

Chapter Six: Land Use

Land Use

Existing Land Use

The distribution of land uses as provided in the Foster City General Plan is shown below. Since construction during the early years of Foster City was largely residential, the City has actively pursued commercial and light industrial development to achieve a more balanced mix of uses. Commercial, office, and industrial development not only provides a healthy and stable tax base, it also provides job opportunities within the City, which in turn can help reduce commuting by residents of Foster City and nearby communities.

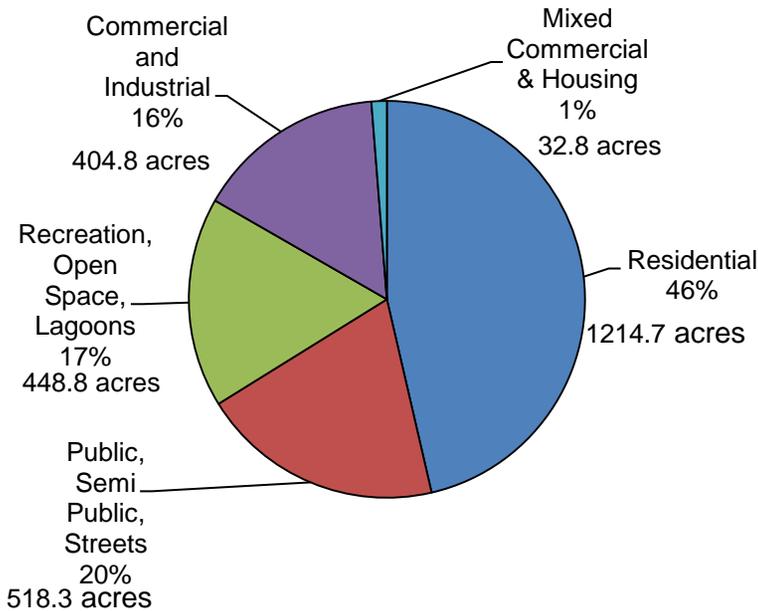


Figure 42: General Plan Land Use (Acres) (2010)

Residential Land Use

The majority of the residential land in the City is designated for single-family detached units (52%) as indicated in the chart below. Condominiums and townhouses each comprise about 18%. Apartments comprise about 9%. Land designated for two-family dwellings or duplexes comprises less than 1% of the residential land.

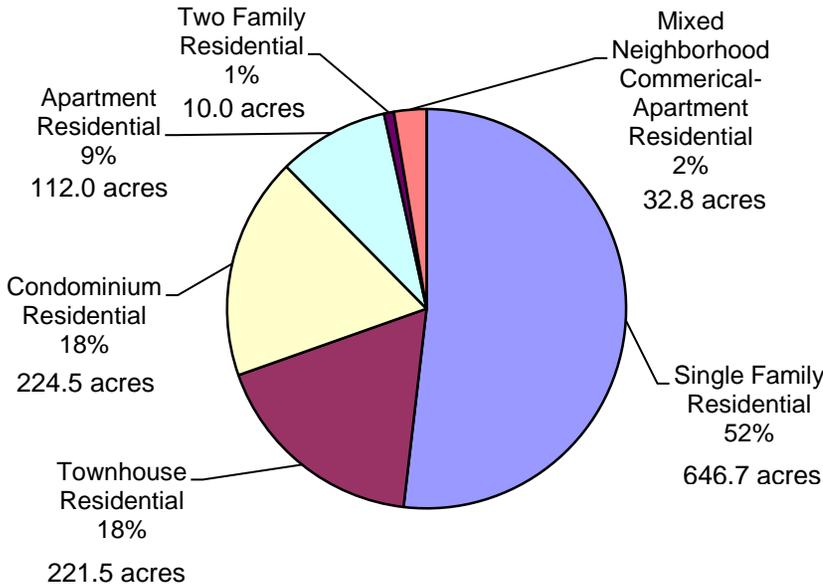


Figure 43: General Plan Residential Land Use (Acres) (2010)

Community Profile

Commercial and Industrial Land Use

Foster City’s commercial and industrial lands are nearly built out and, at the same time, some are undergoing redevelopment. The primary office area is Metro Center, which hosts the 22-story Metro Tower, as well as buildings hosting VISA International and Sony Computer Entertainment. Nearby on East Hillsdale Boulevard is the 8-story Parkside Towers.

