

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

prototype
binder

March 3, 2005

Barry Rutherford
Alden Crossing Homeowners Association
The Manor Association
353 Main Street
Redwood City, CA 94063

Subject: Prototype Approvals for Decks in Alden Crossing Planned Development (File UP-84-008)

Dear Mr. Rutherford:

As part of the original Use Permit for Alden Crossing, a prototype design was approved for decks. On January 21, 1999, the Planning Commission revised their policy on prototype designs for property improvements in planned developments to state that the following types of improvements would not require prototypical designs or Architectural Review permits:

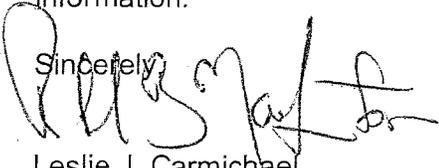
- Front doors (same size)
- Decks (non-waterfront, lower than 18", at least 5' from the property line, and in R-1/PD district)
- Air conditioning condenser units (ground-mounted units on non-waterfront properties in R-1/PD district)

We have conducted a review of existing prototype approvals and note that your planned development has a prototype design approved for decks that allows raised decks within 18" of the property line.

By copy of this letter, we are informing you that the City will no longer require City review of decks that are lower than 18" and at least 5' from the property line. Decks that are taller than 18" or less than 5' from the property line will continue to require Architectural Review permits. The homeowners association may continue to regulate the decks exempt from City review pursuant to their CC&Rs.

Please contact me at lcarmichael@fostercity.org or 650 286-3236 if you need any additional information.

Sincerely,


Leslie J. Carmichael
Planning Manager

Attachment

Planning Commission Policy No. P-1-94 (Revised January 21, 1999)
Prototype approval for decks in Alden Crossing

- 3.0.0 GARDEN STRUCTURES, such as raised decks, above-ground spas and pools, trellises and covers, wind and privacy screens, gazebos, and utility/potting sheds.
- 3.1.0 MATERIALS
- 3.1.1 Masonry, concrete, or natural stone. Colors and textures as in 1.0.0, STRUCTURES AT GRADE.
- 3.1.2 Redwood or cedar. Paint or stain to match house and trim, or yearly applications of clear sealer.
- 3.1.3 Glass. Plexiglas and other transparent substitutes, however, are not allowed.
- 3.2.0 LOCATIONS
- 3.2.1 Allowable in rear yards only within an area defined by projection of the house walls and to within eighteen (18) inches of the rear yard property line, excepted as noted:
- 3.2.2 A supporting post may be no closer than 5 feet to a side property line.
- 3.2.3 A canopy roof line or raised decking may extend no closer than eighteen (18) inches to the side or rear property lines.
- 3.2.4 The allowable height of the canopy or ridge line is controlled by window heads and fascia trims, and is different for each model. These conditions are shown on page 11, TRELLIS AND TERRACE. However, a canopy, ridge, or roof line closer than 5 feet to any property line may not exceed 7 feet - 6 inches in height.
- 3.2.5 Above ground pools and spas may not exceed 100 square feet in surface area, and may extend no more than 4 feet above grade.
- 3.3.0 PRECAUTIONS
- 3.3.1 Conform to the Foster City building codes where applicable. Approval of the architectural committee of Alden Crossing is required and, additionally, the homeowners must receive Planning Division and/or Planning Commission approval prior to installation.
- 3.3.2 See page 11, "TRELLIS AND TERRACE" for correlative information and other requirements.
- 3.3.3 Structural independence from the dwelling is to be maintained. Engineering, architectural, or landscape architectural services are required.
- END

