

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard -- Foster City

MINUTES

OCTOBER 15, 2013

1. CALL TO ORDER

At 7:00 p.m. by Chairman Dyckman

2. ROLL CALL

Present: Commissioners Pattum, Werden and Chairman Dyckman

Absent: Avram and Williams

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

3. ITEMS FOR DISCUSSION

1. REVIEW PRELIMINARY PLANS FOR A PROPOSED LOT SPLIT OF AN EXISTING 10,394 SQ. FT. LOT WITH AN EXISTING SINGLE FAMILY RESIDENCE IN THE ALDEN CROSSING PLANNED DEVELOPMENT INTO TWO (2) LOTS OF 5,158 SQ. FT. AND 5,236 SQ. FT. EACH AND CONSTRUCT A NEW TWO-STORY HOUSE OF 1,583 SQ. FT. FIRST FLOOR LIVING AREA (PLUS A 494 SQ. FT. GARAGE AND A 60 SQ. FT. PORCH) AND A 1,377 SQ. FT. SECOND FLOOR LIVING AREA – 390 BISCAYNE AVE – NEIGHBORHOOD 8 – DISTRESSED HOME SOLUTIONS, LLC – APN 094-950-380 – PR-13-006

The Planning Commission had the following comments:

- The proposed lot split is generally acceptable.
- HOA approval should be required for the design of the new house.
- Corner lot may be too tight.
- As a result of the lot split, there will be two smaller size lots. Instead of putting a bigger house on the new lot, the applicant needs to look into putting a smaller house.
- There was an overall consensus that the design of the new house should match one of the three approved plan types for Alden Crossing. Minor deviations in the design may be permitted as long as the overall style of the house is consistent with one of the three approved plan types.
- Design aspects will be very important to make the new house look like it belongs to the rest of the subdivision.

- The second-story should be stepped in from the first-story wall on the rear and more separation between buildings should be considered to mitigate neighbor's concerns regarding open space and privacy.
- The corner lot should be designed in such a way that it does not interfere with pedestrian and vehicular visibility.
- The design of the new house should be compatible with houses in Alden Crossing and the neighborhood.
- Applicant needs to work closely with staff on the design of the proposed house.

Overall, the Commission was supportive of the proposed lot split and felt that the design of the proposed house should be well integrated into the Alden Crossing development.

2. 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)

Commissioner Avram's email expressing support for the revised design of the apartments and preference for the contemporary townhouse design was read into the record.

Commissioner Williams had to leave prior to leave the meeting due to illness. Commissioner Dyckman presented Commissioner Williams support for the design of the apartments.

The Commission supported the changes to the design of the apartments stating that the changes responded well to the Commissions previous comments. The new design creates and more welcoming entry and replacing the arcade with the canopy opens up the retail and allows more room for outdoor seating.

The Commission preferred the contemporary townhouse design feeling that it would provide a better transition between the design of the apartments and the overall Pilgrim-Triton neighborhood.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 8:16 p.m. to a Regular Meeting, October 17, 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 January 9, 2014 by the following vote:

AYES, COMMISSIONERS: Pattum, Werden and Chair Dyckman

NOES, COMMISSIONERS:

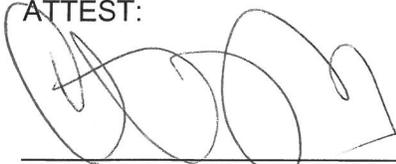
ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Avram, Williams



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY