

Gilead Sciences, Inc.
Supplement to the Community Development Department General Application
Gilead Campus Expansion Project
Updated: June 6, 2025

To: Foster City Community Development Director Sofia Mangalam

Gilead Sciences, Inc. (“Gilead”) presents this formal application for the proposed Gilead Campus Expansion Project (“Project”) in the Chess Drive/Hatch Drive area (“Property”) in the City of Foster City (“City”).

This letter serves as a supplement to the City’s Community Development Department General Application form. It is intended to clarify, expand upon, and formally submit Project details for the City’s review and entitlement processing. As of June 6, it has also been modified per City feedback.

Prior to this formal application, Gilead submitted a Preliminary Review application on February 14, 2025. (File No: PR2025-0003.) City staff provided formal feedback in writing on April 8, 2025, following internal review and a meeting of an Interdepartmental Evaluation Committee (IDEC) conducted with Gilead on March 5, 2025. This letter, as well as other relevant Project materials, incorporates and responds to that feedback. Additionally, Gilead is transmitting, concurrent to this formal application, a comprehensive response log to the City’s Preliminary Review feedback. This response log outlines how Gilead has addressed each comment and request for clarification raised during the Preliminary Review process.

This supplement provides the following sections: (1) Background, (2) Project Description, (3) Land Use Consistency, (4) Requested Entitlements, (5) California Environmental Quality Act (“CEQA”) Review and Environmental Assessment Form, (6) Submittals for Formal Application, and (7) Project Implementation Timeline.

1. Background

In 2005-2006, the City initiated a study of the Property in order to promote new business development, especially biotechnology and high technology companies. In response to the study, the two property owners, Northwestern Mutual Life and Sea Cliff Properties (the “Original Owners”), proposed the Chess-Hatch Master Plan project (the “Original Project,” RZ-07-002 and DA-09-002), with the following:

- On November 2, 2009, the City certified the Final EIR (SCH #2008122065, EA-07-001) and adopted a Mitigation Monitoring and Reporting Program for the Original Project. Additionally, on November 2, 2009, the City amended its General Plan to designate the Property as Chess/Hatch Office Research.
- On January 24, 2011, the Original Owners submitted a proposal to revise the Original Project to substitute five multi-story structures and one single-story structure for the three multi-story structures previously proposed. On August 19, 2013, the City adopted the Addendum

dated February 19, 2013 as an adequate environmental document pursuant to CEQA via Resolution No. 2013-64.

- On September 3, 2013, the City approved a Master Development Agreement to develop the Chess Hatch Master Plan on the Chess-Hatch Property via City Ordinance No. 574. The Master Development Agreement was recorded with the County of San Mateo on September 11, 2014 as Document No. 2014-082572, with an initial term of five years.
- Additionally, on September 3, 2013, the City amended its zoning map for the Chess-Hatch Property, changing the zoning designation to CM/PD (Commercial Mix/Planned Development). It also approved a General Development Plan to allow up to 800,000 square feet of office, biotechnology, or research and development uses on the Chess-Hatch Property via City Ordinance No. 573.
- On April 17, 2014, the City's Planning Commission approved Use Permit/Specific Development Plan (UP-13-004 and EA-07-001B) to allow the demolition of nine office buildings, comprising 146,000 square feet of development, and construction of 600,000 square feet of office development area and up to 5,000 square feet of business supporting use in two towers and a connector building, and construction of two multi-story parking garages.
- On September 1, 2015, the Original Owners assigned their interest as Developers in the Development Agreement to Gilead. On January 8, 2019, Gilead and the City signed a Memorandum of Extension, and the Initial Term of the Master Development Agreement was extended to expire on September 7, 2024.

Ultimately, the Original Project was never constructed. On September 7, 2024, both the Use Permit/Specific Development Plan and the Master Development Agreement expired. The original nine office buildings, comprising 146,000 square feet of existing development, remain in use on the Chess-Hatch Property.

2. Project Description

Gilead proposes a new Project for the Property to support its long-term expansion in the City and fulfill the original vision for the Property. The Project builds on Gilead's integrated campus operations and aims to enhance Gilead's research capabilities to support its growing pipeline.

The Gilead Campus Expansion Project proposes phased demolition of twelve existing office buildings (totaling 191,507 square feet¹), together with the construction of up to a maximum of 800,000 square feet of biotechnology or research and development uses, in addition to a single, standalone, multi-story parking garage.

Similar to the Original Project, the Project would proceed in two phases, as described below and depicted in concept in the attached Project Plans.

¹ Note that the square footage of existing buildings is approximate.

A. Phase One

In Phase One, eight of the twelve existing office buildings, comprising approximately 123,536 square feet of development, would be demolished and a two-story building of up to approximately 200,000 square feet would be constructed.

In Phase One, the two-story building would be supported by surface parking. Based on Gilead's anticipated parking needs and integration with its existing campus Transportation Demand Management/Transportation Systems Management ("TDM/TSM") program, the parking proposed would require approval of a reduction in parking requirements under the provisions of Zoning Code Section 17.36.060. Gilead will submit a Parking Impact Analysis Report with the formal application to support the need for reduced parking.

The landscaping around the existing buildings would be removed and replaced, although some of the landscaping and trees would be retained until Phase Two is complete. Vehicular access to the property would be from Chess Drive. There are three driveways accessed from Chess Drive. Additionally, a loading area is planned. A service road/fire lane encircles most of the site, providing emergency vehicle and service access to the rear of the property.

B. Phase Two

As shown conceptually in the attached Project Plans, Phase Two would consist of additional buildings up to a maximum of approximately 600,000 square feet, together with a multi-story parking garage. The new building would replace some of the surface parking used in Phase One. The remaining four existing buildings (approximately 67,971 square feet) would be demolished, and a multi-story parking garage would replace them, providing all of the necessary parking for the entire site.

3. Land Use Consistency

The Property is designated as Chess/Hatch Office Research in the General Plan. The Property is zoned as CM/PD (Commercial Mix/Planned Development). The Property is also subject to the Chess Hatch General Development Plan adopted in 2013.

The Project has been designed to comply with the General Plan and Zoning. Attachment A provides an initial consistency analysis with all applicable General Plan designations and Zoning district regulations.

The Chess Hatch General Development Plan contains limitations and authorizations that are specific to the Original Project. The Chess Hatch General Development Plan requires revisions to allow for the Gilead Campus Expansion Project. Notably, the new Project proposes to remove standalone office space as an approved use under the General Development Plan. However, there may be ancillary office space that is in support of biotechnology uses, while standalone office is proposed to be removed as a permitted use within the General Development Plan. Similarly, other changes are intended to modernize the General Development Plan to bring it into conformance with the new Project. Attachment B provides a draft redline and annotations of the proposed revisions to the General Development Plan for the City's review and feedback.

The proposed revisions to the General Development Plan represent minimal adjustments to modernize outdated provisions rather than substantive policy changes. The existing General Development Plan was crafted in 2013 for the Original Project, which had a different design approach and site layout than the current proposal more suited to the office product that was in demand at the time. The prescriptive language in the current General Development Plan references specific exhibits and design parameters that are no longer applicable to Gilead's proposed development approach, creating unnecessary constraints that serve to impede the Property's development.

Provisions in the existing General Development Plan contain outdated references to expired agreements. The Master Development Agreement expired in September 2024, and multiple sections of the General Development Plan reference this expired agreement as the basis for ongoing obligations. These references create increased uncertainty as they point to documents that are no longer operative.

The existing General Development Plan also contains overly prescriptive design standards that were tailored to a specific architectural approach contemplated in 2013. While the fundamental development parameters — including the 800,000 square foot maximum, height limits, and FAR requirements — remain unchanged, the specific layout requirements and design mandates in the current General Development Plan are unnecessarily restrictive and prevent Gilead from implementing a more current design that still meets all of the City's redevelopment goals for the Property.

The proposed amendments update outdated references, remove provisions tied to expired agreements, and provide appropriate flexibility in site design while maintaining the substantive planning that the City intended. These revisions enable implementation of the Project while ensuring continued compliance with the City's vision for high-quality development on the Property.

4. Requested Entitlements

The following entitlements are anticipated to be required:

- an Amendment to the General Development Plan for Chess-Hatch Master Plan for the Property.
- a Vesting Tentative Parcel Map for the Property. (The Project proposes the creation of four or fewer parcels and therefore qualifies under the Subdivision Map Act for a Vesting Tentative Parcel Map.)
- a Use Permit/Specific Development Plan for only Phase One. (As in the Original Project, a Use Permit/Specific Development Plan would be separately submitted for Phase Two in the future.)

For clarity, Gilead proposes to amend the existing General Development Plan that already applies to the entire Property, regardless of phasing. The existing General Development currently contemplates a project in two phases; similarly, the Project also proposes a project in two phases,

modified to reflect a new design. Just as before with the originally approved Chess-Hatch project, Gilead is requesting a Use Permit/Specific Development Plan for only Phase One at this time. Gilead will apply for Phase Two in the future.

