

RESOLUTION NO. P- 01 -23

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY  
RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN ANNUAL  
PROGRESS REPORT FOR 2022

CITY OF FOSTER CITY

WHEREAS, California Government Code Section 65400 requires that after the legislative body has adopted all or part of a General Plan, the planning agency shall review an annual report on the status of the General Plan progress and its implementation and provide the annual progress report to the legislative body; 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 2022:

- **Housing Element**

- **Future Housing Element Updates** – In May of 2022, the City released its draft Housing Element and received comments back from HCD on October 3, 2022. The letter recommends revisions needed to comply with the State Housing Element Law and the City continues to work on finalizing the 2023-2031 Housing Element Update. The new Housing Element is expected to be adopted in mid-2023 following the completion of the Environmental Impact Report (EIR). (H-A-1-c)
- **Pilgrim/Triton Workforce Housing** – On July 28, 2022, a total of 22 units received a Temporary Certificate of Occupancy. On August 10, 2022 the City purchased 22 Workforce Housing Units in order to address the needs of first responders, public employees, and teachers in the very low, low, and moderate-income households in order to make it possible for public servants to live near where they work. The waiting list for available units are now closed and as of December 31, 2023, 12 of the 22 units are occupied.
- **Post BMR Expiration Rent Agreement** – In 2020, the City worked with Essex Properties on an agreement to set aside approximately \$800,000 in rental assistance for the tenants at Foster's Landing to extend the affordability of the units for another year and prevent homelessness. This was made possible by a 50/50 split between Essex and the City to cover the difference between the tenant paid rent and market rate rent for the below-market rate tenants at Foster's Landing affected by the expiration of the affordable housing covenants. City Council approved the Post BMR Expiration Rent Agreement on September 18, 2020 and in 2021, the City, in partnership with Essex Properties, provided approximately **\$454,626.94** in rental subsidies. In 2022, the City staff worked with Housing Industry Foundation (HIF) to provide ten (10) tenants with Emergency Subsidy while they explored relocation options. As of December 31, 2022, a total of nine (9) tenants remain on-site and in the program. The City plans to continue implementing the program for the years 2023 - 2024. (H-C-5-b City Rental Assistance Program).
- **Cooperation with Other Agencies** – On January 14, 2021, the City submitted an application for the San Mateo County Grant of Permanent Local Housing Allocation (PLHA) Funds. The **\$643,636** grant will be used to assist low-income

tenants facing displacement and finding housing based on their specific needs and financial circumstances. The City was awarded the grant to provide the BMR residents of Foster's Landing with relocation and case management services and rental assistance. On September 1, 2021, the City and the County of San Mateo Department of Housing executed an Agreement to provide funds for the City's Emergency Relocation Assistance and Rent Subsidies Program. In 2022, the City staff worked with HIF to provide ten (10) tenants with Emergency Subsidy while they explored relocation options. As of December 31, 2022, a total of nine (9) tenants remain on site and in the program. The City plans to continue implementing the program for the years 2023 - 2024. (H-A-3 and H-C-5-a)

- **Private Development of Affordable Housing – Inclusionary Requirement** – On March 7, 2022, City Council approved an ordinance to add a new Chapter 17.90, Below Market Rate Inclusionary Housing Program to establish objective standards for inclusionary housing; an ordinance to add Chapter 17.92, Affordable Housing Overlay Combining District; an ordinance to amend certain zoning maps to zone certain properties within the AHO Combining District, and; an ordinance to adopt a BMR Housing in-lieu fee. Inclusionary units were included in all new housing developments in the RHNA 5 cycle, including the various phases of Pilgrim Triton and the Alma Point Senior Apartments in Foster Square.
- **Community Outreach** – In 2022, the City launched a number of community outreach initiatives. (H-A-3-a Community Outreach). For the Housing Element update, the City engaged in extensive community outreach, including the following:
  - Community engagement website: In February 2022, the City launched an updated community engagement website, including a combination of tools from Bang The Table and MapSocial, to provide opportunities for community engagement and feedback on the Housing Element Update.
  - A Housing Preferences and Priorities survey was publicized by the City and available on the City's website from February 23, 2022, until March 28, 2022.
  - Numerous Joint City Council and Planning Commission Study Sessions were held, including March 2, 2022, April 21, 2022, May 17, 2022 and November 15, 2022, on Housing Element Update.
- **Housing unit production** – The City issued building permits for four (4) ADUs (accessory dwelling units) and one (1) single family residence in 2022. As of June 30, 2022, 832 new housing units were completed, including 89 very low-income (60% of RHNA), 50 low-income (57% of RHNA), 14 moderate (18% of RHNA) and 679 above-moderate units. (H-A-1-a Annual Tracking of Housing Activity & H-A-1-b Construction of New Units).
- **Land Use & Circulation Element**

In 2022, the City launched a number of initiatives to address land use & circulation.

  - **System Monitoring** – In April 2022, the construction of the permanent

implementation of the TRPP (Dynamic Signage for Traffic Relief Pilot Program – CIP 301-694) was completed. (LUC-F-1-a)

- **Periodic Monitoring of Land Uses Throughout the City** In 2022, the Planning Commission approved a restaurant/retail pavilion at 1065 East Hillsdale. Furthermore, in 2023, three Use Permits (UP2021-0015 for Century Plaza, UP2021-0023 for 388 Vintage Park Drive, and UP2021-0036 for Parkside Towers) were approved for Research & Development (R&D) uses. Parkside Towers and Century Plaza projects are potential future conversions with the flexibility to maintain office space. The project at 388 Vintage Park Drive is for the removal of retail to allow for R&D use. Planning Commission recommended approval to City Council of the Gilead Master Campus program for the reallocation of 250,000 square feet of office to lab space within their campus. (LUC-C-12-a)
- **Green Building Guidelines and Incentives** – On October 3, 2022 the City Council passed Resolution 2022-119, entering into contract with Integrated Design 360 to provide outreach to public and stakeholders to develop Reach Codes. The City of Foster City also continues to offer residents who install solar photovoltaic technology (solar PV) a \$ 1,000 rebate on qualifying systems. In 2022, nine (9) households qualified and received this rebate incentive. From 2016 through 2022, a total of 89 rebate applications were completed and granted. (LUC-H-1-a)
- **Climate Action Plan** – In 2022, the City hired consultants to conduct “whole community” outreach in support of an update to the Climate Action Plan. The City also reinstated a permanent ten-member Citizens Sustainability Advisory Committee to support the climate action planning process and long-term implementation. (LUC-H-2-a)
- **Parks Facilities Plan** – 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 will begin the first quarter of 2023. (LUC-L-5-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 fall 2023, followed by the retrofit of existing facilities and commissioning of the integrated WWTP by fall 2024. (LUC-L-13-a).
- **Parks and Open Space Element**
  - **Special Events** – In 2022, Summer Days returned for a three-day festival featuring carnival rides, music, food trucks, and a car show. (PC-y).
  - **Parks Facilities Plan and Improve Facilities** – On November 21, 2022, marking a major step forward for a key project, the City Council unanimously approved hiring Group 4 Architecture to help lead the effort to rebuild the Foster City Recreation Center. Under terms of the consultant agreement, Group 4 will oversee efforts such as project management, community outreach, conceptual

design refinement, design development documents, use permit and construction documents, furniture and equipment selection, signage design, bidding and construction support, and record documents. (LUC-L-5-a & PC-d)

- **Conservation Element**

- **Lagoon Water Quality** – In 2021, additional water quality testing was conducted due to the geese creating high bacteria levels and the records were made available in 2022. (C-f).

- **Local Hazard Mitigation Plan & Safety Element**

- **Local Hazard Mitigation Plan (LHMP) Update** – The City Council adopted an updated LHMP on December 13, 2021. The information in the LHMP will provide a basis for updates to the Safety Element due in 2023 with the Housing Element Update 2023-31.
  - **Levee Protection Planning and Improvements** – In July 2020, the City awarded a contract for construction to Shimmick Construction. Construction is ongoing and is anticipated to be completed in January 2024. The Levee Project is designed to be resilient to the year 2050-2080. (S-A-2-a)
  - **Crime Prevention/Education** – In 2022, the Police Department continued to provide a variety of crime prevention programs to educate and involve the community. (S-D-4-a).
    - **Social Media** – In 2022, social media was used to provide crime alerts, crime prevention tips, traffic information and safety tips to the FC community. Residential and Commercial Crime Prevention Through Environmental Design (CPTED) surveys were conducted.
    - **Coffee with a Cop** forum was held on May 19, 2022.
    - **National Night Out** was celebrated August 2, 2022 to build relationships with the Foster City community.
    - **Open House** was held on October 1, 2022. 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.
    - In 2022, Drake, the Service Dog, attended 64 events where he provided a comforting and calming presence to people in need, greeted citizens, and strengthened bonds, relationships, and trust.

- **AB 1743 and AB 2094 Reporting**

- In 2022, three (3) housing development applications were received that would result in new units. One of the three (3) projects required discretionary action for a proposed 420 units and the other two (2) were ministerial (ADUs). Additionally, there are three (3) additional building permits that were applied for in 2021 but finalized and approved in 2022. Pursuant to AB 2094, the City approved three (3) units at very low income level, one (1) unit at low income level, and 13 units at above moderate level.

WHEREAS, the Planning Commission considered and reviewed the General Plan Annual Progress Report at the Planning Commission Regular Meeting on February 16, 2023.

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 § 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 2022 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 16, 2023 by the following vote:

AYES, COMMISSIONERS: Bronitsky, Haddad, Jagtiani, Venkat, and Chair Adams

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

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*Evan Adams*  
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EVAN A. ADAMS, CHAIR

ATTEST:

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*Sofia Mangalam*  
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SOFIA MANGALAM, SECRETARY