



COMMUNITY DEVELOPMENT DEPARTMENT

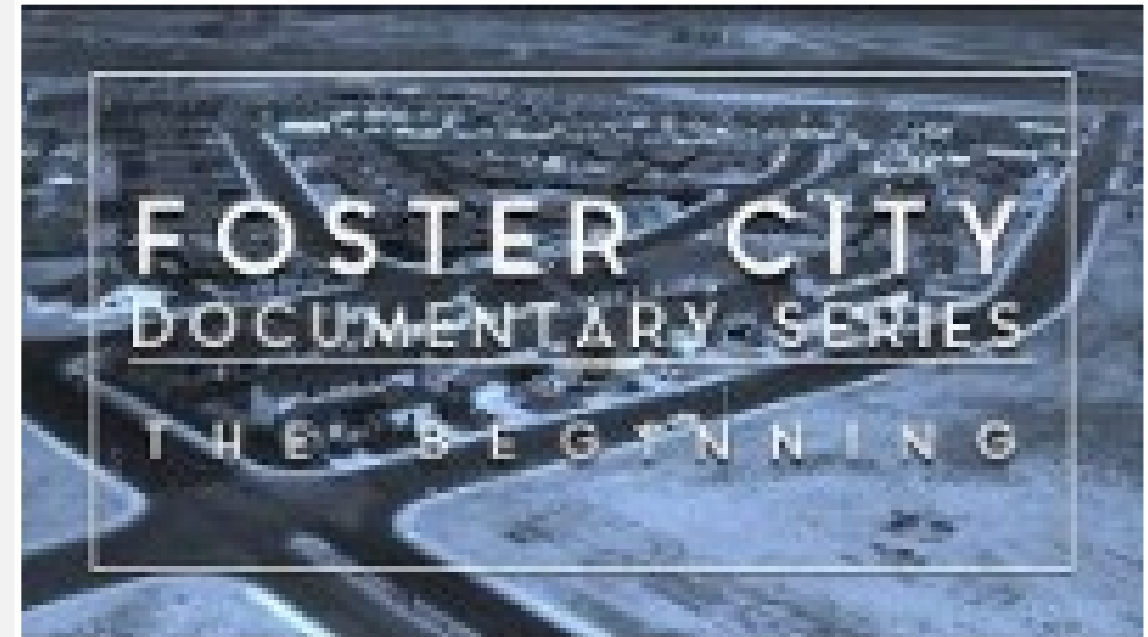


AGENDA

- ❖ Dinner
- ❖ Introduction
- ❖ Planning
- ❖ Building
- ❖ Break
- ❖ Code Enforcement
- ❖ Housing
- ❖ Sustainability
- ❖ Questions

