

RESOLUTION NO. P-14-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A MODIFICATION OF THE CONDITIONS OF APPROVAL FOR A TENTATIVE PARCEL MAP FOR THE TRITON (FORMERLY WAVERLY) PHASE OF THE PILGRIM TRITON MASTER PLAN – IN NEIGHBORHOOD PT – AREOF VI TRITON, LLC – (APN 094-010-570) - RS2017-0001

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, on June 18, 2013, Thompson Dorfman LLC, on behalf of the property owner, AREOF VI Triton, LLC, applied for a Specific Development Plan/Use Permit and Tentative Parcel Map for The Waverly portion of the Pilgrim-Triton Master Plan Project; and

WHEREAS, the Tentative Parcel Map for The Waverly consists of dividing the 6.3 acre parcel into three parcels with associated easements and a lot line adjustment with the neighboring property owned by Northwestern Mutual Life Insurance Company; and

WHEREAS, The Waverly Project consists of approximately ±6.3 acres and includes as Phase 1 the construction on 5.3 acres of 220 multi-family residential units and 5,000 square feet of ground floor commercial and related parking structure in a multi-use building and construction of 20 townhouse style units with individual garages in five buildings with related surface parking (APN 094-010-570) in Foster City; and

WHEREAS, in accordance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) and implementing guidelines (“CEQA”) the City Council by Resolution No. 2008-39 adopted on April 21, 2008 certified a Final Environmental Impact Report (SCH #2007012023; EA-06-003) for the ±20.75 acre Pilgrim-Triton Master Plan Project and adopted a mitigation monitoring and reporting program; and

WHEREAS, the Planning Commission, based on facts and analysis in the Staff Report, Initial Study, written and oral testimony, and other evidence in the record of proceedings, has determined that the EIR is, and remains, an adequate environmental document pursuant to CEQA and State CEQA Guidelines for the purpose of analysis and consideration of The Waverly Project (UP-13-003 and RS-13-001); and

WHEREAS, the Tentative Map for The Triton (Waverly) was approved by the Planning Commission on January 16, 2014, following a duly noticed Public Hearing; and

WHEREAS, on June 22, 2017, Thompson Dorfman LLC, on behalf of the property owner, AREOF VI Triton, LLC, applied for a Modification of the Specific Development Plan/Use Permit and Tentative Map for The Triton portion of the Pilgrim-Triton Master Plan Project to amend the conditions of approval; and

WHEREAS, a Notice of Public Hearing was duly posted, published, and mailed for consideration of the Use Permit request at the Regular Planning Commission meeting of August 17, 2017, and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the facts and analysis in the Staff Report, written and oral testimony, and exhibits presented finds:

- A. The modification of the Tentative Map conditions of approval would not alter the physical characteristics of The Triton development, but will change the timing for the construction of the remainder of Triton Park and therefore, no changes are warranted to the findings previously adopted by the Planning Commission on January 16, 2014 by Resolution No. P-08-14.

BE IT FURTHER RESOLVED that the Planning Commission approves the modification of RS2017-0001 subject to the conditions contained in Exhibit A attached hereto and incorporated herein.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on August 17, 2017 by the following vote:

AYES, COMMISSIONERS: Dyckman, Pattum, Wykoff and Chair Avram

NOES, COMMISSIONERS: Williams

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



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NOEMI AVRAM, CHAIR

ATTEST:



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CURTIS BANKS, SECRETARY

**Exhibit A**  
**Modification to The Triton Tentative Map Conditions of Approval**

(Conditions attached to approval of RS2017-0001 by the  
Planning Commission on August 17, 2017)

The following conditions as previously adopted in Resolution P-08-14 on January 16, 2014 are hereby modified to read as follows:

- \*7.8 Prior to occupancy of Parcel A, the property owner of Parcel C shall enter into a written agreement to execute the Plaza Easement for its portion of the property to be included in the Pilgrim Triton Park Plaza.