



REGULAR MEETING OF THE FOSTER CITY PLANNING COMMISSION

7:00 PM

Thursday, April 16, 2026

MEMBERS OF THE PUBLIC THAT WISH TO ATTEND AND/OR PARTICIPATE IN A MEETING MAY DO SO IN PERSON. DUE TO TECHNICAL DIFFICULTIES, THE MEETING WILL NOT BE AVAILABLE VIA ZOOM OR OTHER STREAMING SERVICES. PUBLIC COMMENTS WILL BE ACCEPTED IN PERSON. ANY EMAILS SENT TO PUBLICCOMMENT@FOSTERCITY.ORG WILL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO THE MEETING.

To Attend the Meeting in Person:

- Location: 620 Foster City Boulevard, Foster City, California 94404

To Provide Public Comment in Person:

- Members of the public wishing to speak will be asked to fill out a Request to Speak Form. Forms will be accepted until the staff presentation on an agenda item ends, or until the public comment period on non-agenda items is closed. For special meetings, public comment is limited to item(s) on the agenda only.

Due to technical difficulties, the meeting will not be available via Zoom or other streaming services.

- **Before the Meeting:** Written public comments for the record may be submitted in advance by 4:00 p.m. the day of the meeting by email to: publiccomment@fostercity.org and will be made part of the written record but will not be read verbally at the meeting. Written public comments submitted by email should adhere to the following:
 - Clearly indicate the Agenda Item No. or specify "Public" in the Subject Line for items not on the agenda
 - Include the submitter's full name (Recommended but not required)

Written public comments received by 4:00 p.m. the day of the meeting will be provided in their entirety to the Planning Commission prior to the meeting and will be made part of the written record but will not be read verbally at the meeting. Written public comments will be posted to the City's website for review prior to the

meeting.

The public is invited to attend.

AMENDED
AGENDA

1 CALL TO ORDER

2 ROLL CALL

Robert Pedro, Chair
Doug Stoveland, Vice Chair
Nicolas Haddad, Commissioner
Ravi Jagtiani, Commissioner
Shankar Kenkre, Commissioner

3 COMMUNICATIONS FROM THE PUBLIC

Under this agenda item, members of the public may bring items not already on the agenda. The Ralph M. Brown Act (the State local agency open meeting law) prohibits the Planning Commission from acting on any matter that is not on the agenda.

4 CONSENT CALENDAR

All matters listed under this item are considered to be routine by the Planning Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless a citizen or a member of the Planning Commission so requests. If discussion is required, that item will be removed from the Consent Calendar and will be considered separately at the conclusion of the Consent Calendar. Vote may be by roll call.

4.1. FEBRUARY 19, 2026 REGULAR MEETING AND STUDY SESSION MINUTES

5 CONTINUED PUBLIC HEARING

6 NEW PUBLIC HEARING

6.1. A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT REQUEST TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 98-SQUARE-FOOT FIRST-FLOOR ADDITION AND AN APPROXIMATELY 127-SQUARE-FOOT SECOND-FLOOR ADDITION TO THE REAR ELEVATION OF THE EXISTING TWO-STORY SINGLE-FAMILY WATERFRONT HOUSE (FOR A TOTAL OF APPROXIMATELY 225 SQUARE FEET) LOCATED AT 1001 MONTEREY AVE IN NEIGHBORHOOD 8 AND FINDING THAT THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES

SECTION 15301 (EXISTING FACILITIES) - APN: 094-561-010

1. Open Public Hearing
2. Staff Report
3. Public Testimony
4. Close Public Hearing
5. Adopt Resolution No. P- -26 Approving UP2025-0027

Project Planner: Kevin McGill, Assistant Planner, (650) 286-3238 or kmcgill@fostercity.org

- 6.2.** A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT REQUEST TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 332-SQUARE-FOOT FIRST-FLOOR ADDITION AND 1,448-SQUARE-FOOT SECOND-FLOOR ADDITION (FOR A TOTAL OF APPROXIMATELY 1,780 SQUARE FEET) TO AN EXISTING 2,337-SQUARE-FOOT, ONE-STORY HOME LOCATED AT 116 FLYING CLOUD ISLE IN NEIGHBORHOOD 1 AND FINDING THAT THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) - APN: 094-020-160

1. Open Public Hearing
2. Staff Report
3. Public Testimony
4. Close Public Hearing
5. Adopt Resolution No. P- -26 Approving UP2026-0009

Project Planner: Helen Telfer, Senior Planner, 650-286-3245 or htelfer@fostercity.org