FACTS – FOSTER CITY

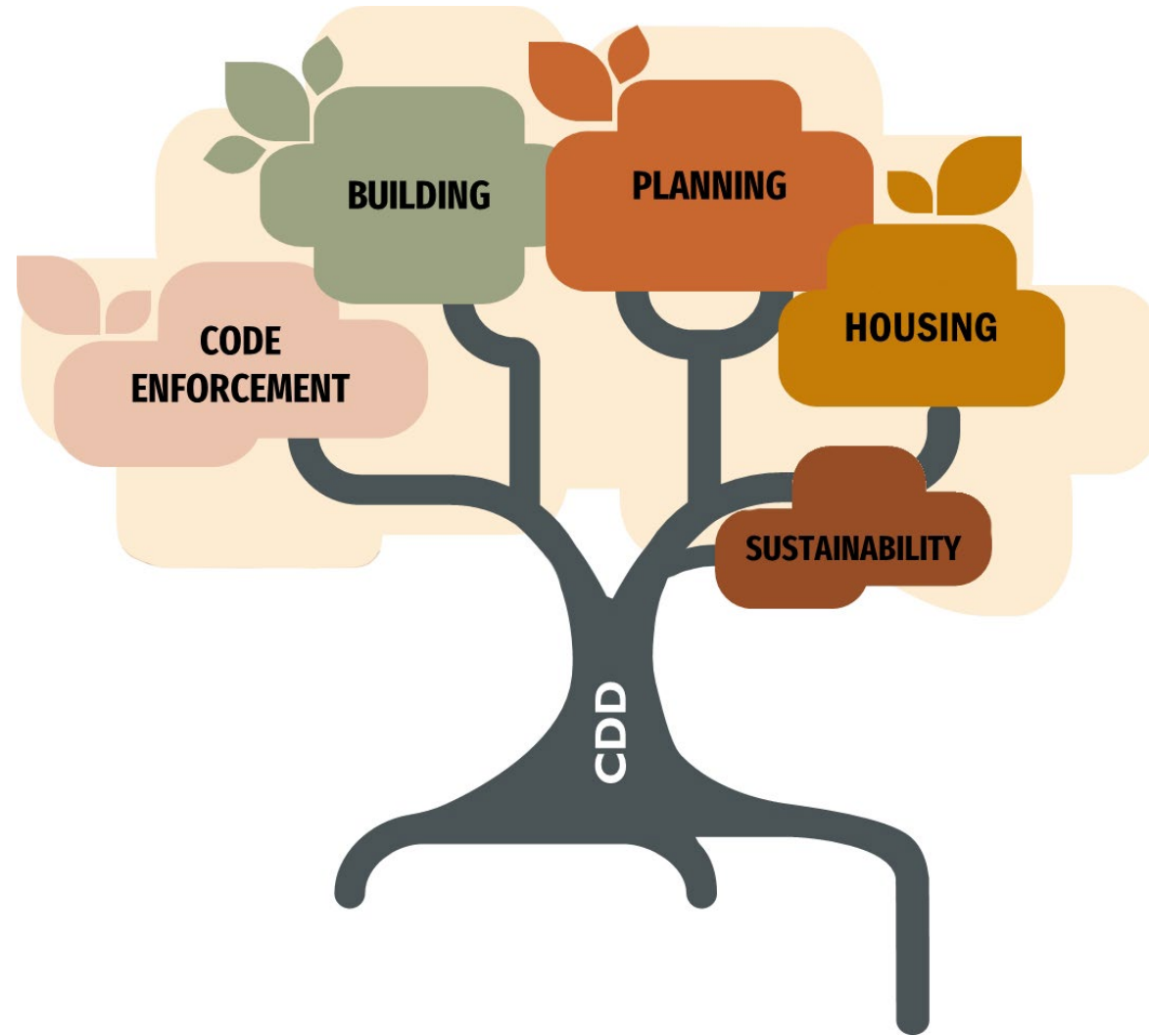
- ❖ Foster City is a planned community
- ❖ In the early 1960s, T. Jack Foster purchased the 2600 acres of marshland and began a venture to convert the area to a planned community.
 - 9 separate residential neighborhoods separate from the industrial and commercial areas
 - expansive parks
 - man-made waterways - sinuous “Venice-like” lagoon system formed the backbone of the plan and provided inherent beauty to the community.
- ❖ After more than a decade of development, Foster City was incorporated in 1971 and Jack Foster achieved his goal and vision of developing a diverse community.
- ❖ Foster City has highest park space per capita in San Mateo County
 - 218 acres of park space and amenities in 24 beautiful parks



INTRODUCTION



Sofia Mangalam
Community Development Director



The Community Development Department is committed to planning, improving and maintaining the quality of life and public safety in the City consistent with the Goals and Policies established by the City Council in the General Plan and other related City ordinances and regulations consistent with **the City's heritage as a Master Planned community.**

PLANNING - OVERVIEW



Purpose

Creating a vibrant, sustainable, community through thoughtful land use and development and design standards



The Big Picture.

Utilizing a holistic approach.



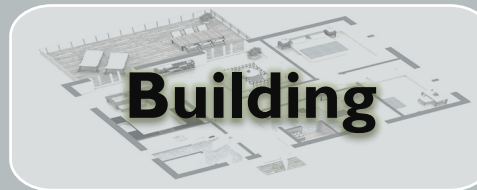
Advanced Planning

Long range, General Plan, specific plans, municipal code, and policies and guidelines.



Current Planning

Permitting process, Architectural Review Permits, Use Permits, General Development Plan Amendment, etc.



PLANNING

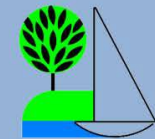
- ❖ General Plan
- ❖ Foster City Municipal Code
- ❖ Local policies & Guidelines

- ❖ General Plan Elements
 - Land Use and Circulation Element
 - Housing Element
 - Parks and Open Space Element
 - Noise Element
 - Safety Element
 - Conservation Element

FOSTER CITY GENERAL PLAN



City of Foster City



Foster City Municipal Code

Title 17 Zoning

- [17.50](#) **Accessory Buildings and Uses**
- [17.52](#) **Fences, Walls and Hedges**
- [17.54](#) **Yards**
- [17.55](#) **Replacement Units**
- [17.58](#) **Architectural Control and Supervision**
- [17.59](#) **Sign Control**
- [17.60](#) **Regulation of Antennas**
- [17.61](#) **Commercial Wireless Communications Facilities**
- [17.62](#) **Off-Street Parking Regulations**
- [17.64](#) **Vehicle and Recreational Vehicle Storage**
- [17.66](#) **Swimming Pools**
- [17.68](#) **General Performance Standards**
- [17.70](#) **Nonconformity Uses**
- [17.72](#) **Development Project Preliminary Review Procedures**
- [17.74](#) **Amendments**
- [17.76](#) **Conversion Regulations**
- [17.78](#) **Accessory Dwelling Units**

PLANNING



Chapter 17.22 C-O COMMERCIAL OFFICE DISTRICT

Sections:

- [17.22.010](#) Regulations generally.
- [17.22.020](#) Permitted uses.
- [17.22.030](#) Conditional uses.
- [17.22.040](#) Area, bulk, yard and height regulations.
- [17.22.050](#) Parking.

17.22.010 Regulations generally.

The specific regulations set forth in this chapter shall apply in the C-O districts. (Ord. 657 § 4 (Exh. J), 2023)

17.22.020 Permitted uses.

The following uses shall be permitted in the C-O districts:

- A. **Administrative, professional and business offices;**

PLANNING

❖ Local policies

- Awning Policy
- Solar Impact Policy
- Principal Form of Transportation Policy
- Waterfront Setback Policy
- Boat Docks Policy
- Waterfront Room Addition Impact Policy
- Reroof Policy
- Copper Gutters Policy
- Security Gates Policy
- Planning Commission Policy
- HOA Prototype Policy
- Window Replacement Policy
- Wireless Communications Facilities Policy
- Waterfront Fence Policy Planned Development
- Landscape Modification Policy Exterior Color Change Policy
- Bay-Bow-Garden-Greenhouse Administrative Review Policy

❖ Guidelines

Architectural and Solar Guidelines



For Use in R-1 (Single-Family Residential) Districts

CITY OF FOSTER CITY
Community Development Department
610 Foster City Boulevard
Foster City, CA 94404

- Decks/Patios
- Fences/Windscreens
- Front Yard Paving
- Gazebos
- Greenhouses
- Patio Covers
- Patio Room Additions
- Room Additions
- Skylights
- Trellises/Arbors
- Windows, Doors, Exterior Modifications
- Spas/Swimming Pools

PLANNING

Consistency and compliance with General Plan, Municipal Code, and applicable policies and guidelines.

Active Advance Planning Projects:

Housing Element 2023-31 implementation

- Senate Bill 9 Ordinance Update
- Single-Family Objective Design and Development Standards (SF ODDS)
- Accessory Dwelling Unit (ADU) Ordinance Update
- Various Zoning Code Updates

Open Space and Recreation Element



ANY QUESTIONS?



