

ORDINANCE NO. 618

AN ORDINANCE OF THE CITY OF FOSTER CITY APPROVING AN AMENDMENT TO THE PILGRIM TRITON GENERAL DEVELOPMENT PLAN (GDP) FOR THE ±20.75 ACRES BOUNDED BY FOSTER CITY BOULEVARD, TRITON DRIVE, PILGRIM DRIVE, EAST HILLSDALE BOULEVARD AND STATE ROUTE 92 (APN: 094-010-520, -560, -840, -850, 860; 094-010-760, -780, 790) — TO CHANGE THE GENERAL DEVELOPMENT PLAN ON THE PARCELS AT 551-565 PILGRIM DRIVE AND 1159 TRITON DRIVE TO ALLOW UP TO 70 FOR-SALE TOWNHOMES AND 22 WORKFORCE HOUSING APARTMENTS IN PLACE OF 17 TOWNHOMES AND 225,943 SQ. FT. OF COMMERCIAL – PILGRIM TRITON MASTER PLAN AREA — RZ-15-002

CITY OF FOSTER CITY

THE CITY COUNCIL OF THE CITY OF FOSTER CITY DOES FIND AND ORDAIN, as follows:

Section 1. The City Council, based on facts and analysis in the Staff Reports, written and oral testimony, mitigation measures included in the project, and exhibits presented, finds:

1. The proposed Rezoning and the planned development will be in furtherance of and in accordance with the General Plan of the City of Foster City because the Master Plan including the amendments to Phase C will provide needed housing pursuant to General Plan Goal H-D, will generate fewer trips than the previously entitled office use in Phase C and thus will help maintain acceptable traffic Levels of Service pursuant to General Plan Policy LUC-F-1 and will provide housing for City employees and first responders pursuant to General Plan Policy H-E-8.
2. The total development in each development phase, including the remaining development phase known as Phase C, will be able to exist as an independent unit and the establishment of up to 70,057 square feet of commercial/industrial office and up to 805 residential units, including up to 64 live/work units, will not be detrimental to present and planned surrounding uses, as shown in the City's adopted General Plan, but will have a beneficial effect which could not be achieved without being located in a Planned Development district because the amendment to Phase C will complement the surrounding development in terms of character, scale and building height and although Phase C will be able to function as an independent unit, it will include the completion of the roadway and pathway system in Pilgrim Triton and the remainder of the Triton Park Plaza.
3. On-site circulation is suitable and adequate to carry anticipated traffic, and the proposed project density will not generate traffic in such amounts as to overload the street network outside the development beyond acceptable City levels as indicated in Section V.G of the Environmental Impact Report and the Addendum

and as indicated in the Statement of Overriding Considerations adopted by the City Council by Resolution No. 2008-39 on April 21, 2008.

4. Existing and proposed utility services and facilities and other public improvements are adequate for the office, retail and housing population densities and land uses proposed as indicated in Section V.J. of the Environmental Impact Report and the Addendum.
5. The proposed ratios for off-street parking are substantially consistent with the purpose and intent and parking regulations of the City, as provided in Chapter 17.62, Off-Street Parking Regulations, of the Foster City Municipal Code as indicated in Section V.G. of the Environmental Impact Report and the Addendum, including four deviations from the City's standard parking requirements for Phase C, approved as follows:
 - Allow a 8% waiver of the number of parking stalls required (211 instead of 228)
 - Allow tandem parking in 14 townhouse garages for a total of 28 parking stalls
 - Allow 10 covered stalls (and 12 uncovered stalls) in lieu of the 31 covered stalls for workforce housing
 - Allow the 19 perpendicular parking stalls on Triton Drive (rather than the 10-15 stalls called out in the Development Agreement) to count toward the parking requirements
6. The planned development will not have a detrimental and unmitigatable financial impact on the City or the Estero Municipal Improvement District as indicated in the *Pilgrim Triton Master Plan Fiscal Impact and Market Analysis* prepared by Hatch Associates, dated March 6, 2017.