5. CEQA Review and Environmental Assessment Form

The Background section above describes the CEQA review that has occurred to date. The proposed Project is similar in nature compared to the Original Project, and the Project is within the envelope of what was studied within the CEQA documents for the Original Project. Therefore, Gilead does not anticipate the Project to result in new significant impacts. Gilead has retained Lamphier-Gregory to assist with the preliminary environmental review and submitted initial recommendations for discussion with the City as a Memo on CEQA Compliance in conjunction with the Preliminary Review. Gilead prepared this solely for the City's information and understands that the City will use its independent discretion to complete the formal CEQA analysis as Lead Agency. The memo on CEQA compliance will not accompany the formal application. Gilead is enclosing the Environmental Assessment Form as requested by the City with regard to CEQA.

6. Submittals for Formal Application

Gilead is submitting a formal application and materials to support the requested entitlements, as described in Section 4:

- Community Development Department General Application Form and Application Fee
- Response Log to Preliminary Review (File No: PR2025-0003) Letter (received by Gilead on April 8, 2025)
- Current Preliminary Title Report
- Project and Land Use Tables
- Project Plans
- TDM Plan and TDM Checklist
- Vesting Tentative Parcel Map
- New Chess Facility (Phase 1) Use Permit Drawing Set
- Arborist Report
- Building Permit Acknowledgment Form
- Water Neutrality Documentation
- C.3 and C.6 Development Checklist
- Environmental Assessment Form

- Parking Impact Analysis Report

In addition, a Transportation Impact Analysis is being prepared in conjunction with this submission and will be submitted after April 30, 2025.

Gilead also notes that the following checklist materials are not included with this submission. Gilead is committed to continuing to work with the City to determine what, if any, additional information is appropriate to submit and the best timing for doing so. Gilead will provide any necessary supplemental materials once expectations have been clarified. These checklist materials are:

- Solid Waste Management Plan
- Landscape Project Application for Outdoor Water Conservation in Landscaping
- Climate Action Plan Development Checklist

Lastly, Gilead has elected not to submit the following:

- Voluntary Architectural Plan Release Form

7. Project Implementation Timeline

The following is an estimated timeline for the implementation of the Gilead Campus Expansion Project. These dates are subject to adjustment based on City feedback and other circumstances.

The plan is structured to achieve Gilead's goal of commissioning and occupying its Phase One building by the end of 2028. The following dates are structured to facilitate that outcome. Note that all dates in the future are approximate and subject to change.

A. Phase One

February 14, 2025 – Submission of Preliminary Review application to the City. File No: PR2025-0003.

April 8, 2025 – Receipt of Preliminary Review feedback from the City.

April 30, 2025 – Formal application submission following Preliminary Review feedback.

First Quarter 2026 – Targeted entitlement approvals.

Second Quarter 2026 – Submission of building permits, with approval targeted by Fourth Quarter 2026.

Second Quarter 2026 – Demolition of selected existing structures begins.

Fourth Quarter 2026 – Phase One construction commences.

First Quarter 2028 – Construction of the Phase One building and surface parking is completed.

Fourth Quarter 2028 – Gilead commissions and moves into its Phase One building, achieving the project's targeted milestone.

B. Phase Two

The timing of Phase Two will be based on the successful completion of Phase One and Gilead's evolving business needs.

Thank you for your consideration of this formal application for the Gilead Campus Expansion Project. Gilead looks forward to working closely with the City to ensure the successful implementation of this Project.

Sincerely,

Lucerne Tsang
Gilead Sciences, Inc.

CC:
Corinne Quigley, Gilead Sciences, Inc.
Mi Yang, Gilead Sciences, Inc.
Tamsen Plume, Holland & Knight LLP

Attachment A: Consistency Analysis Chart

The following demonstrates the Project’s consistency with applicable policies and identifies proposed necessary revisions (in ~~strikethrough~~ and underline).

Requirement	Consistency Analysis
The designation in the General Plan is Chess/Hatch Office Research.	
Areas with this designation allow commercial, office, industrial, biotechnology and other such compatible uses including vehicle parking in both parking structures and at-grade parking lots on the project site.	Consistent. Gilead is proposing up to 800,000 square feet of development with biotechnology uses.
Incompatible uses such as housing, schools, day care, and other uses serving primarily children are prohibited.	Consistent. No incompatible uses are proposed.
Vertically and horizontally mixed-use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses is allowed within this designation.	Consistent. Gilead proposes uses consistent with this designation.
Uses must meet the requirements of Chapter 17.68, General Performance Standards, of Title 17, Zoning, of the Foster City Municipal Code.	Consistent. These standards regulate fire hazards, noise, vibration, air pollution, and other performance standards. Gilead will meet these standards with its project by design.
FARs for developments in this area would range from 0.6 to 1.55 FAR.	Consistent. The total Floor Area Ratio, at full project buildout, will be approximately 1.55.
The Zoning designation is C-M/PD (Commercial Mix/Planned Development).	
The City of Foster City Zoning Map is hereby amended to reclassify the +/- 11.9-acre land bounded by Chess Drive, Foster City Boulevard, and State Route 92 (APNs: 094-010-100, - 500, -510) to change the Zoning designation from M-1/PD (Light Industrial/Planned Development) to C-M/PD (Commercial Mix/Planned Development) with a General Development Plan to allow up to 800,000 square feet of office, biotechnology, or research and development uses and parking structures and at-grade parking lots, accessory	<p>Consistent. Gilead is proposing up to 800,000 square feet of development with biotechnology uses. Gilead proposes a revision via a proposed General Development Plan Amendment to reflect the change in scope of the Project.</p> <p>Proposed Revision: The City of Foster City Zoning Map is hereby amended to reclassify the +/- 11.9-acre land bounded by Chess Drive, Foster City Boulevard, and State Route 92 (APNs: 094-010-100, - 500, -510) to change</p>

<p>uses, such as commercial, industrial or light assembly uses which are incidental or supportive to the primary office, biotechnology or research and development uses, with up to 5,000 sq. ft. of the total Project square footage to be used for retail, restaurant or other business-supporting ancillary commercial amenities, except that the following uses are excluded: housing, schools, day care, and other uses primarily serving children.</p>	<p>the Zoning designation from M-1/PD (Light Industrial/Planned Development) to C-M/PD (Commercial Mix/Planned Development) with a General Development Plan to allow up to 800,000 square feet of office, biotechnology, or research and development uses and parking structures and at-grade parking lots, accessory uses, such as commercial, industrial or light assembly uses which are incidental or supportive to the primary office, biotechnology or research and development uses, with up to 5,000 sq. ft. of the total Project square footage to be used for retail, restaurant or other business-supporting ancillary commercial amenities, except that the following uses are excluded: housing, schools, day care, and other uses primarily serving children.</p>
<p>17.36.060(B) Off-street parking requirements in a PD district.</p>	
<p>When the planning commission has determined that conditions allowing a deviation from the total number of required off-street parking spaces are present, the planning commission may grant such deviation as deemed appropriate, based upon the following information provided by the applicant:</p> <p>1. A parking analysis discussing all impacts resulting from the deviation from usual off-street parking requirements, including alternative parking designs or strategies considered, and why they were deemed infeasible, if applicable, and alternatives for mitigating negative impacts identified.</p>	<p>Consistent. Gilead will provide a Parking Impact Analysis Report that will describe the impacts of the proposed deviation from standard off-street parking requirements in the context of Gilead’s overall TDM strategy for its integrated campus. This Report includes consideration of alternative parking designs and strategies, and explains why these alternatives were deemed infeasible. It will also include a list of TDM measures.</p>
<p>2. The parking analysis may include a clear, documentable rationale describing how and why the proposed parking will work at the given site and specifically identifying where it has been successfully used in other comparable projects and cities, and/or any other information as requested by staff and the planning commission.</p>	<p>Consistent. Gilead will submit a Parking Impact Analysis Report and the required TDM Plan and TDM Checklist, drawing from the example of its Integrated Campus nearby in the City of Foster City.</p>
<p>3. The parking analysis shall include a parking demand study that demonstrates that the parking demand for the proposed use is less than the minimum off-street parking required</p>	<p>Consistent. Gilead will include a Parking Impact Analysis Report that demonstrates that demand is less than the mandated requirement</p>

<p>by Section 17.62.060. The parking demand study shall be prepared by a licensed transportation professional.</p>	<p>in Section 17.62.060, borrowing from its experience managing transportation demand in its integrated campus.</p>
<p>4. Any such request for reduction of off-street parking capacity may be satisfied by providing a transportation systems management plan (TSM)/travel demand management (TDM) program consistent with the requirements outlined in Section 17.62.060(D)(3).</p>	<p>Consistent. Gillead will submit a TDM Plan and TDM Checklist in conjunction with its development. It will propose expanding the Integrated Campus TDM to Chess Hatch.</p>
<p>General Development Plan Limitations for Chess-Hatch Master Plan.</p>	
<p>The CM/PD (Commercial Mix/Planned Development) District of the +11.89-acre lands bounded by Foster City Boulevard, Chess Drive, Foster City Lagoon and State Route 92 (APN: 094-010-100, -500, -510) is herewith limited and specified as follows:</p> <ol style="list-style-type: none"> 1. The development will include up to 800,000 sq. ft. of office, biotechnology, or research and development uses as more specifically described in Exhibit A to Ordinance No. 573 and with layout, height and setbacks generally as depicted in Exhibit B to Ordinance No. 573. 	<p>Gillead proposes a revision via a proposed General Development Plan Amendment, as the layout, height, and setbacks depicted in Exhibit B conform to an earlier plan for development on the property.</p> <p>Proposed Revision: The development will include up to 800,000 sq. ft. of office, biotechnology, or research and development uses as more specifically described in Exhibit A to Ordinance No. 573 and with layout, height and setbacks generally as depicted in Exhibit B to Ordinance No. 573.</p>
<ol style="list-style-type: none"> 2. Each Specific Development Plan/Use Permit shall demonstrate compliance with the Mitigation Measures included in the Chess-Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda. 	<p>The language as presented is anchored to an outdated CEQA compliance document.</p> <p>Proposed Revision: Each Specific Development Plan/Use Permit shall demonstrate compliance with the Mitigation Measures included in the Chess-Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda <u>mitigation measures, as identified in approvals for the Project.</u></p>
<ol style="list-style-type: none"> 3. On-site traffic improvements shall be included in conformance with the Chess-Hatch Master Development Agreement, or if the Agreement has expired, with the Chess-Hatch Master Plan Environmental Impact Report 	<p>The language as presented is anchored to an outdated CEQA compliance document and an expired Master Development Agreement. Gillead proposes to delete.</p> <p>Proposed Revision: On-site traffic improvements shall be included in</p>

<p>(SCH 2008122065), including any Addenda.</p>	<p>conformance with the Chess Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH-2008122065), including any Addenda.</p>
<p>4. The project shall contribute its fair share contribution toward off-site traffic improvements as identified in the Chess-Hatch Master Development Agreement, or if the Agreement has expired, with the Chess-Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda.</p>	<p>The language as presented is anchored to an outdated CEQA compliance document and an expired Master Development Agreement. Gilead proposes to delete.</p> <p>Proposed Revision: The project shall contribute its fair share contribution toward off-site traffic improvements as identified in the Chess Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH-2008122065), including any Addenda.</p>
<p>5. The development shall contribute to the operation of a peak-hour shuttle consistent with the Transportation Demand Management Plan required with each Specific Development Plan in conformance with the Chess-Hatch Master Development Agreement, or if the Agreement has expired, with the Chess-Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda.</p>	<p>The language as presented is anchored to an outdated CEQA compliance document and an expired Master Development Agreement.</p> <p>Proposed Revision: The development shall contribute to the operation of a peak-hour shuttle consistent with the <u>operate a</u> Transportation Demand Management Plan required with each Specific Development Plan in conformance with the Chess-Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH-2008122065), including any Addenda approvals for the Project.</p>
<p>6. Applications for each Specific Development Plan/Use Permit shall demonstrate compliance with the Chess Hatch Design Principles Document, dated 06.05.13, prepared by Valerio Dewalt Train and Associates or as later amended by the Planning Commission.</p>	<p>Consistent. Gilead proposes a project consistent with the Chess Hatch Design Principles Document. See below.</p>
<p>7. Phases of the development may be constructed in any order, but each phase shall be generally as illustrated in the</p>	<p>Proposed Revision: Gilead proposes to revise the phasing diagram to reflect the current project.</p>

phasing diagrams attached as Exhibit D.	
8. Each Specific Development Plan/Use Permit application shall include the Transportation Demand Management Plan as required by the City/County Association of Governments.	Consistent. Gilead will include a Transportation Demand Management Plan as required by C/CAG.
9. Until redevelopment of the property occurs in accordance with this General Development Plan, the existing M-1/PD Zoning/General Development Plan and Specific Development Plan/Use Permit approvals shall govern the uses of the property.	Consistent. As the property is redeveloped, portions will remain in consistency with the existing M-1/PD Zoning, until they are redeveloped in the second phase.
Chess Hatch Design Principles Document , dated 06.05.13, prepared by Valerio Dewalt Train and Associates.	
Maximum FAR: 1.55	Consistent. Gilead proposes a Project in two phases; upon full build-out, the Project's FAR will be approximately 1.55.
Maximum Building Height: 150 feet to 190 feet	Consistent. The Project as proposed does not exceed this maximum building height.
Lot Coverage: Maintain significant public open and green space, with the upper limit of lot coverage governed by the success of the design.	Consistent. Gilead proposes significant public open and green space.
Context: Surfaces should not be monolithic, they should have a sense of detail. Solids and glass should be roughly equal, and the composition balanced with an emphasis on the horizontal.	Consistent. Gilead proposes buildings that will adhere to these design principles, with surfaces that have a sense of detail.
Site Coherence: The building should mark the corner with a visual icon, and buffer pedestrian zones and entries from freeway. The building shape should serve to help transition from high to the low scale of the neighborhood.	Consistent. Gilead proposes buildings that will adhere to these design principles, with buffered pedestrian zones, a transition from high to low scale, and a visual icon at the corner.
Massing: There should be logic to how the building meets the ground and the sky...and what is in between.	Consistent. Gilead proposes buildings that will adhere to these design principles, with logical massing considerations.
Building Form: The building should be solid and rectangular in form so that the floor plates	Consistent. Gilead proposes buildings that will adhere to these design principles, with

are similar in size. Any features such as curves, angles, arcades and cantilevers should act as punctuation to the overall design.	rectangular building forms and similar-sized floor plates.
Integration: Parking should be part of the overall building design, and signage should never be an afterthought.	Consistent. Gilead proposes buildings that will adhere to these design principles, with parking integrated into the overall building design and signage thoughtfully considered.
Landscape: The open space around the building should create a sense of place and welcome people for momentary experiences. It should provide a place for people to sit and gather.	Consistent. Gilead proposes buildings that will adhere to these design principles, with open spaces around the buildings that create a sense of place and provide areas for people to sit and gather.
Environmental Logic and Sustainability: The overall design should respond to the environment. Design should be driven by using materials and methods that are low impact.	Consistent. Gilead proposes buildings that will adhere to these design principles, with a focus on using low-impact materials and methods to drive sustainability in the design.
Relationship between Materials: There should be a contrast between the natural materials used and the highly finished ones. There should be roughly equal parts of both in the final design. All materials should be interpreted in their most natural color.	Consistent. Gilead proposes buildings that will adhere to these design principles, with contrast between natural and finished materials and an emphasis on natural color.

Attachment B: Proposed Redline of General Development Plan

EXHIBIT A

GENERAL DEVELOPMENT PLAN NARRATIVE FOR CHESS HATCH MASTER PLAN

The City of Foster City Zoning Map is hereby amended to reclassify the +/- 11.9-acre land bounded by Chess Drive, Foster City Boulevard, and State Route 92 (APNs: 094-010-100, -500, -510) to change the Zoning designation from M-1/PD (Light Industrial/Planned Development) to C-M/PD (Commercial Mix/Planned Development) with a General Development Plan to allow up to 800,000 square feet of ~~office~~, biotechnology, or research and development uses and parking structures and at-grade parking lots; accessory uses, such as commercial, industrial or light assembly uses which are incidental or supportive to the primary ~~office~~, biotechnology or research and development uses; or other uses which, in the opinion of the planning director, are similar to and no more offensive than the above-listed uses; with up to 5,000 sq. ft. of the total Project square footage to be used for retail, restaurant or other business-supporting ancillary commercial amenities; except that the following uses are excluded: housing, schools, day care, and other uses primarily serving children.

EXHIBIT C

GENERAL DEVELOPMENT PLAN LIMITATIONS FOR CHESS-HATCH MASTER PLAN (RZ-07-002)

The CM/PD (Commercial Mix/Planned Development) District of the ±11.89-acre lands bounded by Foster City Boulevard, Chess Drive, Foster City Lagoon and State Route 92 (APN: 094-010-100, -500, -510) is herewith limited and specified as follows:

1. The development will include up to 800,000 sq. ft. of ~~office~~, biotechnology, or research and development uses as more specifically described in Exhibit A to Ordinance No. 573 and with layout, height and setbacks generally as depicted in Exhibit B to Ordinance No. 573.
2. Each Specific Development Plan/Use Permit shall demonstrate compliance with ~~the Mitigation Measures included in the Chess Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda~~ mitigation measures, as identified in approvals for the Project.
3. ~~On-site traffic improvements shall be included in conformance with the Chess Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda.~~
4. ~~The project shall contribute its fair share contribution toward off-site traffic improvements as identified in the Chess Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda.~~
- 5.3. The development shall ~~contribute to the operation of a peak hour shuttle consistent with the~~ operate a Transportation Demand Management Plan required with each Specific Development Plan in conformance with ~~the Chess Hatch Master Development Agreement, or if the Agreement has expired, with the Chess Hatch Master Plan Environmental Impact Report (SCH 2008122065), including any Addenda~~ approvals for the Project.
- 6.4. Applications for each Specific Development Plan/Use Permit shall demonstrate compliance with the Chess Hatch Design Principles Document, dated 06.05.13, prepared by Valerio Dewalt Train and Associates or as later amended by the Planning Commission.
- 7.5. Phases of the development may be constructed in any order, but each phase shall be generally as illustrated in the phasing diagrams attached as Exhibit D.
- 8.6. Each Specific Development Plan/Use Permit application shall include the Transportation Demand Management Plan as required by the City/County Association of Governments.
- 9.7. Until redevelopment of the property occurs in accordance with this General Development Plan, the existing M-1/PD Zoning/General Development Plan and Specific Development Plan/Use Permit approvals shall govern the uses of the property.

