- A robust Transportation Demand Management Plan will be important
- Parking needs to be addressed
- Provide a computer generated model walking/driving through the site at a pedestrian level

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

Commissioners Dyckman and Wykoff had comments

5. ADJOURNMENT

Adjourned at 9:57 p.m. to a Regular Meeting, October 2, 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 October 2, 2014 by the following vote:

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

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



OLLIE PATTUM, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY