

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

M I N U T E S

AUGUST 17, 2023

1. **CALL TO ORDER**

At 7:00 p.m. by Chair Jagtiani

This meeting was held as a hybrid meeting.

2. **ROLL CALL**

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

Staff Present: Sofia Mangalam, Community Development Director; Thai-Chau Le, Planning Manager; James Atkins, Senior Planner; Helen Gannon, Associate Planner; Leslie Carmichael, Consultant Planner; and Denise Bazzano, Assistant City Attorney

3. **COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. MINUTES OF JUNE 1, 2023 PLANNING COMMISSION AND JOINT STUDY SESSION BETWEEN THE PLANNING COMMISSION AND PARKS AND RECREATION COMMITTEE MEETING

ACTION: Motion by Commissioner Pedro, seconded by Commissioner Venkat to approve the Minutes of June 1, 2023 Planning Commission Regular Meeting & Planning Commission and Parks and Recreation Committee Joint Study Session Meeting, passed 4-0-1-0 (Abstain: Bronitsky)

2. MINUTES OF JUNE 15, 2023 REGULAR MEETING

ACTION: Motion by Commissioner Pedro, seconded by Commissioner Haddad to approve the Minutes of June 15, 2023 Regular Meeting, passed 5-0-0-0

3. MINUTES OF JULY 20, 2023 REGULAR MEETING

ACTION: Motion by Commissioner Haddad, seconded by Commissioner Pedro to approve the Minutes of July 20, 2023 Regular Meeting, passed 3-0-2-0 (Abstain: Venkat and Chair Jagtiani)

5. **CONTINUED PUBLIC HEARING**

1. None

6. NEW PUBLIC HEARING

1. ADOPT RESOLUTIONS RECOMMENDING CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 17, "ZONING" CHAPTERS 17.78 ACCESSORY DWELLING UNITS, AND 17.86 DENSITY BONUSES AND FINDING THE AMENDMENTS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINE SECTION 15061(B)(3) – RZ2023-0006 & RZ2023-0007

ACTION: Motion by Commissioner Bronitsky to approve recommending the City Council adoption of Ordinances amending Title 17, "Zoning" Chapter 17.78 Accessory Dwelling Units with these two changes: 1) Exhibit A – Section 17.78.060 Standards applicable to Single-Family Residence Zoning Districts and 2) adding Options 1 and 2 from the existing Municipal Code, back into the proposed text amendments, and including a definition for what is infeasible under the provisions of the municipal code, and finding the amendments exempt from CEQA pursuant to CEQA guideline Section 15061(b)(3), seconded by Commissioner Haddad, to Adopt Resolution No. P-11-23, approving RZ2023-0006, passed 5-0-0-0

ACTION: Motion by Commissioner Bronitsky to approve recommending the City Council adoption of Ordinances amending Title 17, "Zoning" Chapter 17.86 Density Bonuses and finding the amendments exempt from CEQA pursuant to CEQA guideline Section 15061(b)(3), seconded by Commissioner Haddad, to Adopt Resolution No. P-12-23, approving RZ2023-0007, passed 5-0-0-0

7. OLD BUSINESS

1. None

8. NEW BUSINESS

1. CONSIDERATION OF APPOINTMENT OF ONE PLANNING COMMISSION MEMBER TO THE TRAFFIC REVIEW COMMITTEE

ACTION: Commissioner Bronitsky moved to appoint Chair Jagtiani, seconded by Commissioner Pedro, passed 5-0-0-0

9. STUDY SESSION

1. PROVIDE THE PLANNING COMMISSION AND THE PUBLIC WITH AN UPDATE ON THE MULTI-FAMILY AND RESIDENTIAL MIXED USE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS) EFFORTS AND PROVIDE AN OPPORTUNITY TO PROVIDE COMMENTS AND TO RECEIVE DIRECTION ON THE DRAFT ORDINANCE FOR ODDS – RZ2021-0001

Consulting Planner Carmichael gave the presentation, including background and a summary of previous study sessions.