BUILDING - OVERVIEW



Purpose

All construction projects permitted within the City comply with the California Building Codes, the Foster City Municipal Code and all other applicable codes and regulations.



Focus

Life, Safety, and Health.
Enforcement of current Federal, State, Local codes and ordinances.



Process.

Depending on the scope of work, there are a few type of permits.
Collaboration between numerous departments (Fire, PWD, Planning, etc.).



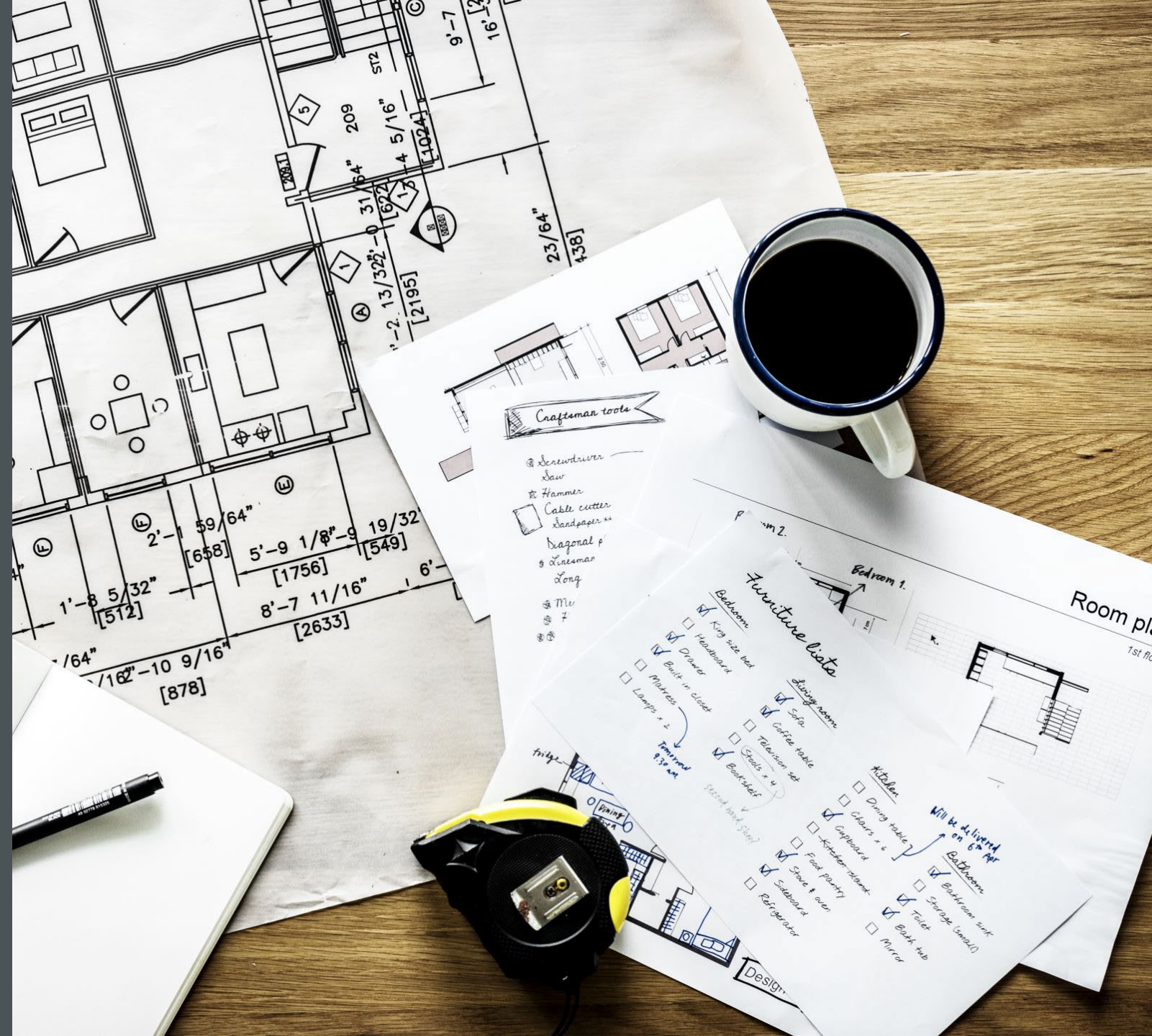
Permit Type

Over the Counter
Express Plan Check
Standard Submittal and review.
Encourage electronic submittals.