Section 2. The Pilgrim Triton General Development Plan (GDP) for the ±20.75-acre lands bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-010-520, -560, -570, --840, -850, -860; 094-010-760, -780, -790) is hereby amended to change the allowed uses on the parcels at 561-565 Pilgrim Drive and 1159 Triton Drive to allow up to 70 for-sale townhouses and 22 workforce housing apartments, resulting in an amended GDP for the ±20.75 acre area to allow up to 70,057 sq. ft. of commercial/industrial office and up to 805 housing units including up to 64 live-work units, as shown on Exhibits A and B to this Resolution attached hereto and incorporated herein.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 4. Taking Effect. This Ordinance shall take effect and be in force thirty (30) days from and after its adoption.

Section 5. Posting. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall have it posted in three (3) public places designated by the City Council.

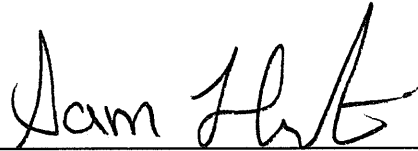
This Ordinance was introduced and read on the 17th day of September, 2018, and passed and adopted on the 1st day of October, 2018, by the following vote:

AYES: Councilmembers Bronitsky, Perez, Pollard and Mayor Hindi

NOES: None

ABSENT: Councilmember Mahanpour

ABSTAIN: None



SAM HINDI, MAYOR

ATTEST:



PRISCILLA TAM, CITY CLERK

EXHIBIT A

AMENDED GENERAL DEVELOPMENT PLAN FOR PILGRIM TRITON (RZ-15-002)

The City of Foster City Zoning Map is hereby amended to reclassify the +20.75-acre lands bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-010-520, -560, -840, -850, 860; 094-010-760, -780, 790) to change the Zoning designations from CM/PD (Commercial Mix/Planned Development) District to CM/PD (Commercial Mix/Planned Development) District with a General Development Plan to allow up to 70,057 sq. ft. commercial/industrial/office and up to 805 housing units including up to 64 live/work units.

Amended Pilgrim Triton General Development Plan Graphic



EXHIBIT B

PERMITTED DENSITY AND INTENSITY OF USE IN PILGRIM TRITON MASTER PLAN

Parcel (Per Master Plan)	Phase	Acreage (approx.)	Maximum Residential Units	Maximum Commercial Square Footage	Maximum Allowed Height
A	B	3.44	220 apartments	5,000	55'-85'
B	B	1.47	20 townhouses	0	35'
	C	1.18	70 townhouses 22 workforce apartments	0	35'
C	1.84	40'			
D	C	1.73			
E	A	3.31	307 apartments	10,057	65'
F	A	2.83			
G	D	1.37		43,000	60'
H	D	2.85	166 apartments	6,000	65'
I	D	0.72		6,000	45'
TOTAL		20.74	805	70,057	

Note: The above table includes Parcel I (Family Dental Office Site), which is currently going through the entitlement process with a proposal to be removed from the Pilgrim Triton Master Plan.

CERTIFICATE OF POSTING

I, Priscilla Tam, hereby certify as follows:

That I am, and at all time herein mentioned, was the duly acting and qualified City Clerk/District Secretary of the **City of Foster City**, Foster City, San Mateo County, California.

I further certify to the proper posting of:

Ordinance No. 618, "An Ordinance of the City of Foster City Approving an Amendment to the Pilgrim Triton General Development Plan (GDP) for the ± 20.75 Acres Bounded by Foster City Boulevard, Triton Drive, Pilgrim Drive, East Hillsdale Boulevard and State Route 92 (APN: 094-010-520, -560, -840, -850, 860; 094-010-760, -780, 790) — to Change the General Development Plan on the Parcels at 551-565 Pilgrim Drive and 1159 Triton Drive to Allow Up to 70 for-sale Townhomes and 22 Workforce Housing Apartments in Place of 17 Townhomes and 225,943 Sq. Ft. of Commercial – Pilgrim Triton Master Plan Area — RZ-15-002 "

in the following three public places of the **City of Foster City**, Foster City, San Mateo County, California:

1. Recreation Center Lobby
650 Shell Boulevard
2. Council Chambers (not a mandatory posting site)
620 Foster City Boulevard
3. Foster City Public Library
1000 E. Hillsdale Boulevard

Executed at the **City of Foster City**, Foster City, San Mateo County, California
this 2nd day of October, 2018.



Priscilla Tam
City Clerk