The primary industrial/research and development lands are in Vintage Park, Chess-Hatch and Lincoln Centre. In Vintage

Park, Gilead Sciences has received approval to expand their existing campus by removing some buildings and adding larger buildings.

In the Pilgrim-Triton area, currently an industrial/research and development area, plans have been approved for removal of the single-story office/industrial buildings and construction of a mixed use commercial/residential development.

Table 9: Existing, Approved and Projected Commercial and Industrial Square Feet

	Office	Industrial/Research & Development	Commercial	Hotel	Total
Existing	3,531,558	1,987,588	626,345	320,513	6,466,430
Approved*	808,000	303,430	30,000	0	1,141,430
Projected	0	0	106,300	0	106,300
Total	4,339,558	2,291,018	762,645	320,513	7,713,734

*Includes developments that have received General Development Plan approval, but may not have received Use Permit approval.

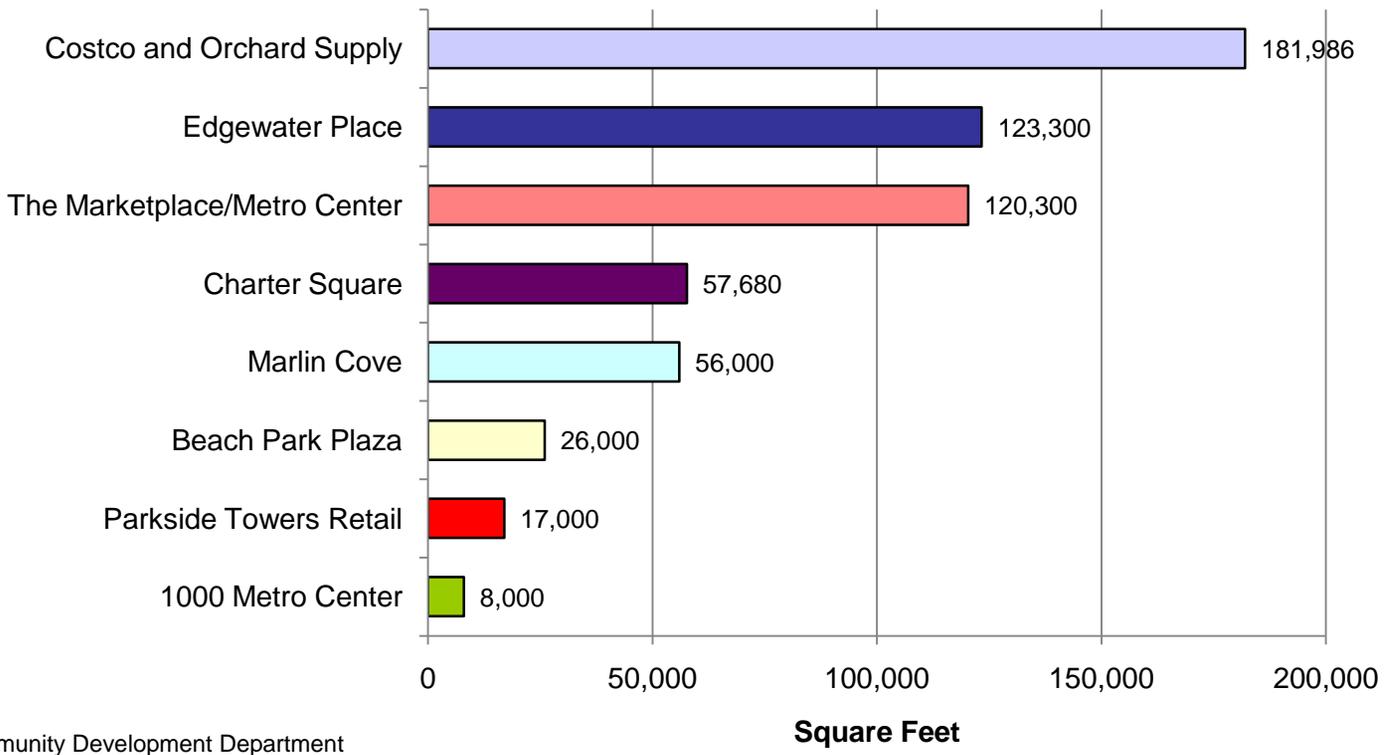
Source: Foster City Community Development Department

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Shopping Centers

Foster City currently has six retail shopping areas: five neighborhood commercial centers and a more regional-serving retail area along Metro Center Boulevard that includes a Costco Wholesale and Orchard Supply Hardware Store.

