

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

AUGUST 20, 2013

1. CALL TO ORDER

At 7:00 p.m. by Chairman Dyckman

2. ROLL CALL

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

Staff Present: Curtis Banks, Community Development Director; Leslie Carmichael, Consultant Planner

3. ITEMS FOR DISCUSSION

1. REVIEW AND DISCUSS THE ARCHITECTURE ASSOCIATED WITH THE SPECIFIC DEVELOPMENT PLAN USE PERMIT FOR THE WAVERLY, A MIXED-USE DEVELOPMENT FOR THE APPROXIMATELY 6.3 ACRE SITE NOW OCCUPIED BY 1159 - 1166 TRITON DRIVE; ASSESSOR'S PARCEL NO. 094-010-570). THE PROJECT CONSISTS OF 240 MULTI-FAMILY RESIDENTIAL UNITS AND 5,000 SQ. FT. RETAIL ON 6.3 ACRES. (UP-13-003)

The Planning Commission had the following comments:

Apartment Complex

- The general height, bulk and mass are appropriate
- The tower element should be more iconic
- Consider angling the ground floor of the tower element to align with the park, provide more articulation and study recessing the 1st floor
- Evaluate alternatives to the blue resin material and eliminate the resin fin along Triton Dr.
- Identify the depth of the arcade
- The elevations are too chaotic, look at simplifying
- The design and site plan should take more advantage of the water and consider a dock for electric boats
- The cornice on the elevations does not appear on the perspectives
- Consider views of the project from the freeway
- Too many trees. Consider less trees but bigger size

Townhouses

- The design of the townhouses should be enhanced, they are too plain
- Liked the townhouse design presented at the meeting more than design in the packet
- The units adjacent to the eastbound approach on Hillsdale need more relief at the corner
- The units closest to the bridge should be enhanced

2. REVIEW AND DISCUSS THE SITE PLAN 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; ASSESSORS PARCEL NO 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 4 TO 7 STORIES. (UP-13-004)

This item continued to a future date per applicant's request.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

Commissioners Pattum and Dyckman had comments

5. ADJOURNMENT

Adjourned at 8:18 p.m. to a Special Meeting, September 12, 2013, Council Chambers, 620 Foster City Boulevard, Foster City, California.

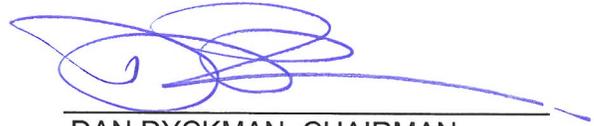
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Special Meeting thereof held on September 12, 2013 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

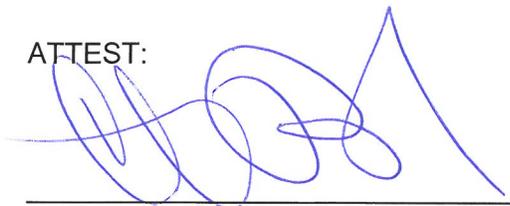
ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY