

## ATTACHMENT 2, EXHIBIT F

### AMENDMENT TO LAND USE AND CIRCULATION ELEMENT

**Section 1: The Land Use Categories section of the Land Use and Circulation Element, pp. 3-16 – 3-19 (as amended through Resolution No., 2022-138), is hereby amended as follows:**

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#### Land Use Categories

**Land Use Map.** The Land Use Plan, Map 3.4, and the policy text of the Land Use Element of the General Plan are complementary; the written policies set forth the basic approach to be taken while the map shows the intended spatial application of the written policies. The General Plan Land Use Map land use designations may be subject to change at the initiation of a land owner or the City, depending on City needs, environmental conditions and changes in surrounding land uses.

**Sphere of Influence.** Foster City's Sphere of Influence shall continue to be co-terminus with the City limits boundary. A Sphere of Influence is defined (Government Code Section 54774) as the ultimate probable physical boundaries and service area of a local agency.

**Definitions of Land Use Categories.** Land use categories are generalized groupings of land uses and titles that define a predominant land use type. All proposed projects must meet density and Floor Area Ratio standards for that type of use and other applicable development standards, such as height, setbacks and lot coverage, established by the City's Zoning Ordinance. Exceptions to these standards may be allowed in some instances as allowed by the Zoning Ordinance, consistent with the goals and policies of the Foster City General Plan. Some listed uses will be conditional uses under the Zoning Ordinance and may be allowed only in limited areas or under limited circumstances.

#### Residential Categories

**Single-Family Residential.** Allows up to 8 dwelling units per acre (du/ac). This is the single largest residential category, and single family homes are located in every residential neighborhood except one.

**Two-Family Residential.** Allows up to 40-13 dwelling units per acre. ~~This designation recognizes the small percentage of existing duplex homes in the City. The designation has been applied to a small area in the northeastern portion of the City, on Comet Drive (Neighborhood #1).~~ Duplexes can serve as a transition area between traditional single family detached homes and higher density multi-family developments. The density range and zoning requirements have been established in recognition that duplexes are an existing housing type intermediate to single-family detached homes and townhomes. Duplexes should provide the outward appearance of a single-family neighborhood, but at densities closer to those of townhomes.

**Townhouse Residential.** Allows up to 15 dwelling units per acre. Townhomes in Foster City generally function as attached single family homes and usually provide some private open space in addition to common areas.

**Condominium Residential.** Allows 15-35 dwelling units per acre. Condominium developments are usually constructed at a higher density than townhomes. Any open space areas are common to all residents.

**Apartment Residential.** Allows 20-35 dwelling units per acre. Apartment developments in Foster City generally provide the highest density living environment, although some apartment and condominium developments are very similar with respect to density and amenities.

Additional density is permitted above the density ranges described above pursuant to California Density Bonus Law, Chapter 17.86 Density Bonuses, and other incentives designed to provide affordable housing. See the Housing Element for more information.

## **Commercial and Industrial Categories**

**Town Center Commercial.** This designation is reserved for the area located northwest of East Hillsdale Boulevard, bounded by Foster City Boulevard to the north and State Route 92 to the west. The area includes a 100-acre development known as Metro Center, in addition to Parkside Towers and other office developments. The Town Center area is intended to serve as Foster City's downtown core and allows for a mix of uses, including residential, commercial office, retail, service and compatible research and development (R&D). R&D uses are considered compatible with this designation if project design (i.e., site planning, architecture, and landscape architecture) is consistent with nearby uses and functional or operational characteristics of a hazardous or nuisance nature can be mitigated or reduced to an acceptable level through design control. Generally, R&D covers facilities for industrial, scientific, or technological research, product design, prototype production, development, and testing. The highest intensity uses in the City would be allowed, with Floor Area Ratios (FAR) for office/R&D developments ranging from .55 to 2.0 FAR. Town Center office developments located outside Metro Center, have lower FARs which range from 0.18 to 1.5 FAR. Residential developments range from Cityhomes townhouses at 15 units per acre to Metro Senior Apartments at 60 units per acre.

**Neighborhood Commercial.** Reserved for small neighborhood convenience shopping centers whose primary focus is servicing the immediate neighborhood. Although uses allowed in the centers are mostly limited to neighborhood serving uses, a percentage of the floor area of each center may be occupied by uses which are community serving in nature. In addition, the City will allow housing or a mix of housing and commercial development at specifically designated "housing opportunity sites", consistent with Housing Element Policies. FARs of neighborhood commercial centers generally range between .20 and .30 FAR.

