

REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

MINUTES

MAY 4, 2023

1. **CALL TO ORDER**

At 7:00 p.m. by Chair Jagtiani

Pursuant to Governor Newsom's Executive Order N-29-20, as amended through Order N-08-21, the meeting was held as a hybrid meeting.

2. **ROLL CALL**

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

Staff Present: Sofia Mangalam, Community Development Director; Thai-Chau Le, Planning Manager; Leslie Carmichael, Consultant Planner; Hannah Chan Smyth, Consultant Planner; and Denise Bazzano, Assistant City Attorney

3. **COMMUNICATIONS FROM THE PUBLIC**

1. None

4. **CONSENT CALENDAR**

1. MINUTES OF APRIL 19, 2023, SPECIAL STUDY SESSION

ACTION: Motion by Commissioner Bronitsky, seconded by Commissioner Venkat to approve the Minutes of April 19, 2023, Special Study Session, carried by roll call vote, passed 4-0-0-0.

5. **CONTINUED PUBLIC HEARING**

1. None

6. **NEW PUBLIC HEARING**

1. RECOMMEND RESOLUTIONS TO CITY COUNCIL TO 1) CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATION FOR FOSTER CITY HOUSING AND SAFETY ELEMENTS UPDATE; AND 2) ADOPT THE 2023-2031 HOUSING ELEMENT AND ASSOCIATED GENERAL PLAN AMENDMENTS, GENERAL DEVELOPMENT PLAN AMENDMENTS, AND MUNICIPAL CODE TEXT CHANGES.

ACTION: Motion by Chair Jagtiani to approve Resolution to recommend to City Council approval to certify the Final Environmental Impact Report (EIR) for the Foster City Housing and Safety Elements Update; adopt of environmental findings pursuant to the California Environmental Quality Act; adoption of a statement of overriding considerations; and adopting a standard conditions of approval and mitigation monitoring and reporting

program (EA2021-0004), seconded by Commissioner Venkat, to Adopt Resolution No. P-03-23, carried by roll call vote, passed 3-1-0-0 (Noes: Bronitsky)

ACTION: Motion by Commissioner Bronitsky to approve Resolution to recommend to City Council to adopt a General Plan amendment to repeal the 2015-2023 Housing Element and adopt the Housing Element of the General Plan for the period of 2023-2031 including policies and programs to affirmatively further fair housing, and related amendments to the Land Use and Circulation Element in compliance with State Housing Element law and finding the amendments within the scope of the EIR prepared for the Foster City Housing and Safety Elements Update (GP2022-0001 and GP2020-0002) including the following revisions: Attachment 2. Exhibit D & E Sites Inventory – revise the capacity for Franciscan, The Lagoons; Affirmatively Furthering Fair Housing – Include the key findings from Appendix B into Chapter 3; and Amend H-0-6-e to include objective approval findings with amendments to include objective design standards, seconded by Commissioner Haddad, to Adopt Resolution No. P-04-23, carried by roll call vote, passed 4-0-0-0

ACTION: Motion by Commissioner Venkat to approve Resolution to recommend to City Council to adopt the amendments to the Foster City Zoning Map to implement the RHNA 6 Housing Element for the 2023-2031 planning and finding the amendments within the scope of the EIR prepared for the Foster City Housing and Safety Elements Update (RZ2023-0001), seconded by Commissioner Bronitsky, to Adopt Resolution No. P-05-23, carried by roll call vote, passed 4-0-0-0

ACTION: Motion by Commissioner Haddad to approve Resolution to recommend to City Council to adopt an amendment to the Foster City Zoning Map to modify the previously approved General Development Plan for the ± 100 acre lands known as Metro Center in the C2/PD (General Business/Planned Development) district to a C2/PD (General Business/Planned Development) district with an amended General Development Plan and finding the amendments within the scope of the EIR prepared for the Foster City Housing and Safety Elements Update (RZ2023-0002) including the following revision: Amend Attachment 4, Exhibit B to remove the reference to 58,000 SF for 1010 Metro Center Boulevard to instead state the allowed uses for this site as: "commercial – or – commercial and up to 222 apartment or condominium units", seconded by Commissioner Bronitsky, to Adopt Resolution No. P-06-23, carried by roll call vote, passed 4-0-0-0

ACTION: Motion by Commissioner Bronitsky to approve Resolution to recommend to City Council to adopt various amendments to Title 17, Zoning, of the Foster City Municipal Code including amendments to Chapter 17.14, R-2 Two-Family Residential District and Chapter 17.82 "Emergency Shatters...", including the following revision: Amend Attachment 5, Exhibit B -Sect on 17.82.040.A.1 - from 20 beds to 25 beds, seconded by Commissioner Venkat, to Adopt Resolution No. P-07-23, carried by roll call vote, passed 4-0-0-0

7. OLD BUSINESS

1. None

8. NEW BUSINESS

1. None

9. STUDY SESSION

1. REVIEW, DISCUSS, AND RECEIVE COMMENTS TO THE DRAFT SAFETY ELEMENT – GP2023-0001

Summary of Planning Commission comments:

- Commissioner Bronitsky asked for clarification that the Police and Fire Departments were involved in drafting the Safety Element.
 - Director Mangalam responded that Draft Safety Element was reviewed by the both the departments.
- Chair Jagtiani asked if projected growth in neighboring cities was also considered. Does this growth also impact Foster City's safety?
 - Planning Manager Le responded that the Safety Element includes the goals and policies and the framework for the development of the related operations plans. Police and Fire are already working on the operations plans.
- Chair Jagtiani asked if simultaneous evacuation from other cities should be considered. Should there be scenarios where multiple cities are evacuating?
 - Director Mangalam responded that this is a policy document, and if Commission would like, a policy could be included to consider neighboring jurisdictions for evacuation.
 - Planning Manager Le stated that Policy S.1.22 discusses exploring additional alternate or secondary routes out of the city, including coordination with neighboring jurisdictions. Let staff know if there is anything additional that should be added to this policy.
- Commissioner Bronitsky commented that the County Office of Emergency Services coordinates the issues that could impact multiple cities as well as mutual aid. We could gain or lose resources depending on where the need is greatest at the time. The big concern gets back to the housing. We don't have enough first responders that live in Foster City because they can't afford it.
- Commissioner Haddad stated that he finds the Safety Element update adequate.
- Commissioner Venkat stated that we have larger corporate citizens like Gilead; did they have input also?
 - Planning Manager Le stated that they were notified as part of the listserve notification.
- Chair Jagtiani had no additional comments.

There were no public comments.

10. COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR REPORT

1. Director Mangalam thanked the Planning Commission for recommending adoption of the Housing Element to the City Council. The item will be part of the May 22nd City Council Special meeting. As discussed, further revisions to the Draft Housing Element will be posted on the website prior to the City Council meeting.

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Bronitsky wished everyone a Happy Cinco De Mayo and thanked the Assistant City Manager Subhashini, the staff for a wonderful job, and the Police and Fire departments for keeping the City safe.

2. Commissioner Haddad thanked the staff and consultants for the work on the Housing Element.
3. Commissioner Venkat thanked the staff and the consultants for an excellent job in putting the Housing Element together and wished a Happy AAPI (Asian, Asian American, or Pacific Islander) for the month of May.
4. Chair Jagtiani thanked and congratulated the Staff and the Assistant City Manager Subhashini for getting the Housing Element almost to the finish line.

12. ADJOURNMENT

Adjourned at 8:36 pm to June 1, 2023, Planning Commission and Parks and Recreation Committee Joint Study Session.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Planning Commission and Parks and Recreation Committee Joint Study Session thereof held on June 1, 2023 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

RAVI JAGTIANI, CHAIR

ATTEST:

SOFIA MANGALAM, SECRETARY