EXHIBIT B
GENERAL DEVELOPMENT PLAN GRAPHIC FOR CHESS-HATCH MASTER PLAN

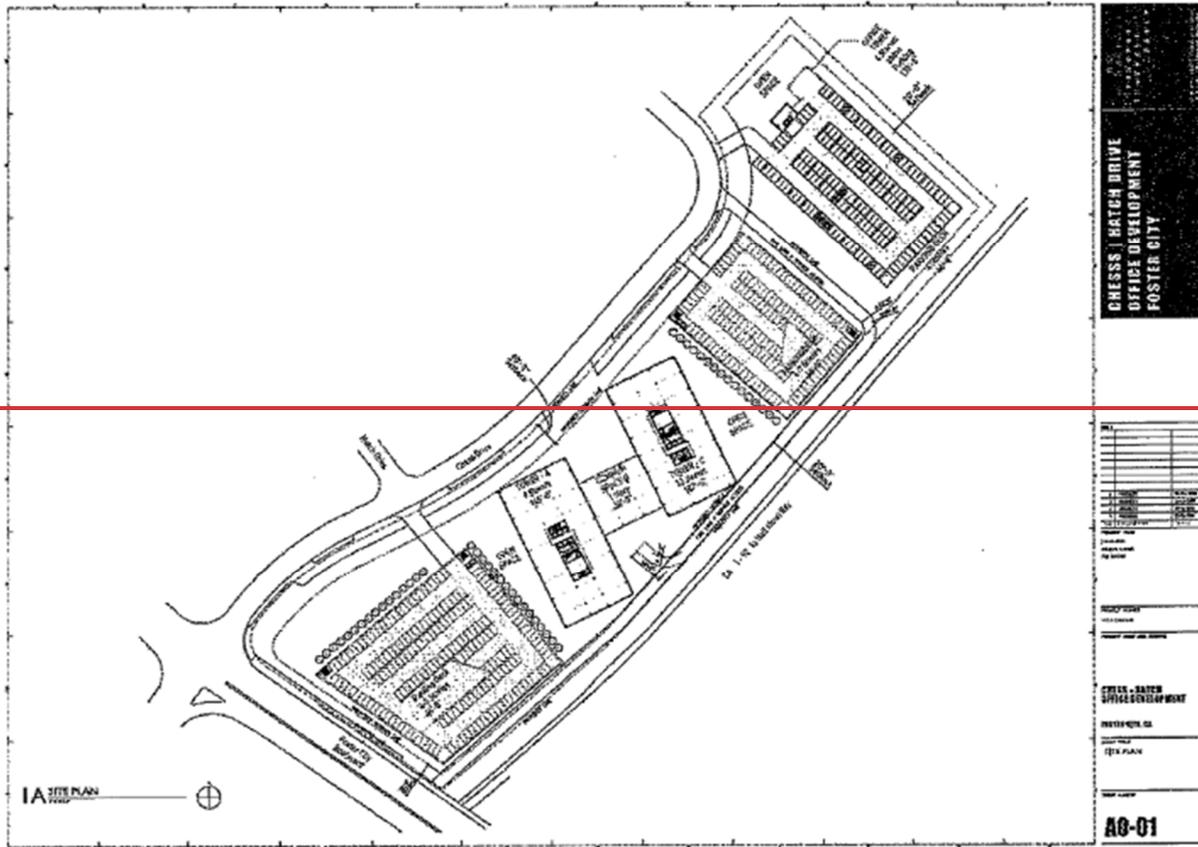
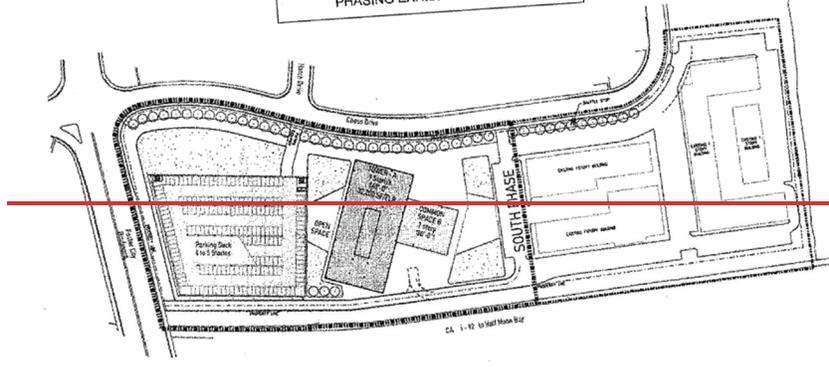