BUILDING

- ❖ Typical submittal requirements:
- ❖ Site plan, scope of work
- ❖ Applicable codes
- ❖ Floor plan (existing and/or proposed)
- ❖ Building code related construction details to how you are performing the work.
- ❖ Spec sheets for all equipment and materials



BUILDING – PROCESS



1. Submit Permit (Electronically)



2. Plan Review (Standard, Over the Counter (OTC), or Express)



3. Permit Issuance

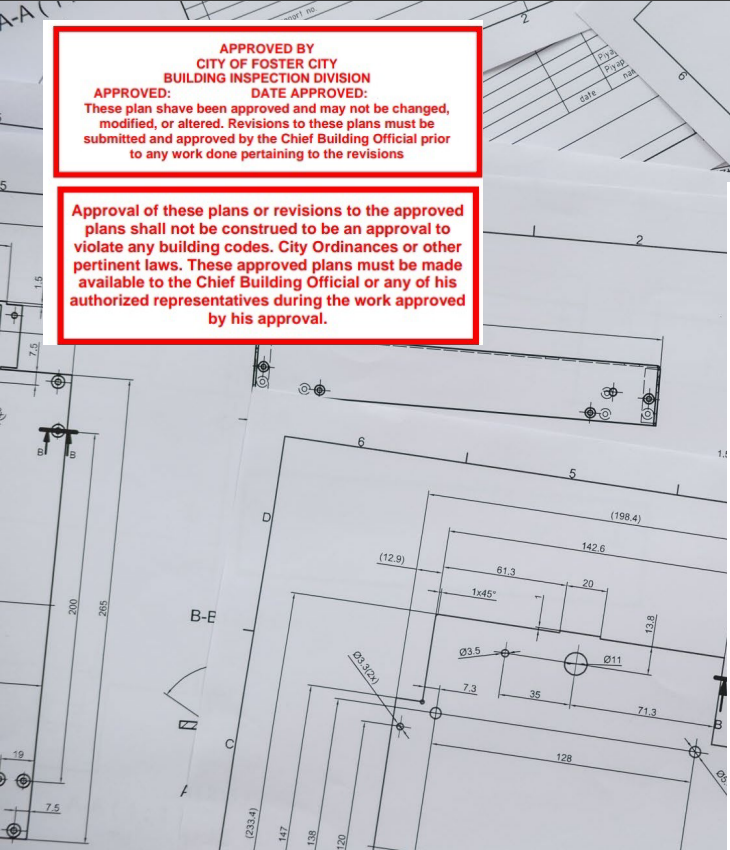


4. Inspections

BUILDING

**APPROVED BY
CITY OF FOSTER CITY
BUILDING INSPECTION DIVISION**
APPROVED: _____ DATE APPROVED: _____
 These plans have been approved and may not be changed, modified, or altered. Revisions to these plans must be submitted and approved by the Chief Building Official prior to any work done pertaining to the revisions

Approval of these plans or revisions to the approved plans shall not be construed to be an approval to violate any building codes, City Ordinances or other pertinent laws. These approved plans must be made available to the Chief Building Official or any of his authorized representatives during the work approved by his approval.



