

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

Council Chambers – 620 Foster City Boulevard – Foster City

M I N U T E S

JULY 3, 2024

1. **CALL TO ORDER**

At 7:00 p.m. by Chair Haddad

2. **ROLL CALL**

Present: Commissioners Bronitsky, Jagtiani, Pedro, Venkat and Chair Haddad

Staff Present: Sofia Mangalam, Community Development Director; Monica Ly, Planning Manager; James Atkins, Senior Planner; Kevin McGill, Assistant Planner; Denise Bazzano, Assistant City Attorney

3. **COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. Regular Meeting Minutes of June 6, 2024

ACTION: Motion by Commissioner Jagtiani, seconded by Commissioner Venkat, to approve the Minutes of June 6, 2024, passed 5-0-0-0.

5. **CONTINUED PUBLIC HEARING**

1. None

6. **NEW PUBLIC HEARING**

1. A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT REQUEST TO CONSTRUCT AN APPROXIMATELY 252 SQUARE-FOOT (SF) FIRST-FLOOR ADDITION, 29 SF GARAGE ADDITION, AND 192 SF SECOND-STORY ADDITION TO AN EXISTING 2,680 SF SINGLE-STORY HOME LOCATED AT 121 FLYING MIST ISLE IN NEIGHBORHOOD 1 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 EXISTING FACILITIES – APN 094-071-400 – UP2023-0101

ACTION: Motion by Commissioner Venkat, seconded by Commissioner Jagtiani, to adopt Resolution No. P-12-24, approving UP2023-0101, passed 5-0-0-0.

2. A RESOLUTION OF THE PLANNING COMMISSION APPROVING AN ARCHITECTURAL REVIEW REQUEST TO CONSTRUCT A 1,130 SQUARE FOOT (SF) SECOND-STORY ADDITION TO AN EXISTING 1,821 SF SINGLE-STORY HOME LOCATED AT 450 BEACH PARK BOULEVARD IN NEIGHBORHOOD 8 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 EXISTING FACILITIES – APN 094-462-020 – AR2024-0014

ACTION: Motion by Commissioner Bronitsky, seconded by Commissioner Pedro, to adopt Resolution No. P-13-24, approving AR2024-0014 subject to the conditions of approval in Exhibit A, passed 5-0-0-0.

3. A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT MODIFICATION REQUEST TO CONSTRUCT A 1,400 SQUARE FOOT (SF) FIRST-STORY ADDITION, A 3,992 SQUARE FOOT SECOND-STORY ADDITION, REMOVE AND REPLACE ELEVEN (11) TREES, AND UPGRADES TO THE OUTDOOR GATHERING SPACE INCLUDING NEW FENCING AND LANDSCAPING AT NORTH PENINSULA JEWISH CAMPUS (NPJC) LOCATED AT 800 FOSTER CITY BOULEVARD IN NEIGHBORHOOD 1 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 EXISTING FACILITIES – APN 094-471-090 – UP2024-0005

ACTION: Motion by Commissioner Jagtiani, seconded by Commissioner Pedro, to Adopt Resolution No. P-14-24, approving UP2024-0005 subject to the conditions of approval in Exhibit A, passed 5-0-0-0.

4. RESOLUTIONS OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 17, “ZONING” OF THE FOSTER CITY MUNICIPAL CODE MAKING REVISIONS TO 1) CHAPTER 17.06 ADMINISTRATION, CONSTRUCTION AND ENFORCEMENT AND SECTION 17.36.110 WITHIN CHAPTER 17.36, PD PLANNED DEVELOPMENT COMBINING DISTRICT, TO ALLOW FOR EXTENSIONS TO PLANNING ENTITLEMENTS; AND 2) CHAPTER 17.78 ACCESSORY DWELLING UNITS TO ENSURE COMPLIANCE WITH STATE LAW RELATED TO ACCESSORY DWELLING UNITS AND FINDING THE PROPOSED AMENDMENTS TO TITLE 17 EXEMPT UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINE SECTION 15061(B)(3), COMMON SENSE EXEMPTION – RZ2024-0006

ACTION: Motion by Commissioner Venkat, seconded by Commissioner Bronitsky, to Adopt Resolutions No. P-15-24 and P-16-24, recommending City Council to adopt ordinances amending Title 17, “Zoning” of the Foster City Municipal Code, passed 5-0-0-0.

7. OLD BUSINESS

1. None

8. NEW BUSINESS

1. None

9. STUDY SESSION:

1. None

10. COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR REPORT

1. Community Development Director Mangalam reiterated that staff is working on a city-wide initiative on single-family objective design standards. She mentioned that there is a survey out for residents and if they haven't had a chance to take the survey, it is available on the Foster City website. She noted this is an opportunity for staff to gather feedback from the community.

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Venkat thanked staff for the comprehensive reports and to all who gave public comments, including applicants and partners they are working with, and to fellow commissioners. She reminded everyone that tomorrow is the Fourth of July and that there is always a big celebration in Foster City. She hopes everyone stays safe, happy and has fun Fourth of July.
2. Commissioner Jagtiani thanked staff and everyone involved for the four agenda items. Wished everyone a Happy Fourth of July and hoped to see everyone at the celebration tomorrow.
3. Commissioner Pedro stated that it was a wonderful staff report. He acknowledged that a lot of work goes into the reports. He mentioned that it was nice to hear the public comments. He wished everyone a safe Fourth of July and a Happy Independence Day.
4. Commissioner Bronitsky commented on what a stellar job the Assistant City Attorney did in keeping the meeting moving forward in a legally correct manner. He also mentioned that she is a wonderful mentee to the young student that attended the meeting. He reminded everyone that the pancake breakfast starts tomorrow at 9 o'clock at Leo J Ryan Park and is always a lot of fun. He also reminded everyone that it will be hot and crowded at the Fourth of July event but would like everyone to remember it is family and community event.

Commissioner Venkat confirmed the cost for the Pancake Breakfast is \$10 for adults, \$7 for children, and mimosas are \$10.

5. Chair Haddad thanked the city staff for the report and acknowledged that a lot of time is spent on preparing the reports. He wished everyone a Happy Fourth of July and Independence Day. He stated let's celebrate and enjoy tomorrow, be safe and happy.

12. ADJOURNMENT

Adjourned at 8:12 p.m. to a Regular Meeting, July 18, 2024, Council Chambers, 620 Foster City Boulevard, Foster City, California.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on July 18, 2024 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

NICOLAS HADDAD, CHAIR

ATTEST:

SOFIA MANGALAM, SECRETARY