- Staff asked whether the exception process should have more or less flexibility, and the consensus was that there should be more flexibility.
- For pedestrian walkway widths, the 5' width is appropriate, but the consensus was that there should be different standards for a mixed-use developments.

- Regarding credit for private or public open space toward the Open Green Area requirements, the consensus was that there should be at least 50% credit and perhaps 100% credit for raised courtyards and publicly accessible open space.
 - Some Commissioners did not think a trellis should be included as a shade structure for shade structures.
 - Regarding a requirement for a Private Open Area, there was a mix of opinions based on the impact of affordability and whether the required Common Open Space can satisfy the needs for open space. If the standard is included, the developer can propose an exception for an alternative.
 - Regarding landscaping, provisions should allow use of high-quality artificial turf.
 - Regarding requiring internal downspouts for buildings four stories and taller, the consensus was to leave the requirement and consider exceptions.
 - Corner treatments should be required for buildings with four or more stories.
 - For materials and colors, the proposed standard would limit the use of a single color or material on more than 150' of a façade or 2/3 of the façade height. Commissioners discussed limiting the use of stucco instead of the proposed draft standard limiting the use of a single color or material because the concern seems to be a large façade of only stucco in one color. The consensus was to leave the proposed standard as is.
- Regarding residential entries, the proposed standard is acceptable, i.e., to not require stairs. For mixed use development entries, there should be a wider pedestrian walkway. Commercial use should require public access. If there is currently boat access, that should be continued.

Public Comments:

- One public commenter, Evan Adams, made several comments. Comments include defining the term “feasible”, landscaping should not include grass, could be turf; Standard for trees should specify size; Window trims should be functional and shutters are not needed in the City; Materials should be modernized and best as possible; Making design accessible to all ages; Mixed use should be activated in all ways possible; Standards for boat docks are needed and Triton development is a good example; Update the City’s dock policy.

10. COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR REPORT

1. Director Mangalam updated the Commissioners about the receipt of a third comment letter from the Department of Housing and Community Development (HCD) on the adopted Housing Element. Staff had a zoom meeting with HCD to go over the comments in order to prepare the response accordingly.

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Pedro expressed gratitude for the great meeting and appreciated the diverse viewpoints shared by the Commissioners and encouraged the City Council to reconsider the owner occupancy deed restriction for ADUs.
2. Commissioner Venkat expressed gratitude to both the staff and Commissioners for an engaging meeting and acknowledged Commissioner Pedro's request for the Council to seriously contemplate removing the owner occupancy restriction for Accessory Dwelling Units (ADUs). Commissioner Venkat attended the launch of the San Mateo County AAPI and invited those interested to reach out for more details. Commissioner Venkat also

mentioned the return to school and extended well wishes for a safe and joyful academic year for everyone.

3. Commissioner Haddad thanked the City staff for their reports and efforts throughout the lengthy meeting.
4. Commissioner Bronitsky expressed gratitude towards the City staff for their comprehensive reports and acknowledged the effort put into the lengthy meeting. Commissioner Bronitsky commended the staff for their excellent work, especially in managing diverse opinions and reaching a consensus. Commissioner Bronitsky mentioned the upcoming Summer Days event in Foster City, a modern version of the Art & Wine Festival, expressing anticipation for more enjoyment and excitement in the later part of the year. Commissioner Bronitsky highlighted that school has commenced, urging caution while driving due to increased pedestrian activity with children going to and from school.
5. Chair Jagtiani expressed gratitude to the staff for their excellent report and acknowledged the positive response to his suggestion of uploading the presentation, which enhanced understanding through visual aids. Chair Jagtiani wished everyone a pleasant time during the Summer Days event.

12. ADJOURNMENT

Adjourned at 9:37 pm to September 7, 2023 Regular Meeting.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on September 7, 2023 by the following vote:

AYES, COMMISSIONERS: Haddad, Pedro, Venkat, and Chair Jagtiani

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Bronitsky

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RAVI JAGTIANI, CHAIR

ATTEST:

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SOFIA MANGALAM, SECRETARY