	Date	Inspector
FOUNDATION		
Setbacks		
Forms-steel		
Misc.		
BUILDING		
Frame		
Shear		
Insulation		
Drywall		
T-Bar		
Flash/Waterproofing		
Lath		
Scratch Coat		
Misc.		
WINDOWS		
Flashing		
Egress		
ROOF		
Roof Material		
Tear Off		
Deck Nail		
In Progress		
Misc.		
MECHANICAL		
Rough		
Finals		

	Date	Inspector
PLUMBING		
Underground		
Rough		
Shower Pan		
Gas Test		
Top Out		
Misc.		
ELECTRICAL		
Underground		
Rough		
Bonding		
Grounding		
Temp Service		
Service		
Subpanel		
Misc.		
FIRE (call 650.522.7940 for Com)		
Devices/Dampers		
Emergency Power		
Underground		
Pressure Test		
Flush		
Rough		
Misc.		
FINALS		
Public Works		



ANY QUESTIONS?



BREAK

CODE ENFORCEMENT

City of Foster City Planning/Code Enforcement Division

610 Foster City Blvd. 1st Floor, Foster City, CA 94404
(650) 286-3228

codeenforcement@fostercity.org

Courtesy Notice of Code Violation

The intent of this notice is to inform you of a code violation witnessed on your property located at _____ in Foster City and to open a line of communication to work with you to bring the property in to compliance with Foster City standards. Please contact the officer listed below to discuss this in greater detail.

Location: _____

Officer/Contact: _____

Date: ____/____/____ Time: ____ AM/PM

Code Violation(s):

- Trash Bins:** Store trash bins behind the gate or in the garage so they are not visible from the public right of way except on scheduled trash collection day(s).
- Weeds:** Trim/remove overgrown weeds/tall grass from front yard and/or adjacent sidewalk
- Overgrown Bush:** Trim back bush/hedge so no portion encroaches/covers a portion of the adjacent sidewalk.
- Stored household items/Refuse/Debris:** remove all household items/refuse/debris that has been stored for more than 48 hours.
- Trailer/RV/Boat:** Remove recreational vehicle and/or trailer that has been stored in front yard for more than 72 hours.
- Other:** See back side of notice for details

Other Code Violation(s): _____

Notes: _____

Relevant Foster City Municipal Code Section(s)

- Chapter 9.52 – Property Maintenance
- Chapter 15.02 – Building and Construction
- Chapter 15.12 – Sign Control
- Chapter 17.58 – Architectural Review
- Chapter 17.64 – Vehicle Storage
- Other: _____

Please visit

<https://www.codepublishing.com/CA/FosterCity/>
for code sections or contact the officer listed.

Purpose: Ensure codes, the standards and laws of the city, are enforced to assure that the City preserves the safety, health, welfare and appearance of the City.

Report/observation of violation → Reconfirm on-site observation of violation → make contact with owner and continue communications → resolution.

Report/observation of violation → Reconfirm on-site observation of violation → make contact with owner and continue communications → no contact were made → start formal code enforcement case.



CODE ENFORCEMENT

❖ How to Report?

- Foster City Access: www.fostercity.org/community/page/foster-city-access
 - Can also be downloaded to your mobile device.
- Email or Call Code Enforcement:
 - Phone: (650) 286-3228
 - Email: codeenforcement@fostercity.org

~ **181** cases reported from January 1, 2024-September 3, 2024.

❖ Code Enforcement Officer's on-site observation during drive through.

ANY QUESTIONS?



HOUSING

Purpose:

Monitor affordable housing throughout the City, working to create more affordable housing opportunities, and implementing the City's affordable housing regulations and Housing Element of the General Plan.

What we do:

- Implement the Housing Element and Regulations.
- Monitor below-market rate units and ensure compliance.
- Provide guidance and training to affordable housing property managers.
- Respond to requests from existing BMR tenants.
- Help those looking for affordable housing.
- Provide information on housing resources for landlords, renters, and homeowners.
- Provide training on fair housing.
- Manage housing programs and apply for funding opportunities.
- Work with developers before, during and after the project approval process on their affordable housing plan.



Resources:

www.fostercity.org/commdev/page/housing

HOUSING

What is Below Market Rate (BMR)?