- 6.3.** A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT REQUEST TO ALLOW THE CONSTRUCTION OF APPROXIMATELY 430 SQUARE FEET (SF) OF SUNROOM ADDITIONS, REPLACEMENT AND EXPANSION OF EXISTING DECK TOTALING APPROXIMATELY 855 SF ON THE GROUND FLOOR, A NEW APPROXIMATELY 311 SF SECOND-FLOOR BALCONY, AND OTHER MINOR IMPROVEMENTS TO AN EXISTING TWO-STORY SINGLE-FAMILY WATERFRONT HOUSE LOCATED AT 257 SURFBIRD ISLE AND FINDING THAT THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) - APN: 094-172-200

1. Open Public Hearing
2. Staff Report
3. Public Testimony
4. Close Public Hearing
5. Adopt Resolution No. P- -26 Approving UP2026-0010

Project Planner: Maira Blanco, 650-286-3241 or mblanco@fostercity.org

- 7 OLD BUSINESS
 - 8 NEW BUSINESS
 - 9 STUDY SESSION
 - 10 COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR REPORT
 - 11 STATEMENTS AND REQUESTS FROM THE COMMISSIONERS
 - 12 ADJOURNMENT
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NOTICES

Legal notices were posted in accordance with State law at City Hall, 610 Foster City Blvd.; Foster City Public Library, 1000 E. Hillsdale Blvd.; Metro Center Sign Kiosks (between 921 and 987 E. Hillsdale Blvd.); Sea Cloud Park, Pitcairn Drive (on the snack shack/restroom building); and on those properties about which a public hearing was held; and published in a newspaper of general circulation. Additionally, owners of property within 300 feet were mailed Notice of Public Hearing a minimum of ten (10) days in advance. Agendas for Planning Commission Meetings are posted on cable television channel 27 and the City's web site (www.fostercity.org) several days in advance of the meetings.

EVIDENCE

Quasi-judicial Matters

California law requires that quasi-judicial matters be based on evidence. Applications before the Planning Commission involve matters that are quasi-judicial and therefore decisions must be supported by evidence.

In General

Public comments should be emailed to publiccomment@fostercity.org. Emailed comments should include your Name, Address, Agenda Item, and Public Comment.

All oral, written or pictorial evidence to be considered by the Planning Commission must be received prior to a decision being rendered by the Commission. Written, documentary, or pictorial evidence shall be collected and kept by the City for record purposes, and must be made available to an applicant, appellant or the public prior to a decision being rendered by the Commission. Evidence received or submitted during a public hearing or public meeting while an item is being discussed and evaluated by the Planning Commission shall

be deemed to have met this requirement. Evidence submitted for the record and for Planning Commission consideration may take the form of oral testimony, written information, documents, pictures, video tapes, audio tapes, and similar information. All evidence submitted must be of a length that is practicable for use by Commission members, and depending on its length and how it must be accessed or the need for special equipment in order to access it, must be received in a timely manner so as to afford the Commission and the public a reasonable opportunity to evaluate it and to allow an applicant, appellant and/or the public an opportunity to discuss, question and rebut it.

Information not admitted into the formal record shall not be used in rendering a decision.

APPEALS

All actions of the Planning Commission are appealable to the City Council *within ten (10) calendar days of the date the action was taken*. All appeals must be submitted in accordance with Section 17.06.150, Appeal Procedure, of Title 17 of the Foster City Municipal Code (copies available at City Hall). The required appeal fee as adopted by the City Council must accompany an appeal to the City Council of a decision of the Planning Commission or it will be considered incomplete.

MEETINGS

The Planning Commission conducts regular business and Public Hearings on the first and third Thursdays of each month. Meetings begin at 7:00 p.m. and are held in the Council Chambers, 620 Foster City Boulevard or via Teleconference.

Any attendee wishing special accommodations at the meeting should contact Becki Hanan, Management Analyst at bhanan@fostercity.org or (650) 286-3225 at least 48 hours in advance of the meeting. The City has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and resolving any doubt in favor of accessibility. That procedure for receiving and resolving requests for accommodation is available at the Community Development Department's office. All meetings are conducted in a manner consistent with applicable civil rights and nondiscrimination laws.

PLANNING COMMISSION AGENDAS AND MINUTES ARE POSTED ONLINE AT:

<https://www.fostercity.org/agendasandminute>

PLANNING COMMISSION MEETINGS ON-DEMAND AVAILABLE AT:

<https://www.fostercity.org/agendasandminutes>