**Service Commercial.** Includes a mix of uses providing general services. The area bounded by Foster City Boulevard, East Hillsdale Boulevard, and State Route 92 is designated Service Commercial and contains a mix of research and development firms, storage and professional offices. Also located in this area are food establishments, including several fast food restaurants, and a community theatre (Hillbarn). Land use intensities vary greatly in this area, from relatively

low FAR of .03 to .12 FAR for restaurant and gas station uses, to higher intensity office developments with FAR's ranging from .20 to .98 FAR (although most developments fall in the lower end, .20 to .40 FAR, of this range).

**Service Commercial with Housing.** Includes a mix of service commercial, retail and residential uses. This designation has been applied to the Pilgrim Triton Master Plan area-. This designation allows 20-60 dwelling units per acre for residential uses.

**Apartment/Neighborhood Commercial.** This designation allows a mixed use development including residential densities of 20-35 units per acre and the uses allowed by the Neighborhood Commercial designation. This designation has been applied to the Marlin Cove development, but could be applied to other sites in the future.

**Waterfront Commercial.** This designation allows only for commercial development which is directly related to, and enhances the public use of, the waterfront without damaging environmental effects. Appropriate commercial uses would avoid impacting wetlands and could include restaurants, commercial recreation, marine-related retail and offices and marina berths. The site could also be used to expand the wetland areas in order to provide mitigation for off- site projects. At the present time, only the proposed Foster City Marina site is designated for waterfront commercial uses.

**Light Industrial.** Includes wholesale facilities, storage warehouses and the manufacturing, processing, repairing, or packaging of goods. Emission of fumes, noise, smoke or other pollutants or nuisances are strictly controlled. A limited amount of general office use is acceptable in this area provided the uses meet the requirements established for the M-1 (Light Industrial) zoning district. The M-1 zoning district is proposed to be amended to allow general office uses part of this element. FARs for developments in the industrial area range from .20 to .60 FAR.

**Research/Office Park.** Areas with this designation contain office, research and development, and manufacturing establishments whose operations are clean and quiet. Mixed-use projects which include some retail and residential uses in addition to office and research uses may, under certain conditions, be considered compatible with this designation. Such conditions include compatibility of uses and project design (land planning, architecture, etc.). Vintage Park, the Lincoln Centre area, the Mariners Golf site and the Bayside Towers development are all designated for Research/Office Park use. The intensity of development varies, with FARs generally ranging from .30 along Foster City Boulevard, to .44 for Bayside Towers to a campuswide average of .79 for the Gilead Campus within Vintage Park. The intensity of development for the vacant Vintage Park sites is anticipated to have an FAR up to 1.0.

**Chess/Hatch Office Research.** Areas with this designation allow commercial, office, industrial, biotechnology and other such compatible uses, including vehicle parking in both parking structures and at-grade parking lots on the project site. Incompatible uses such as housing, schools, day care, and other uses serving primarily children are prohibited. Vertically and horizontally mixed-use developments that maximize the use of land, organize land uses and pedestrian/vehicular circulation in a safe, logical and functional manner and establish a safe, logical and functional design relationship with adjacent land uses is allowed within this designation. Uses must meet the requirements of Chapter 17.68, General Performance

Standards, of Title 17, Zoning, of the Foster City Municipal Code. FARs for developments in this area would range from 0.6 to 1.55 FAR.

### **Other Categories.**

**Civic Center Mixed Use.** This land use designation applies to the City-Owned 15-acre parcel between Civic Center Drive and Balclutha Drive, and Foster City Boulevard and Shell Boulevard and the Foster's Landing site. ~~The 15-acre site is parcel~~ is the remaining piece of the Civic Center Master Plan and is planned for a focal point for the City, capitalizing on its proximity to Leo Ryan Park, the Recreation/Senior Center, the Library and the North Peninsula Jewish Campus. A plan for the site was endorsed by the City Council in 2011 and includes approximately 400 age-qualified dwelling units, consisting of a mix of for-sale units, rental apartments and assisted living units; 30,000 square feet of commercial space including restaurants and retail establishments; as well as a public use component including a neighborhood square designed to host public and private events, outdoor seating, a farmers market, art displays and entertainment events. This designation allows a range of 20-~~60~~<sup>35</sup> dwelling units per acre in a multifamily setting, combined with a commercial component up to 0.5 FAR. Building heights will range from four to seven stories.

**School.** Includes only those properties owned by public school districts which have operational schools located on them.