- It's housing that is rent-restricted below market rates through a deed restriction for a period of time.
- Rent limits are based on Area Median Income (AMI).
- AMI for 2024 for a family of four is \$186,600 and Low income for a family of four is \$156,650.
- Affordable housing cost defined as 30% of gross income for rent and utilities.
 - 15-30% of AMI is extremely low income
 - 30-50% of AMI is very low income
 - 50-80% of AMI is low income
 - 80-120% of AMI is moderate income
 - 130% of AMI is workforce in Foster City



Resources:

www.fostercity.org/commdev/page/housing

HOUSING

Our BMR Programs

Rental Programs

- Inclusionary Program:
 - Marlin Cove
 - Miramar
 - One Hundred Grand
 - The Plaza
 - The Triton
- Senior Housing Program:
 - Alma Point
 - Metro Center
- Workforce Housing Program
 - The Pilgrim (22 Units)
- Existing Unit Purchase Program
 - Duplexes and single-family homes

Ownership Program

- Single-family homes

Over 400
units

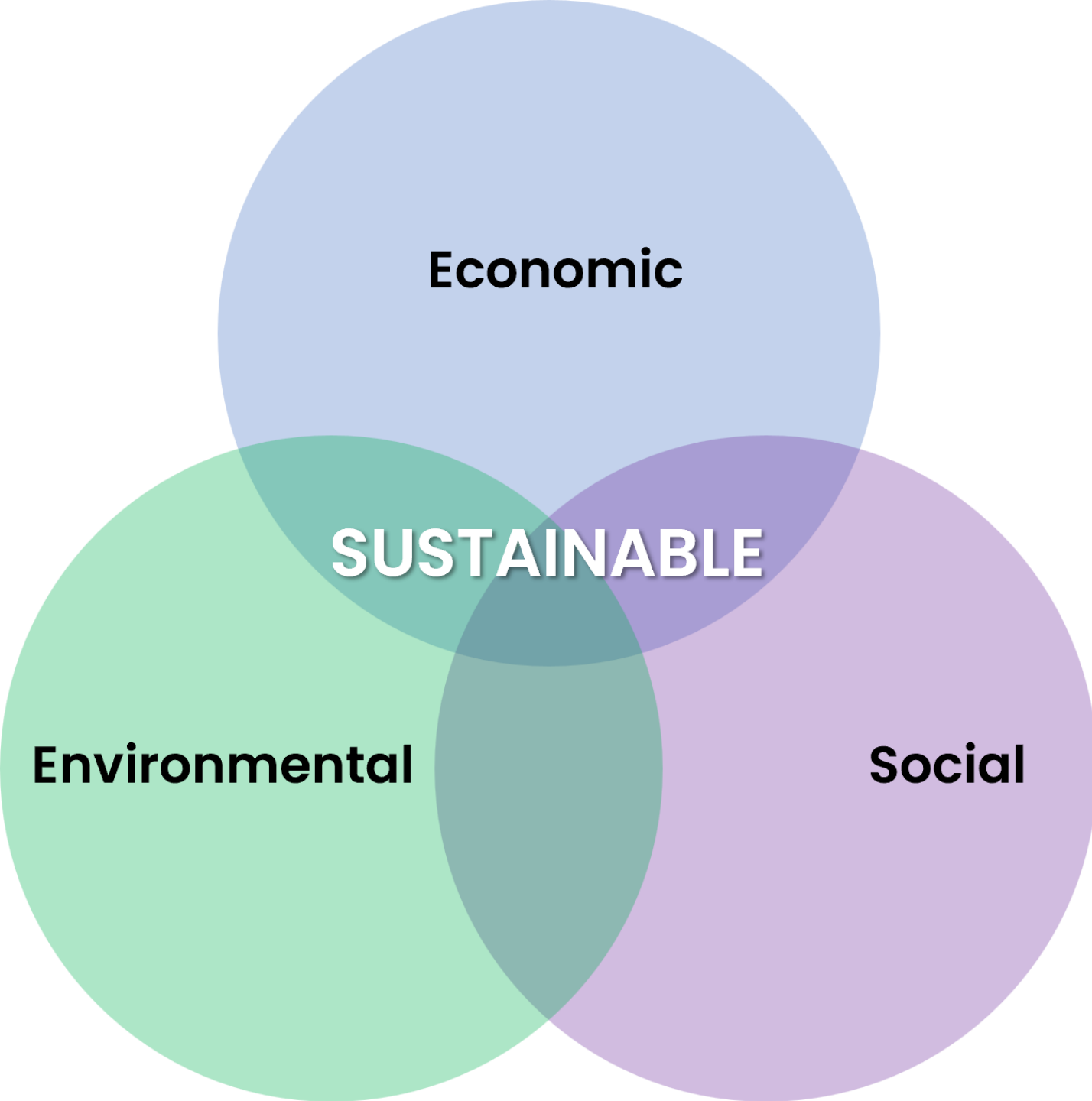


Resources:

www.fostercity.org/commdev/page/housing

ANY QUESTIONS?





- ❖ Purpose: **Sustainable Foster City** is the holistic strategy to protect, maintain, and grow natural resources in Foster City and allow all community members to pursue an enhanced quality of life
- ❖ Sustainability means we weigh the Environment, Economics, and Social Equity when making policy decisions
- ❖ The Sustainability Division supports City Council and the Community in their sustainability efforts, including implementing the Climate Action Plan and other sustainability-related projects

SUSTAINABILITY



SUSTAINABILITY

❖ *Climate Action Plan*

- Foster City is updating its **Climate Action Plan (CAP)**. The Final Draft is currently in a Public Comment period. Check out sustainable.fostercity.org for more information!
- The Climate Action Plan is a roadmap to lowering Greenhouse Gas (GHG) Emissions in Foster City
- CAP Project Team (staff, consultants, and committee members) conducted **extensive year-long community engagement** in support of the update

❖ *The Sustainability Division also:*

