

**Comments from 10/21/21 Study Session and Responses – REVISED August 14, 2023**

<b>CATEGORY</b>	<b>COMMENT</b>	<b>RESPONSE</b>
Applicability	Applicability of the standards – at what point are the standards frozen in approval process?	Per City Attorney’s office, 17.96.020.C: C. Timing. This chapter shall apply to applications for planning approval of a housing development project submitted on or after the date this chapter becomes effective, as provided by Government Code section 65589.5.
Massing	Neighborhood context is important; we need standards for each neighborhood	<p>Rather than standards for each neighborhood, standards are proposed to vary based on the adjacencies.</p> <p>17.96.040.B.2: 2. Neighborhood Transition Plane</p> <ul style="list-style-type: none"> <li>a. To create a transition between developments, an additional stepback plane shall be imposed along any property line where a proposed building meets all of the following criteria: <ul style="list-style-type: none"> <li>i. The proposed building exceeds two (2) stories in height or 25 feet, whichever is greater.</li> <li>ii. The proposed building site directly abuts residential buildings in an R-1, R-2, R-T, R-3, or P-F district.</li> <li>iii. The nearest wall of the existing residential buildings (not parking or accessory structures) in the R-1, R-2, R-T, R-3, or P-F district is within 30 feet of the shared property line.</li> </ul> </li> <li>b. Buildings shall not intercept a 45-degree neighborhood transition plane inclined inward from the underlying setback, starting at a height of 25 feet above grade. See Figure 6.</li> <li>c. Private or shared balconies, including any railings or shade structures, shall not extend into the required neighborhood transition plane.</li> </ul> <p>And also 17.96.040.B.1: 1. Upper story stepbacks.</p>

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		<p>a. Buildings exceeding three (3) stories in height shall reduce bulk by providing a stepback at the uppermost floor facing a public street or waterfront.</p> <p>i. The depth of the stepback shall be at least 5% of the <b>façade</b> length (not including any significant building breaks, as described in Section (B)(a)). See Figure 4, below.</p> <p>b. The length of the stepback shall be as follows (see Figure 5, below):</p> <p>(A) At public streets, waterfront property, and property lines shared with other zones: 60% of the frontage length.</p> <p>(B) Any other frontage: 40% of frontage length.</p> <p>In several sections, standards are tailored for waterfront properties.</p>
Massing	Should require vary the building plane based on what's on the adjacent property	Standards vary based on the adjacent properties with the Neighborhood Transition Plane (see above) and for waterfront properties (pedestrian access, vehicle access, refuse facilities, parking areas).
Massing	Daylight plane would be a good approach for ADUs	Objective design standards for ADUs will be addressed in a separate effort
Massing	Neighborhood context is important adjacent to HOAs. We should reach out to the HOAs.	Staff will solicit comments from HOAs
Open Areas	Common areas need shade	<p>17.96.040.A.3.b.v:</p> <p>v. A minimum of at least one shade providing feature (including but not limited to gazebo, trellis, or shade umbrella) and at least one of the following features shall be incorporated into each common open area...</p>
Building placement	Don't create wind tunnels	Parameters were considered that would have required at least one of several features, but this was ultimately not recommended based on the small benefit compared to the staff time required to evaluate.

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Site Access	Don't create alleyways / pedestrian access with no circulation purpose; Pedestrian circulation should also consider adjacencies	<p>17.96.040.A.1.a includes a requirement for pedestrian connections to the public streets and public amenities:</p> <ul style="list-style-type: none"> <li>a. Connections to public streets and public amenities. <ul style="list-style-type: none"> <li>i. Multifamily development shall provide access to public streets and public amenities through the use of private or public pedways;</li> <li>ii. Mixed use residential/commercial development shall provide access between the commercial uses and public streets or public amenities through the use of public pedways.</li> </ul> </li> </ul> <p>17.96.040.A.1.c.i includes a requirement for a <b>public</b> pedway along the waterfront where it can connect two or more existing <b>public</b> facilities.</p> <p>17.96.040.A.1.c.ii includes a requirement for pedestrian connections to any existing public pedway park along the waterfront.</p>
Articulation	Important to have window recesses, setting back the windows, using different colors	<p>17.96.040.C.5.b:</p> <ul style="list-style-type: none"> <li>b. All windows shall be articulated in compliance with the following standards: <ul style="list-style-type: none"> <li>i. Windows exceeding 4 square feet of glazed area shall be articulated through: <ul style="list-style-type: none"> <li>(A) Projecting dimensional trim located at the head, side, and sill of the window; or</li> <li>(B) Windows shall be recessed a minimum of 2 inches from the exterior plane of the wall.</li> </ul> </li> <li>ii. Curtain wall and storefront glazing shall be recessed a minimum of 2 inches from the exterior plane of the wall.</li> </ul> </li> </ul>
Site Access	Unused curb cuts need to be removed	<p>17.96.040.A.1.d.ii:</p> <ul style="list-style-type: none"> <li>ii. Existing unused curb cuts shall be removed.</li> </ul>
Site Access	Walkways along waterfronts to be connected to other public connections/amenities	<p>17.96.040.A.1.c:</p> <ul style="list-style-type: none"> <li>c. Additional standards for waterfront properties. <ul style="list-style-type: none"> <li>i. Within private property, a public pedway park along the waterfront shall be provided by public access easement when all of the following conditions are met:</li> </ul> </li> </ul>

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		<p>(A) The subject property is located on the Foster City Lagoon and is located where such easement could provide a connection between two or more public facilities along the Foster City Lagoon frontage, including but not limited to: existing public pedway park, school, park, city recreation facility, or public street, or between the Foster City Lagoon and retail uses.</p> <p>(B) The subject development area exceeds 3 acres.</p> <p>(C) The requirement for the public pedway park is a part of an approval for new or increased density or intensity of use.</p>
Site Access	Public walkways should be flat and safe, and consider balance between width and curves	No additional language needed because by code, walkways are required to be accessible. It's difficult to be objective about a balance between width and curves.
Site Access	Public access / walkways along the lagoon should consider privacy /setbacks to abutting residential units	An objective standard was not included for this based on the tradeoff of benefit vs. staff time to evaluate.
Site Access	Mixed-use projects along lagoon could have restaurants facing the water (mixed PC opinion – some support commercial uses along lagoon, some do not)	17.96.040.A.1.a.c (discussed above) includes a requirement for a public pedway park along the waterfront to connect to <b>retail</b> . The objective design standards are intended to regulate the design, but not regulate uses, which is determined by the underlying zoning.
Other considerations	Fences need to balance security and aesthetics	<p>17.96.040.A.6 includes standards for fencing materials and appearance, including a requirement for 6' solid fencing abutting single-family properties:</p> <p>6. Security and fencing.</p> <p>i. Fencing and screening materials and appearance</p> <p>(A) All fencing shall be composed of any combination of redwood, cedar, wrought iron, architectural metal screens, brick, stone, polished-face or slumpstone masonry units, stucco, patterned concrete, or clear tempered glass.</p> <p>(B) Vinyl fencing, synthetic wood slats, chain link fencing, deer</p>

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		<p>fencing, and barbed wire fencing shall be prohibited.</p> <p>ii. Fencing shall comply with the following standards:</p> <p>(A) Fencing shall comply with Chapter 17.52 except as provided below.</p> <p>(B) Utility screening fences at service areas, refuse enclosures, and mechanical equipment shall be limited to 6 feet in height, unless screened in accordance with Section 7, below.</p> <p>(C) Solid fencing 6 feet in height shall be provided along property lines abutting single family developments subject to visibility requirements in Chapter 17.52.</p>