

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

M I N U T E S

OCTOBER 19, 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, and Chair Jagtiani

Absent: Commissioner Venkat

Staff Present: Sofia Mangalam, Community Development Director; James Atkins, Senior Planner; Nori Jabba, Housing Coordinator; Leslie Carmichael, Consultant Planner; and Denise Bazzano, Assistant City Attorney

3. **COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. MINUTES OF OCTOBER 5, 2023 REGULAR MEETING

ACTION: Motion by Commissioner Bronitsky, seconded by Commissioner Pedro to approve the Minutes of October 5, 2023 Planning Commission Regular Meeting, passed 4-0-0-1 (Absent: Venkat)

5. **CONTINUED PUBLIC HEARING**

1. None

6. **NEW PUBLIC HEARING**

1. USE PERMIT REQUEST TO APPROVE A 459 SQUARE FOOT (SF) SECOND STORY ADDITION TO AN EXISTING 2,226 SF TWO-STORY SINGLE-FAMILY HOME LOCATED AT 612 BRIDGEPORT LANE IN NEIGHBORHOOD 6 – UP2023-0075

ACTION: Motion by Commissioner Bronitsky to continue item to November 16, 2023, Planning Commission Regular meeting, seconded by Commissioner Haddad, passed 4-0-0-1 (Absent: Venkat)

2. RECOMMENDING CITY COUNCIL TO ADOPT ORDINANCE AMENDING TITLE 17, "ZONING" OF THE FOSTER CITY MUNICIPAL CODE CHAPTER 17.90, "BELOW MARKET INCLUSIONARY HOUSING PROGRAM" AND FINDING THE AMENDMENTS

EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO
CEQA GUIDELINE SECTION 15061(B)(3) - RZ2023-0008

ACTION: Motion by Commissioner Pedro to approve the Resolution (Attachment 1) recommending City Council adopt Ordinance amending Title 17, "Zoning" proposed amendments to the Municipal Code Chapter 17.90 Below Market Rate Inclusionary Housing Program and Below Market Rate (BMR) Guidelines and Find the amendments exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15061(b)(3), seconded by Commissioner Haddad, to Adopt Resolution No. P-13-23, approving RZ2023-0008, passed 4-0-0-1 (Absent: Venkat)

7. OLD BUSINESS

1. None

8. NEW BUSINESS

1. None

9. STUDY SESSION

1. OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL HOUSING AND MIXED-USE DEVELOPMENT APPLICATIONS AND RELATED AMENDMENTS TO VARIOUS CHAPTERS OF TITLE 17, ZONING, OF THE FOSTER CITY MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO 17.04 DEFINITIONS; 17.14 R-2 TWO FAMILY RESIDENCE DISTRICT; 17.16 R-T TOWNHOUSE RESIDENCE DISTRICT; 17.18 R-3 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT; 17.20 R-4 HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT; 17.26, C-2 GENERAL BUSINESS DISTRICT; 17.38 C-M COMMERCIAL MIX DISTRICT; 17.36 PD PLANNED DEVELOPMENT COMBINING DISTRICT; 17.58 ARCHITECTURAL CONTROL AND SUPERVISION; AND 17.62 OFF-STREET PARKING REGULATIONS.

Planning Commission comments:

- Chair Jagtiani requested that the bicycle parking requirement be expressed as 1 parking space per 10 dwelling units instead of 0.1 spaces per dwelling unit.
- Commissioner Haddad inquired about the density.
 - Consultant Planner Carmichael responded that the proposal does not change any of the allowed densities, it just shows them in units per acre instead of the current method of square feet of lot area required per unit.
 - Deputy City Attorney Bazzano added that each development project will need to meet these requirements, any other City or EMID requirements, and also be analyzed pursuant to CEQA.
- Chair Jagtiani asked if the definition of height for sloped roofs would stay the same.
 - Consultant Planner Carmichael responded yes.
- Commissioner Bronitsky stated he felt that there should not be a limit on synthetic turf. Regarding a public comment suggesting design standards for each neighborhood, that is just not realistic. Regarding guest parking, the demand varies depending on the day.

Public comments:

- Evan Adams asked if there was a letter from HCD that's not on the Foster City website. The synthetic turf area recommended seems small. Multi-metering is a good idea. The standards should address individual styles in each neighborhood. Bicycle parking should address charging requirements.
 - Director Mangalam stated that staff is not aware of any HCD letter regarding objective design standards. HCD letters regarding the Housing Element have been posted on the website.
 - Consultant Planner Carmichael stated that the objective standards need to accommodate the maximum densities allowed by the general plan.

After discussion, Commissioners confirmed the consensus is to have no maximum limit on the amount of synthetic turf.

10. COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR REPORT

1. None

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Bronitsky shared that there will be a food distribution event at the Second Harvest Food Bank on Friday, October 20th at 8:30 AM. This event is open to the local community, not just Foster City residents, and is aimed at addressing food insecurity. It takes place on the first and third Fridays of each month, providing food items such as chicken, vegetables, and staples to those in need. He also mentioned an upcoming opportunity to speak at a training for Planning Commissioners on October 30th, expressed excitement about the opportunity.
2. Commissioner Pedro mentioned looking forward to seeing Commissioner Bronitsky on October 30th for his presentation. He discussed his attendance at a citizens' Sustainability Advisory Committee meeting, where there was a focus on electrification. He later toured a decarbonized home in San Mateo. He recommended that homeowners, property managers, and housing providers consider replacing their water heaters and furnaces with electric heat pumps in anticipation of upcoming mandates, as it might be more cost-effective to do so now rather than later.
3. Commissioner Haddad was thankful for an excellent report presented by the City staff and consultant.
4. Chair Jagtiani expressed gratitude for a great report and promoted the upcoming Baybasi event starting tomorrow, October 20th. He recommended that everyone attend, emphasizing the presence of numerous food stalls, enjoyable music, and an improved location in Leo J. Ryan Park, making it even better than previous years.

12. ADJOURNMENT

Adjourned at 8:00 pm to November 2, 2023 Regular Meeting.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on November 2, 2023 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

RAVI JAGTIANI, CHAIR

ATTEST:

SOFIA MANGALAM, SECRETARY