The five existing neighborhood commercial centers are located throughout the residential neighborhoods. The centers are intended to provide every City resident with convenience and close access to retail shopping which provides goods and services meeting their everyday needs.



Source: Community Development Department

Figure 44: Size Comparison of Shopping Centers in Foster City by Square Feet (2010)

Community Profile

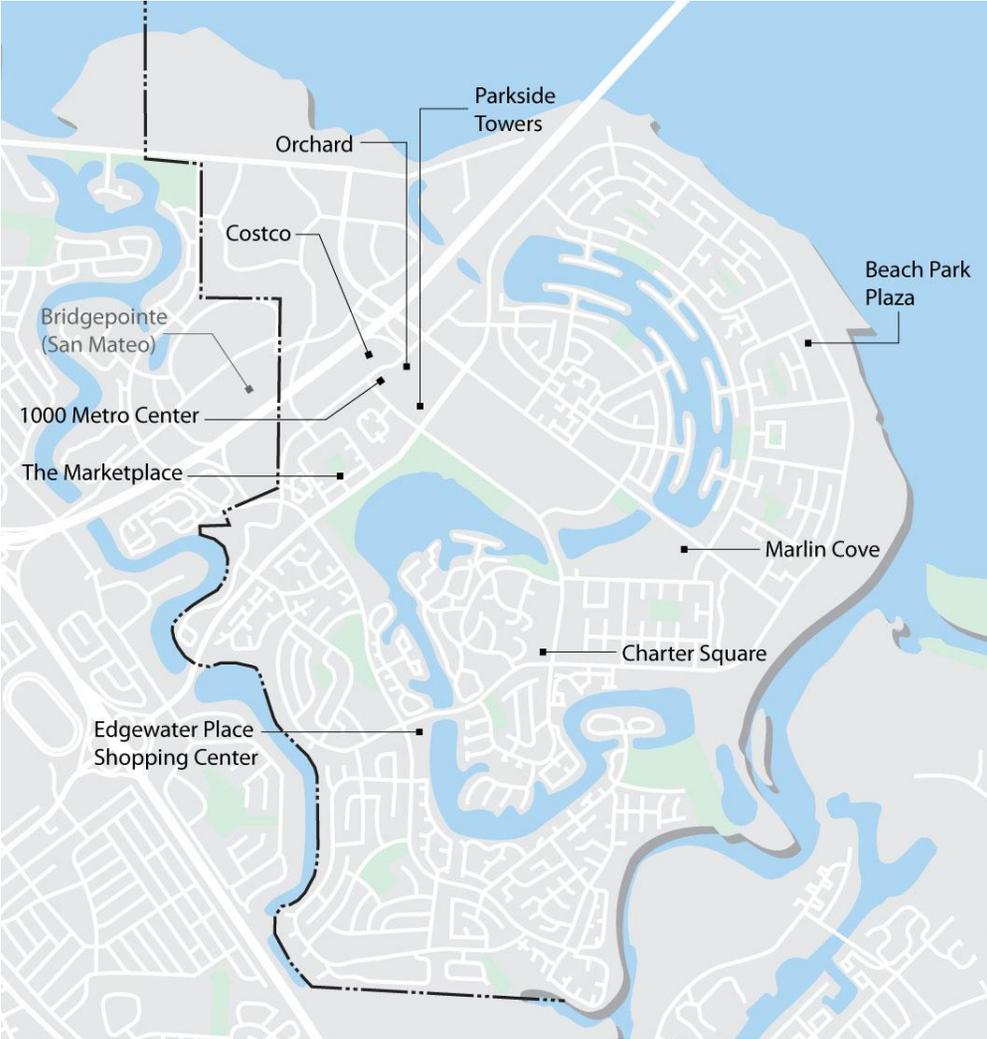


Figure 45: Shopping Center Map