

STUDY SESSION OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard – Foster City

MINUTES

SEPTEMBER 12, 2013

1. CALL TO ORDER

At 8:25 p.m. by Chairman Dyckman

2. ROLL CALL

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

Staff Present: Curtis Banks, Community Development Director; Lynette Dias and Jean Eisberg, Consulting Planners, Urban Planning Partners, Inc.

3. ITEMS FOR DISCUSSION

1. 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)

Consulting planners presented the site plan and the applicant's architect spoke about features of the site plan. No residents spoke at the meeting. Below is a summary of the discussion.

- Planning Commissioners generally supported the revised shape and location of Garage A relative to Foster City Boulevard and Chess Drive.
- The applicant's architect described the need to move the AT&T utility box near Foster City Boulevard slightly in order to accommodate the new right-hand turn lane.
- There was a request to see a section graphic comparing the height of the Foster City Boulevard bridge/overpass relative to the proposed Garage A.
- It was confirmed that parking would be provided on the garage rooftops.

- Planning Commissioners generally supported planting of appropriate landscaping and trees throughout the site, and specifically to screen Garage A from Foster City Boulevard. The Library was cited as a good example of landscaping and screening.
- There was also support for high-quality design of the garage structures.
- The applicant's architect confirmed that the existing easement from the property to the storage yard on the southwest side of Foster City Boulevard would be maintained to provide access to the yard.
- The applicant's architect described the common space between Towers A and B as having a green roof and seating area, to take advantage of the good midday solar access, and bike storage facility (on the ground level).
- Planning Commissioners generally supported increasing the setback of Garage B from Highway 92, as illustrated in the Alternative Roadway plan, to allow for more landscaping between the highway and the proposed project.
- The Planning Commission requested a preparation of a three-dimensional model demonstrating building heights and comparing the existing and proposed buildings.

4. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

None

5. ADJOURNMENT

Adjourned at 9:05 p.m. to a Regular Meeting, September 19, 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 October 17, 2013 by the following vote:

AYES, COMMISSIONERS: Pattum, Werden, Williams and Chair Dyckman

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Avram



DAN DYCKMAN, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY