

PLANNING COMMISSION & PARKS AND RECREATION COMMITTEE
JOINT STUDY SESSION MEETING

M I N U T E S

MARCH 2, 2023

1. CALL TO ORDER

At 7:00 p.m. by Chair Adams

Pursuant to Governor Newsom's Executive Order N-29-20, as amended through Order N-08-21, the meeting was held as a hybrid meeting with the option to attend by teleconference and/or video conference or in person.

Teleconference Location:

Fred Baer

Hard Rock Hotel Los Cabos

Poligono 1. Fraccion D, Buildings 4 and 5, 23473 Cabo San Lucas, Room 4701

2. ROLL CALL

Planning Commission Present: Commissioners Haddad, Jagtiani, Venkat, and Chair Adams

Parks and Recreation Committee: Committee Members Ryzak, Duncan, Delmonico, Corpuz, and Chair Baer

Absent: Commissioner Bronitsky and Committee Member Tiwari

Consultants: Jonathan Hartman, Principal Architect, Group 4; Daniel Larossa, Senior Designer, Group 4; and Kai Liu, Junior Designer, Group 4; and Marco Esposito, SWA

Staff Present: Sofia Mangalam, Community Development Director; Derek Schweigart, Parks and Recreation Director; Justin Lai, Senior Civil Engineer; Francine Magno, Senior Civil Engineer; and Austin Walsh, Communications Manager; and Denise Bazzano, Assistant City Attorney

3. STUDY SESSION

1. TO DISCUSS SITE STRATEGIES, CONCEPT OPTIONS, AND SCHEMATIC DESIGN RECOMMENDATIONS FOR THE CITY OF FOSTER CITY RECREATION CENTER REBUILD PROJECT – UP2023-0003

Public comment:

Kenneth Doe, field representative for Carpenter's Union, is hoping chosen contractor will have labor standards to pay fair wages and high standards of work. He believes wages

should allow workers to live in the community they work in. This will ensure money gets reinvested into the community.

The consultant design team presented the project and started the breakout stations within the Chamber for Site Feedback and Design Options/Values. The breakout stations took approximately 50 minutes and the reported comments for the two stations are below:

- Commissioner Venkat was the representative to summarize one of the breakout teams. She noted that the collective team are overall in support of the shown programming, but raised concerns about access to parking, especially for seniors who drive. Some ideas that were suggested were having a café or a beer garden, specific spaces for seniors, having a calm meditation space, and ping pong. Project team is leaning toward Site Option 3. For Site Opportunities, it is important to integrate teen/youth with rest of the community. It was also noted that many want design values such as, warm/inviting, nature inspired, and indoor/outdoor, and bay ecology.
- Committee Member Corpuz was the representative to summarize the site design values breakout teams. Areas that the group agreed with were that they value walkability, interested in reviving heritage of the waterfront community, boardwalk enhancement, access to amenities, nautical theme, and café/beer garden or food options to activate the waterfront. Design values that were emphasized included markets and fairs, communal tables/food trucks, social terraces, and waterfront terraces. Committee Member Corpuz noted that brightly colored and chunky furniture were not popular.

After the breakout sessions and summaries were further deliberations, comments, questions, and remarks from individual Planning Commissioners and Parks and Recreation Committee members. The comments, remarks, and questions are summarized below by member:

- Committee Chair Baer emphasized the need to program the spaces meaningfully for accessibility and needs, echoed the same comments and thoughts about food vendor and programming during the group exercise summary, and wants multi-purpose size and type classrooms for future partnerships.
- Committee Member Delmonico noted that a 3D or something similar could be helpful to better visualize the project and raised a potential concern with the site entrance. Committee Member Delmonico also encouraged the City to reach out to youth sports groups and offered to help staff with obtaining contact information for more outreach.
- Committee Member Duncan noted that the building site location is important and the project should be a sustainable structure, elegant, emphasize the nautical nature, and tie into neighboring parks. Committee Member Duncan expressed concerns about the two-story options, because of building and maintenance costs and therefore suggested looking at a larger ground floor with a partial second floor to reduce cost and still give maximum space for programming. She also suggested the Senior Meal event on Tuesday, March 7th at 2:30 pm could be a good outreach opportunity. She also asked what considerations are being given to other Recreation Centers being an emergency shelter in which the consultant team

confirmed that it will be dedicated as one with all the appropriate requirements and needs.

- Committee Member Bindal mentioned the transition to meadow and waterfront is going to be the key, so the building would integrate into park.
- Committee Member Ryzak raised concerns about the two site options pertaining to parking locations (like the one along Shell Blvd) and would be good to provide parking closer to different park elements. Committee Member Ryzak encourages more interesting architectural features and other materials than just stucco. Committee Member Ryzak also suggested that on-site outreach is better as the citizens may not always fill out online surveys. Committee Member Ryzak indicated he has a list of people who use the Recreation Center, which could be used to reach out to people who are not on social media. In regards to emergency response and requirement for the space, Committee Member Ryzak encouraged the City to reach out to County's staff to better coordinate existing roles and responsibilities between the two jurisdictions.
- Committee Member Corpuz stated that the new center should not only be a nod to the waterfront community but should have clear and purposeful connection between the new spaces and its surrounding including the waterfront. Committee Member Corpuz also recommended opportunities for capital improvement opportunities such as enhancement to the waterfront to adequately and safely dock watercrafts. Committee Member Corpuz also asked that since we do have other facilities, how would those existing programs and activities be integrated into this new building.
- Commissioner Haddad stated both site options look O.K., but will depend on the style of the building as well. Commissioner Haddad stated that he is in favor of a two-story option with a large welcoming entrance.
- Commissioner Jagtiani stated that it should be called a Community Center to serve all members of the community and should also activate the waterfront more. Commissioner Jagtiani mentioned that the new building should draw people to visit more frequently than it does now and to make this a focus area for community activities since the City does not have a downtown. He mentioned that he prefers Option 3 since it has more green space. He agreed that the project will need closer parking options to the amphitheater, and the design could be a blend of option two and three. A two-story option is preferable and should make the most of the space. Commissioner Jagtiani also suggested "plug in" to different clubs like Lions and Rotary for more outreach opportunities and suggested having a kiosk at these meetings.
- Commissioner Venkat encouraged outreach to also include multi-generational households with older adults that may not be native English speakers. Commissioner Venkat encouraged including co-working spaces into the programming, making sure the new center would be inclusive to those who may have neurodivergent needs, refreshing the online booking system, and include creative spaces. She also mentioned that either option 2 or 3 could work, but would need more information before a decision is made.
- Chair Adams acknowledged that going up would maximize the space and other uses, but budget may not allow for the full scope and noted that it is important to listen to the desires of the community and leadership should consider an option

that could be beyond the current allowed budget. Chair Adams noted the survey could include a question such as, “where can we reach you” to provide more outreach opportunities for individuals who want to stay updated. He also mentioned that he loves the idea of blended transitions to emphasize the waterfront feature since that is the City's brand. He likes that we are doing LEED Silver even if Gold is more desirable, and agreed that vegetation type of the green areas shown on the site should be clarified as not just being grass. Chair Adams expressed concerns over boat parking, access issues, wind concerns, safety (beyond just ADA compliance) and waterfront cleats as a tripping hazard. Chair Adams asked for clarification regarding the programming of the space such as how the schools use the lagoon and Recreation Center, encouraged the department to continuously monitor and understand what programs get the most traffic and use of the Recreation Center, and encouraged consistent terminology use between “Community Center” or the Recreation Center. Chair Adams also echoed Committee Member Corpuz’s point regarding integration of existing programs and activities at other facilities into the new future building. Chair Adams also asked how the dedication of this being an emergency shelter could alter the building design such as showers needs.

4. ADJOURNMENT

Adjourned at 9:02 pm to March 16, 2023 Regular Meeting.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Planning Commission and Parks and Recreation Committee Joint Study Session thereof held on April 6, 2023 by the following vote:

AYES, COMMISSIONERS: Haddad, Venkat, and Chair Jagtiani

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Bronitsky

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Ravi Jagtiani
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RAVI JAGTIANI, CHAIR

ATTEST:

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Sofia Mangalam
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SOFIA MANGALAM, SECRETARY