

RESOLUTION NO. P- -25

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING AN AMENDMENT TO THE PREVIOUSLY APPROVED METRO CENTER MASTER SIGN PROGRAM TO (1) ALLOW THE OPTION OF ILLUMINATION ON THE RETAIL PEDESTAL DIRECTORY SIGN (SIGN TYPE E); AND (2) MAKE MINOR EDITS TO UPDATE THE LANGUAGE OF THE MASTER SIGN PROGRAM AT METRO CENTER LOCATED AT 921-949 AND 951-987 E. HILLSDALE BLVD IN THE TOWNCENTER NEIGHBORHOOD AND FINDING THIS PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 – HUDSON PACIFIC PROPERTIES – APN'S 094-522-180, 094-522-190, 094-522-200, 091-522-210, AND 094-522-270 – SR2025-0001

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, Metro Center is a 100-acre master planned commercial development that includes Metro Center Shopping Center, Metro Tower, CityHomes East & West, two (2) office buildings at 919 & 989 E. Hillsdale Blvd, and two (2) commercial parcels located at 909 & 999 E. Hillsdale Blvd; and

WHEREAS, on October 6, 1986, the City Council adopted the Metro Center Sign System Guidelines (Ordinance No. 325, SR-86-026) that has been amended over the years; and

WHEREAS, on November 4, 2021, the Planning Commission approved amendments to the Metro Center Master Sign Program, including of these modifications included a new Retail Pedestal Directory Sign (Sign Type E) that would increase the total height from 12' – 0" to 16' – 0" to the Retail Pedestal Directory Sign; and

WHEREAS, on September 1, 2022, the Planning Commission adopted Resolution No. P-12-22 approving SR2022-0007, a Sign Use Permit to amend the previously approved Metro Center Master Sign Program to include two (2) new major tenant identification skyline signs on the Metro Towers and other modifications to the Sign Program; and

WHEREAS, the applicant has requested Planning Commission approval for an amendment to the previously approved Metro Center Master Sign Program to allow illumination to the retail pedestal directory sign and minor edits to the master sign program language for the Definitions, Prohibited Signs, and Exempt Signs to be consistent with Chapter 17.59 of the Foster City Municipal Code; and

WHEREAS, on April 28, 2025, Notice of Public Meeting was duly posted, published, and mailed for consideration of the Sign Use Permit request at the Planning Commission meeting of May 15, 2025, and on said date, was opened, held, and closed.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Foster City finds that the above recitals are true and correct and material to this Resolution, and in making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials from the May 15, 2024 public hearing and ratifies the approval and adopts this resolution providing the findings for the determination.

**BE IT FURTHER RESOLVED**, the Planning Commission finds as follows:

1. That the project is categorically exempt pursuant to California Environmental Quality Act Section 15301 (Class 1).
2. Pursuant to Foster City Municipal Code Section 17.59.120(F)(1), the master sign program is consistent with the Foster City General Plan and Title Zoning, and Chapter 17.06, Administration, Construction, and Enforcement because:

*The proposed modifications would comply with Section LUC-C-1 of the Foster City General Plan to advertise and identify the shopping center and tenants within the Metro Center. The proposed modifications would amend an existing Master Sign program that was approved by the Planning Commission on April 18, 2024, and includes illumination on the retail pedestal directory sign primarily to identify the Metro Center shopping center and the tenant signage. The applicant is not proposing to add new signs.*

3. Pursuant to Foster City Municipal Code Section 17.59.120(F)(2), the master sign program complies with the standards of Chapter 17.59, except for flexibility in regards to sign area, number of signs, locations, and/or height because:

*The proposed modifications do not include any additional signs, an increase in sign sizes, or locations. The only modification is to allow illumination, which is permitted for commercial properties per Chapter 17.59. The text revisions as part of this master sign program modification would revise language so it is consistent with the current Prohibited Signs, Exempt Signs, and Temporary Signs.*

4. Pursuant to Foster City Municipal Code Section 17.59.120(F)(3), future tenants will be provided adequate opportunities to construct, erect, or maintain a sign identification because:

*The proposed modifications would not reduce the previously approved number, size, or location of sign in order to provide adequate opportunities for tenants to identify their businesses. The illumination of the retail pedestal directory sign will*

*provide additional visibility without creating any significant impacts on the surrounding neighborhood.*

5. Pursuant to Foster City Municipal Code Section 17.59.120(F)(4), directional signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access because:

*The proposed modifications would not include any changes to the previously approved directional signage and/or building addressing.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of Foster City hereby approves SR2025-0001, subject to the Conditions of Approval in Exhibit A, and the approved plan set for Metro Center Master Sign Program, 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 May 15, 2025, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS

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NICOLAS HADDAD, CHAIR

ATTEST:

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SOFIA MANGALAM, SECRETARY