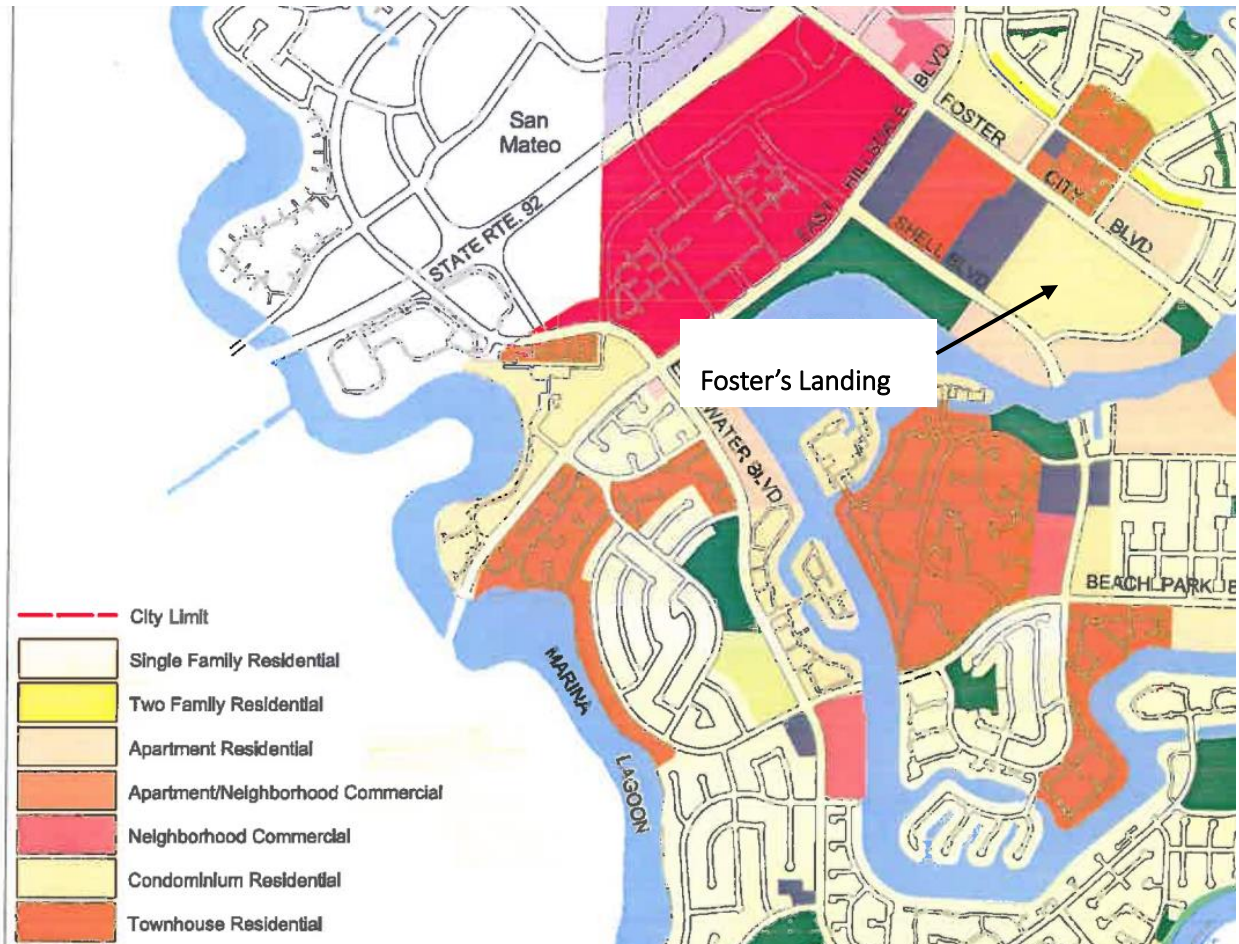
**Parks and Recreation.** This designation is for improved open space lands whose primary purpose is recreation, and includes all local and regional parks.

**Open Space.** Open lands which are vacant of structures and improvements, and which are primarily maintained in their natural condition, are designated as open space. In some cases, maintained pathways or parking areas which enhance access to the open space areas are considered compatible with this designation. The pedway along the perimeter of the City which provides access to San Francisco Bay is designated open space, as well as a large parcel of land located north of East Third Avenue along the northern boundary of the City and adjacent to San Mateo City wetlands.

**Public and Semi-Public.** Reserved for uses which are generally public serving in nature, including religious institutions, private schools, government offices, and fire and police facilities.

**Section 2: Figure 3.4, Land Use, of the Land Use and Circulation Element, is hereby amended as follows as shown below in Parts 1 and 2:**

**Part 1:** Foster's Landing at 700 Bounty Drive (APN 094-980-070) designation to be changed from "Condominium Residential" to "Civic Center Mixed Use"





**Part 2:** 1601 Beach Park Boulevard ([APN 094-211-550](#)) designation to be changed from “Public/Semi-Public” to “Two Family Residential”