EXHIBIT B
GENERAL DEVELOPMENT PLAN GRAPHIC FOR CHESS-HATCH MASTER PLAN
[INSERT NEW SITE PLAN HERE]

EXHIBIT D
PHASING EXHIBITS: PAGE 1 OF 3



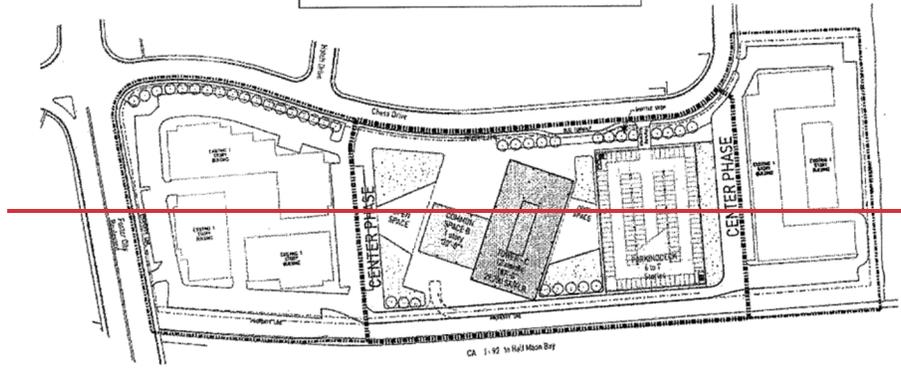
S-R - CHESS HATCH
SCALE: 1" = 100'-0"

SHEET
NO. 01
FLOOR #. 01
DATE: 06.06.2013

ILLUSTRATIVE PLAN
SHEET 1
SARES REGIS

424 WAVERLEY STREET, Palo Alto, California 94301 T 650.551.7000

EXHIBIT D
PHASING EXHIBITS: PAGE 2 OF 3



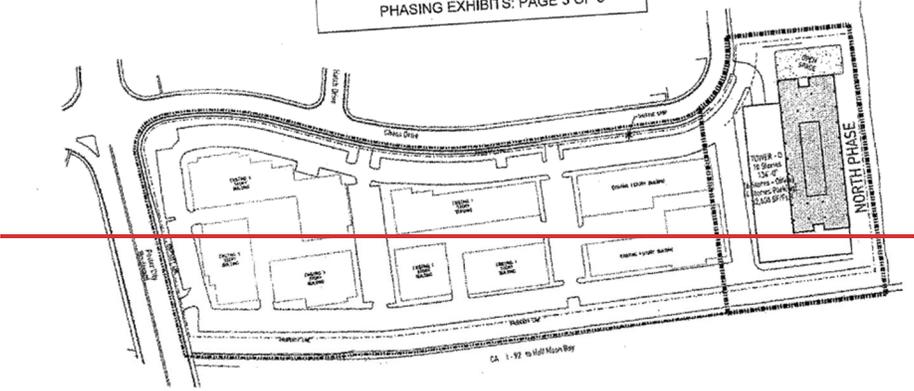
S-R - CHESS HATCH
SCALE: 1" = 100'-0"

SHEET
NO. 02
FLOOR #. 02
DATE: 06.06.2013

ILLUSTRATIVE PLAN
SHEET 2
SARES REGIS

424 WAVERLEY STREET, Palo Alto, California 94301 T 650.551.7000

EXHIBIT D
PHASING EXHIBITS: PAGE 3 OF 3



S-R - CHESS HATCH
SCALE: 1" = 100'-0"

SHEET
NO. 03
FLOOR 4, 17 COLTS, COLTS 2015

ILLUSTRATIVE PLAN
SHEET 3

SARES/RECIS

425 WAYERLEY STREET, Palo Alto, California 94301 714.634.7099

EXHIBIT D
PHASING EXHIBITS
[INSERT NEW PHASING EXHIBITS HERE]