



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

CITY OF FOSTER CITY/ESTERO MUNICIPAL IMPROVEMENT DISTRICT

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St., Room 222
Sacramento, CA 95812-3044

From: City of Foster City/Estero Municipal
Improvement District
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3225

County Clerk
County of San Mateo
555 County Center, 1st Floor
Redwood City, CA 94063

Lead Agency (if different from above)

Address: _____

Contact: _____

Phone: _____

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Amendments to Title 17 (Zoning) to Implement 6th Cycle Housing Element (2023-2031)

State Clearinghouse Number: 2022010509

File Number(s): RZ2024-0012

Project Applicant: City of Foster City

Project Location (Address, APN, County): Various, citywide. Foster City is in San Mateo County, midway between the cities of San Francisco and San Jose. It is bordered by San Francisco Bay to the north and east, the cities of Belmont and Redwood City to the south, and the city of San Mateo to the west.

Project Description: The RZ2024-0012 amendments to Title 17, Zoning, to implement the Housing Element 2023-2031 include amendments to the following chapters:

17.04, Definitions to add a definition for Single Room Occupancy (SRO) units.

17.76, Conversion Regulations, to adjust the percentage of converted units required to be set aside for qualified lower- and moderate-income owners and other amendments to conform to state law.

17.78, Accessory Dwelling Units, to include objective design standards to minimize privacy or other impacts to neighboring properties and other amendments to conform to state law.

17.62, Off-Street Parking Regulations, to adjust parking regulations to provide appropriate parking requirements for elderly, developmentally disabled, or other special needs populations.

17.82, Emergency Shelters, Low-Barrier Navigation Centers, and Supportive Housing, for consistency with state law.

Various chapters to allow single room occupancy (SRO) units, low-barrier navigation centers, and supportive housing in one or more districts, including: 17.16 RT 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, 17.28 CM Commercial Mix District, and 17.32 PF Public Facilities District.


At the City Council/EMID Public Meeting on December 2, 2024, the City Council approved the following the ordinance listed below as it is related to the above-described project.

- 1) An Ordinance of the City of Foster City Adopting Text Amendments to Various Chapters of Title 17, Zoning, of the Foster City Municipal Code to Implement the RHNA 6 Housing Element for the 2023-2031 Planning Period and Comply with Recent Changes in State Law and Finding that the Amendments are within the Scope of the Environmental Impact Report Prepared Under the California Environmental Quality Act (CEQA) for the Foster City Housing Element and Safety Element Update (SCH#2022010509) (RZ20240012).

This is to advise that the City of Foster City, acting as a Lead Agency, has approved the above described project on December 2, 2024 and has made the following determinations regarding the above described project:

1. The proposed text amendments to various Chapters in Title 17 are contemplated in the scope of the Environmental Impact Report prepared under the California Environmental Quality Act (CEQA) for the Housing Element and Safety Element Update (SCH#2022010509).

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public online at <https://engagefostercity.org/housing-element> and during normal business hours at the Community Development Department, City Hall, 610 Foster City Boulevard, Foster City, CA 94404.

Signature (Public Agency):  Title: Community Development Director
Date: December 3, 2024 Date Received for filing at OPR: _____