

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

JULY 18, 2013

1. CALL TO ORDER

At 7:45 p.m. by Chairman Dyckman

2. ROLL CALL

Present: Commissioners Avram, Pattum, Werden and Chairman Dyckman

Absent: Commissioner Williams

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

3. ITEMS FOR DISCUSSION

TO REVIEW AND DISCUSS THE SPECIFIC DEVELOPMENT PLAN/USE PERMIT APPLICATION 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 Planning Commission discussed The Waverly site plan, building orientation, parking and landscaping. Below is a summary of the discussion:

- The retail could include some sort of convenience store, but not 24 hours.
- The retail uses shouldn't duplicate too much other retail around Triton Park.
- The list of commercial uses may be too limited.
- Having the amenities (including as much of Triton Park as possible) installed in an early phase of the project is important.
- Having some of the roadways less than 26' wide is OK because they are not the primary roadways through the development.
- The edges are important to activate the plaza – materials & treatment – need to create a cohesive way to enclose the Park in conjunction with Triton Plaza.
- The townhomes will need to blend the language of single-family houses with the multi-story multi-family unit building.
- The flow of traffic shouldn't force non-residential traffic to go through the townhouse area.

Overall the Planning Commission was supportive of the basic configuration of roadways and buildings, the parking and the basic landscape concepts.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

Commissioners Pattum and Dyckman had comments.

5. ADJOURNMENT

Adjourned at 8:35 p.m. to a Special Meeting, August 6, 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 Regular Meeting thereof held on August 6, 2013 by the following vote:

AYES, COMMISSIONERS: Avram, Pattum, Werden and Chairman Dyckman

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS: Williams

ABSENT, COMMISSIONERS:



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY