

**CITY OF FOSTER CITY  
NOTICE OF PLANNING COMMISSION STUDY SESSION  
FOR REVIEW OF THE PROPOSED REZONING OF  
PILGRIM TRITON PHASE C  
551-565 PILGRIM DRIVE  
RZ-15-002; DA-08-001B; EA-15-001**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Foster City will hold a Study Session immediately following the Regular Meeting at 7:00 pm on Thursday, September 15, 2016 to discuss a proposal to rezone Pilgrim Triton Phase C (551-565 Pilgrim Drive) from CM/PD (Commercial Mix/Planned Development) with a General Development Plan that allows 172,943 sq. ft. of commercial uses and 17 townhouses to CM/PD with a revised General Development Plan to allow 68 for-sale townhouses – Neighborhood PT – APN 094-010-520 – EA-15-001, RZ-15-002, DA-08-001B. Accompanying applications include an environmental assessment (EA-15-001) and an amendment to the Pilgrim Triton Master Development Agreement (DA-08-001B).

The proposal was previously discussed by the City Council on May 18, 2015 and August 1, 2016. All previous correspondence submitted for the May 18, 2015 and August 1, 2016 meetings will be provided by staff to the Planning Commission – it is not necessary to resubmit the same correspondence.

The proposal is to:

- 1) Change the zoning designation on the parcel at 551-565 Pilgrim Drive from CM/PD (Commercial Mix/Planned Development) with a General Development Plan allowing up to 172,943 sq. ft. retail/commercial use and 17 townhouse units to CM/PD with a new General Development Plan to allow 68 for-sale townhouses.
- 2) Modify the Pilgrim Triton Master Development Agreement to change the allowed uses at the property at 551-565 Pilgrim Drive.

**PURPOSE**

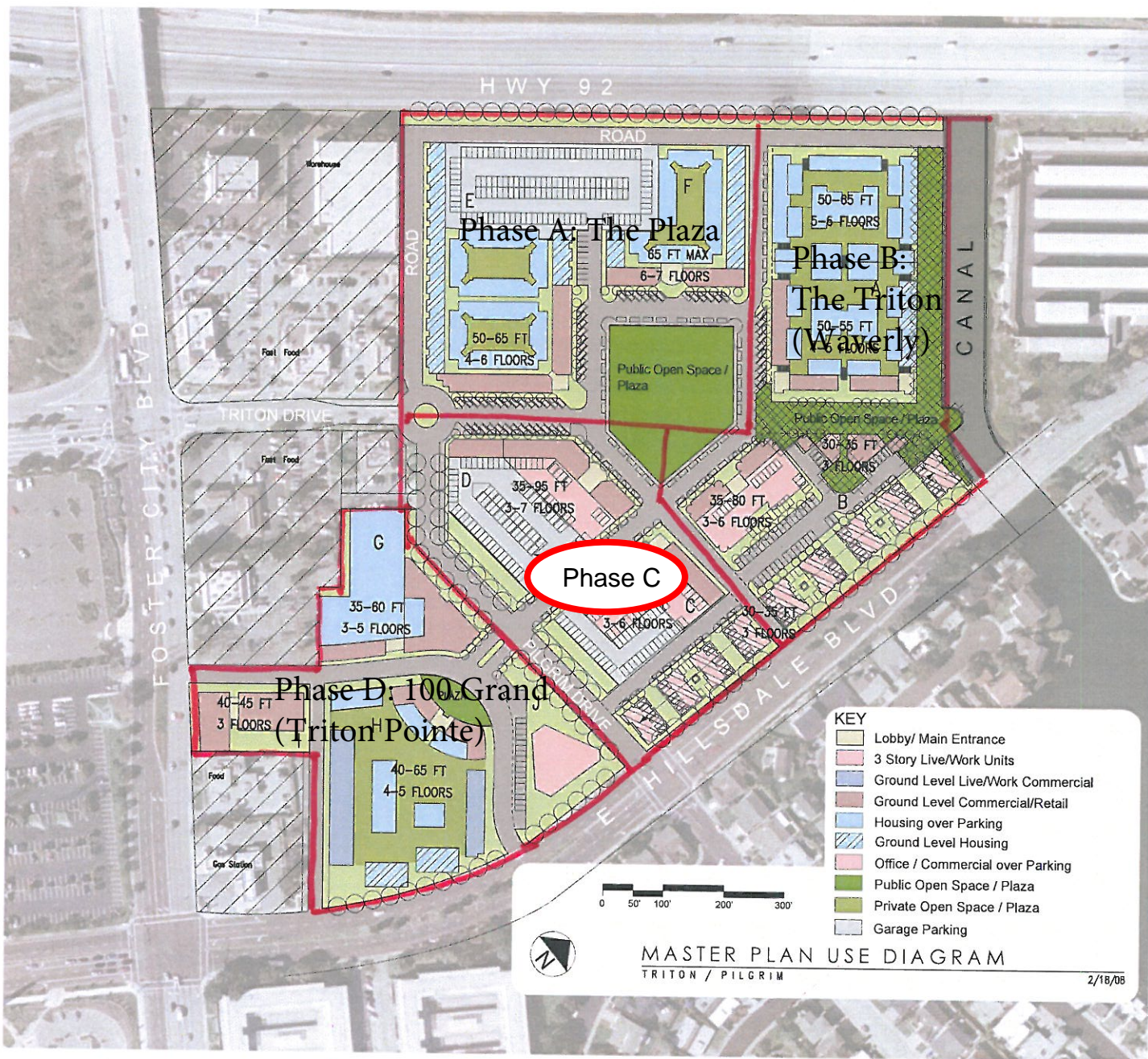
The purposes of this development project preliminary review meeting are:

- To introduce the proposed concept to the Planning Commission;
- To give the Planning Commission an opportunity to indicate the topics that should be included in additional studies and analyses to be provided for later review of the proposal.

The Meeting will be held in the City Council Chambers, 620 Foster City Boulevard (adjacent to City Hall) and will also be televised on FCTV, Channel 27. You are invited to attend the Meeting and offer comments to the City Council. If you have questions about the City Council Preliminary Review Meeting, or general questions about this project, please contact Leslie Carmichael, Consulting Planner at (650) 286-3236 or [lcarmichael@fostercity.org](mailto:lcarmichael@fostercity.org).

**DOCUMENT AVAILABILITY**

The information submitted by the applicant is available on the City's website at: <http://www.fostercity.org> and is also available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the City of Foster City Community Development Department, 610 Foster City Boulevard, Foster City, California 94404. A staff report will be available online the Thursday before the meeting at: <http://www.fostercity.org/citygovernment/agendasandminutes.cfm>.



HWY 92

Phase A: The Plaza

Phase B:  
The Triton  
(Waverly)

Phase C

Phase D: 100 Grand  
(Triton Pointe)

- KEY**
- Lobby/ Main Entrance
  - 3 Story Live/Work Units
  - Ground Level Live/Work Commercial
  - Ground Level Commercial/Retail
  - Housing over Parking
  - Ground Level Housing
  - Office / Commercial over Parking
  - Public Open Space / Plaza
  - Private Open Space / Plaza
  - Garage Parking



**MASTER PLAN USE DIAGRAM**  
TRITON / PILGRIM

2/18/08