- Works with ten-member **Citizens Sustainability Advisory Committee** comprised of residents, youth, small and large business, and non-profit representatives to advise City Council on sustainability issues and engage the community on sustainability-related programs
- Hosts sustainability events: **two Earth Day events, an upcoming Clean Air Day Fair, and booths** at all major city events conducting outreach about the Climate Action Plan and living sustainably
- Researches new and best practice climate action related programs supporting the Climate Action Plan and sustainability
- Develops sustainable programs, including a new **community-based, social marketing project to encourage electric appliance** adoption
- Maintains and reports on data regarding the CAP and other climate-related benchmarks

ANY QUESTIONS?



CONTACTS

❖ General: cdd@fostercity.org

❖ Planning:

- Phone: (650) 286-3225
- Fax: (650) 286-3589
- Email: planning@fostercity.org

❖ Building:

- Phone: (650) 286-3227
- Permit Center/Permit Technician: (650) 286-3231
- Email: building@fostercity.org

❖ Code Enforcement:

- Phone: (650) 286-3228
- Email: codeenforcement@fostercity.org

❖ Housing (Housing Coordinator):

- Phone: (650) 286-3230
- Email: housing@fostercity.org

❖ Sustainability:

- Email: sustainable@fostercity.org
- Phone: (650) 286-3354





QUESTIONS?

Community Development Department





THANK YOU

History of Foster

City

Planning Division

Building Division

Code Enforcement

Housing

Sustainability

100

100

100

100

100

100

200

200

JEOPARD-CDD!

200

300

300

300

300

300

300

400

400

400

400

400

400



HOW TO PLAY JEOPARD-CDD

1. There are six categories: Under each column are four clues
2. The first team to go picks a category and a dollar amount.
3. Once the answer is read, the contestants may raise their hand if they know the answer.
4. Staff will select the contestant that raises their hand first.
5. The contestant must respond in the form of a question. (Who is T. Jack Foster?)
6. A correct response earns the dollar value of the clue and the opportunity to select the next clue from the board.
7. An incorrect response deducts the dollar value of the clue from the team's score and gives any remaining opponent(s) the opportunity to raise their hand and respond.