

RESOLUTION NO. P-X-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2023 AND FIND THE REPORT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINE SECTION 15061(B)(3).

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, California Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress on implementation of its General Plan including its progress on implementation of the Housing Element; and

WHEREAS, Government Code Section 65400(a)(2) requires that an annual report on the status of the City's General Plan and progress made towards its implementation be provided to the legislative body and submitted to California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1 of each year, covering the previous calendar year; and

WHEREAS, the 2023 General Plan Annual Progress Report includes major implementation activities that occurred during the calendar year; and

WHEREAS, the 2023 General Plan Annual Progress Report includes reporting for progress pertaining to the City's Housing Element 2023-31, which is one of nine required general plan elements; and

WHEREAS, the City has made significant progress in implementing the programs contained in the City's General Plan, including the following significant accomplishments in 2023:

- Land Use & Circulation Element

In 2023, the City launched a number of initiatives to address land use & circulation.

- Periodic Monitoring of Land Uses Throughout the City - In 2023, the Planning Commission approved a new Research and Development building at 331 Lakeside Drive. Furthermore, in 2023, staff continued work on the Lantern Cove proposal, a project proposing 420 new units (356 net new units) at 244 Rock Harbor Lane. (LUC-C-12-a)
- Re-evaluate parking requirements in the Zoning Ordinance – On [December 18, 2023](#), the City Council approved amendments to the Municipal Code to reduce guest parking requirements by 50% to ensure that they do not unnecessarily increase the cost of developments or promote a surplus of parking. (LUC-G-1-a)
- Green Building Guidelines and Incentives – In 2023, the City established “Express Plan Review” for all Solar and Electric Charging permits. A total of 148 solar permits and 30 EV Charging electrical permits were issued and a total of 12 solar rebates were issued in 2023. (LUC-H-1-a)
- Climate Action Plan (CAP) – After extensive community outreach and input, the Draft 2023 Foster City Climate Action Plan Update was completed in November

2023. Staff gave a presentation on the Draft CAP to the Citizens Sustainability Advisory Committee on January 10, 2024. The five-year plan includes measures and actions to help reach a 49% decrease in Greenhouse Gas (GHG) emissions below 2005 levels. (LUC-H-2-a)

- Wastewater Systems Improvement – Foster City is working with the City of San Mateo to construct improvements at the jointly owned wastewater treatment plant (WWTP). Startup and commissioning of new treatment facilities are targeted to be completed by summer 2024, followed by retrofit of existing facilities and commissioning of the integrated WWTP by the end 2024. (LUC-L-13-a).
- Parks and Open Space Element
 - Special Events – In 2023, the City hosted its traditional events including Fourth of July Celebration, Summer Concert Series, and Halloween Festival. Summer Days also returned for a three-day festival featuring carnival rides, music, food trucks, and a car show. (PC-y).
 - Parks Facilities Plan and Improve Facilities – The City Council approved a contract with Group 4 Architecture to help lead the effort to rebuild the Foster City Recreation Center. A Planning Commissioner was selected for the Joint Parks and Recreation/Planning Commission Committee and full design discussion began the first quarter of 2023. At the regular City Council meeting on [May 15, 2023](#), City Council confirmed the preferred conceptual two-story building design and in September 2023, the schematic design was approved. On [November 16, 2023](#), the Planning Commission adopted a Mitigated Negative Declaration (MND) and approved the Use Permit Modification for construction of an approximately 40,000 square foot Recreation Center. Staff developed a Request for Proposals (RFP) for the Park Master Plan project consultant that was approved by the City Council at their [December 18, 2023](#) regular meeting. The RFP is expected to be published in January 2024 with a consultant hired by May 2024. (LUC-L-5-a & PC-d)
 - Source Reduction and Recycling Element – In 2023, the City continued to implement source reduction and recycling activities and programs in accordance with State regulations. The City meets current state established targets for waste reduction and diversion (C-t).
 - The City partnered with Recology and RethinkWaste to provide a robust education and outreach campaign to all customers and especially customers who were not in compliance with new cart requirements, regarding new organics recycling requirements of SB 1383.
- Local Hazard Mitigation Plan & Safety Element
 - Safety Element Update – On August 21, 2023, City Council adopted the updated 2023 Safety Element.
 - Levee Protection Planning and Improvements – In 2023, the contractor for the Levee Protection Planning and Improvements Project (awarded in 2020) achieved the following milestones:

- Phase 1 Milestone (Port Royal Avenue to Shorebird Park): Access Restored Late March 2023
- Phase 2 Milestone (Shorebird Park to San Mateo Bridge): Access Restored Mid-July 2023
- Phase 3 Milestone (North of San Mateo Bridge): Access Restored Mid-October 2023

Construction is anticipated to be fully completed by February 2024. The Levee Project is designed to be resilient to the year 2050-2080. (S-A-2-a)

- Crime Prevention/Education – In 2023, the Police Department (PD) continued to provide a variety of crime prevention programs to educate and involve the community (S-D-4-a).
 - Social Media - In 2023, social media was used to provide crime alerts, crime prevention tips, traffic information and safety tips to the Foster City community. Residential and Commercial Crime Prevention Through Environmental Design (CPTED) surveys were conducted.
 - Coffee with a Cop forum was held on April 25, 2023.
 - National Night Out was celebrated August 1, 2023, to build relationships with the Foster City community.
 - Open House was held on October 7, 2023. Scheduled tours of the communication center, booths setup to allow people to try on SWAT gear, and officers allowing members of the public to sit in a patrol vehicles/motorcycles are provided at the Open House in order to give transparent information to the public regarding different functions of the Police Department.
 - Foster City Civics Academy – PD presented at the Foster City Civics Academy on October 11, 2023. PD provided an overview of the Department, the services provided, and gave a tour of the Police Station.
 - In 2023, Drake, the Service Dog, attended 51 events where he provided a comforting and calming presence to people in need, greeted citizens, and strengthened bonds, relationships, and trust.
- Housing Element – Housing Element 2023-31 was adopted by the City Council on May 22, 2023. The City received notification from the Department of Housing and Community Development (HCD) on February 2, 2024 that the proposed revisions to the Housing Element meet the statutory requirements of State Housing Element Law. The proposed revisions to the Housing Element will be considered by the Planning Commission and City Council in the next few weeks.
 - General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory – In 2023, the City undertook several rezonings of the sites included in the Sites Inventory to provide capacity to meet the City's RHNA. (H-D-1-b)
 - Reclassify the 15.1-acre lands at Harbor Cove Apartments (900 Hillsdale Boulevard, APN: 094-470-420) to change the Zoning Map Designation from R-3, Medium Density Multiple-Family Residence to R-4/PD, High Density Multiple Family Residence/Planned Development Combining district;

- Reclassify the 6.4-acre lands at Franciscan Apartments (888 Foster City Boulevard, APN: 094-091-020) to change the Zoning Map Designation from R-3/AHO, Medium Density Multiple-Family Residence/Affordable Housing Overlay Combining District to R-4/PD/AHO, High Density Multiple-Family Residence/Planned Development/Planned Development/Affordable Housing Overlay Combining District;
- Reclassify Foster's Landing Apartments (700 Bounty Drive, APN: 094-980-070) to change the zoning designation from R-3/PD Medium Density, Multiple Family Residence District/Planned Development to CM/PD, Commercial Mix/Planned Development District;
- Reclassify the 8.77-acre lands at Shell Cove Apartments (707-939 Shell Boulevard, APN: 094-470-160) to change the Zoning Map Designation from R-3/PD/AHO, Medium Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District to R-4/PD/AHO, High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District;
- Reclassify the 9.64-acre lands at Lagoons Apartments (611-899 Bounty Drive, APN: 094-472-010) to change the Zoning Map Designation from R-3/PD.AHO, Medium Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District to R-4/PD/AHO, High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District;
- Reclassify the 18.7-acre lands at Beach Cove Apartments (605-1021 Catamaran Street, APN: 094-320-040 and 094-330-010) to change the Zoning Map Designation from R-4/PD/AHO, High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District to R4/PD/AHO/BRHO, (High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay/By-Right Housing Overlay Combining District;
- Reclassify the 7.9-acre lands at Shadow Cove Apartments (1019-1091 Foster City Boulevard, APN 094-312- 780) to change the Zoning Map Designation from R-4/PD/AHO, High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay Combining District to R-4/PD/AHO/BRHO, High Density Multiple-Family Residence/Planned Development/Affordable Housing Overlay/By-Right Housing Overlay Combining District;
- Reclassify the Eaves Apartments (700 Marlin Avenue, APN: 094-141-010) to change the zoning designation from R-3 Medium Density, Multiple-Family Residence District to R-4/PD High Density, Multiple-Family/Planned Development District;
- Reclassify 1601 Beach Park Boulevard (APN: 094-211-550) to change the zoning designation from PF Public Facilities to R-2/PD Two-Family Residence District/Planner Development; and

- Modify the Previously Approved General Development Plan for the + 100-Acre Lands Known as Metro Center in the C-2/PD (General Business/Planned Development) District to a C-2/PD (General Business/Planned Development) District with an Amended General Development Plan to Allow Commercial – or -- Mixed Commercial/Residential Use up to 222 dwelling units at 1010 Metro Center Boulevard in the Town Center Neighborhood.
- Multi-Family Objective Design Standards – On [December 18, 2023](#), the City Council introduced an Ordinance to amend the zoning regulations to add Multifamily and Residential Mixed Use Objective Design and Development Standards. The ordinance was adopted on [January 16, 2024](#). (H-D-6-e)
- Accessory Dwelling Units – On September 18, 2023, the City Council approved updates to Chapter 17.78 of Municipal Code to comply with 2023 State laws, including allowing up to three (3) ADUs on a single-family lot. (H-D-4-a)
- Rental Housing Assistance Information – Staff created [multiple webpages](#) for information and resources on fair housing, funding, housing legislation, rental below market rate units, etc. (H-C-4-a)
- Amend Parking Requirements – On [December 18, 2023](#), the City Council introduced amendments to parking requirements for multi-family housing as necessary, including but not limited to reducing guest parking requirements by 50% and establishing bicycle parking requirements for residential uses, to allow General Plan densities and to reduce housing costs. The ordinance was adopted on [January 16, 2024](#). (H-D-6-c)
- Density Bonus for Affordable Housing Projects Consistent with State Density Bonus Law – On [September 18, 2023](#), the City Council approved updates to Chapter 17.86 to comply with state law. (H-E-3-a)
- Adequate Water Supply – On [May 1, 2023](#), the Estero Municipal Improvement District Board (EMID) approved a new Chapter 8.90, Water Neutrality Growth, to the EMID Municipal Code to ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies, require new and renovated developments to have “net neutral” water demand, or use of recycled water for irrigation. (H-A-4-a)
- Age Friendly Initiative – On [June 5, 2023](#), Council accepted the Age-Friendly City Initiative Three Year Action Plan by Minute Order No. 1922. Agreement for Age Friendly Action Plan Consultant Services was executed. Staff worked with the Consultant to draft an Action Plan based on stakeholder survey input. In November 2023, Association of Retired Persons (AARP) reviewed and approved a submitted draft of Foster City’s AFC Initiative Action Plan. The City’s AFC plan was approved by the City Council on [January 16, 2024](#). (H-F-1-h)
- Climate Action Plan - The Administrative Draft 2023 Foster City Climate Action Plan Update was completed in November 2023. (H-B-3-d)
- Continue to Monitor Expiration of Affordability Covenants - The final four (4) of 70 Below Market Rate (BMR) units at Foster’s Landing expired on December 31, 2023. The City provided opportunities for relocation assistance services

and early relocation to all four (4) households. Of the (4) four, three (3) relocated and one (1) elected to stay at Foster's Landing in a market rate unit. (H-C-2-b)

- Inclusionary 20% Requirement - On [December 18, 2023](#), City Council adopted an ordinance approving revisions to Foster City Municipal Code, Chapter 17.90, Below Market Rate Inclusionary Housing Program and Below Market Rate Housing Programs Administrative Procedures and Guidelines. The revisions to the code provide greater clarity and expansion of the enforcement provisions and revisions to the Administrative Procedures and Guidelines provide greater clarity and detail for management and compliance of Below Market Rate (BMR) units. The changes also resulted in two (2) separate documents for rental programs and ownership programs.
- Housing unit production – The City issued building permits for four (4) ADUs (accessory dwelling units) in 2023 and issued 16 Certificates of Occupancy (or temporary certificates) in 2023 for new units. As of July 1, 2022, through December 13, 2023, a total of 59 new housing units were completed and count towards the RHNA 2023-2031. (H-A-1-a Annual Tracking of Housing Activity & H-A-1-b No Net Loss/Development Pipeline Monitoring).

WHEREAS, the Planning Commission finds that preparation of the General Plan Annual Report is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and would be also exempt from CEQA under the CEQA Guidelines Section 15061(b)(3), Common Sense Exemption; and

WHEREAS, the Planning Commission considered and reviewed the General Plan Annual Progress Report at the Planning Commission Regular Meeting on February 15, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Foster City, has reviewed and investigated the General Plan Annual Progress Report in conformance with Government Code Section 65400(a) and based on facts and analysis in the Staff Report, written and oral testimony, and exhibits presented recommends that the City Council accept the Annual Progress Report on the General Plan for 2023 as attached hereto.

PASSED AND ADOPTED as a Resolution of the City of Foster City Planning Commission at the Regular Meeting thereof held on February 15, 2024, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

RAVI JAGTIANI, CHAIRMAN

ATTEST:

SOFIA MANGALAM, SECRETARY