EMERY ROGERS and ASSOCIATES
Landscape Architects

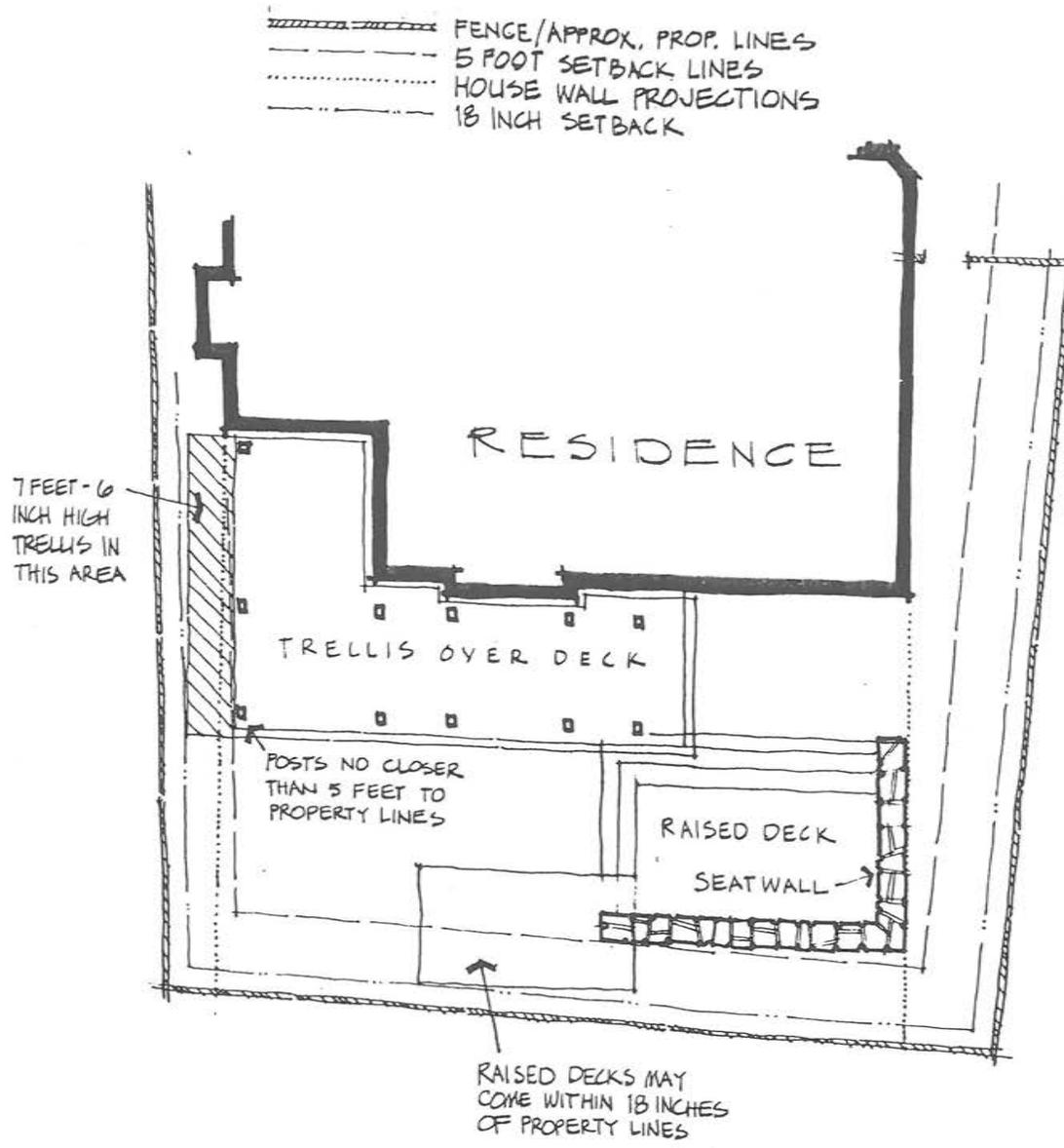
249 Front Street
San Francisco, CA 94111
(415) 398-8818

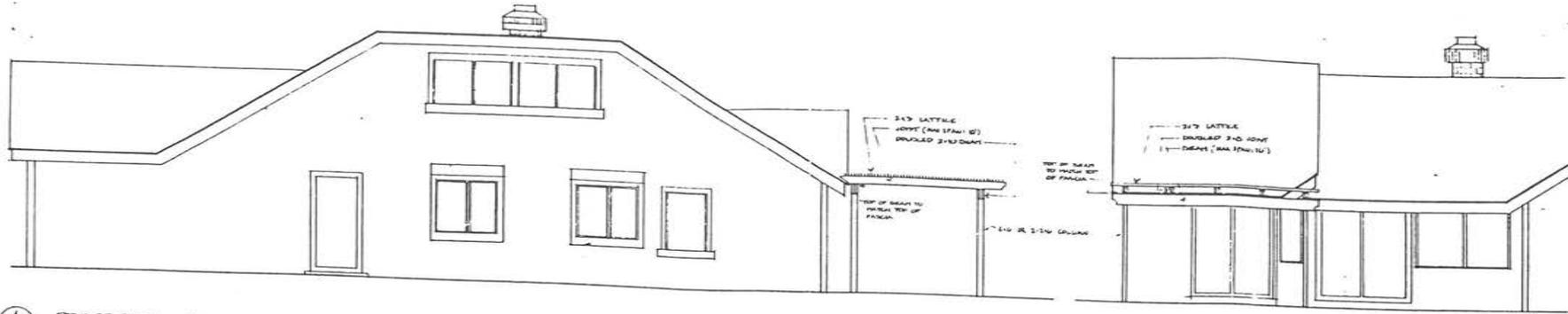
GARDEN STRUCTURES, such as raised decks, above-ground spas and pools, trellises and covers, wind and privacy screens, gazebos, and utility/potting sheds.

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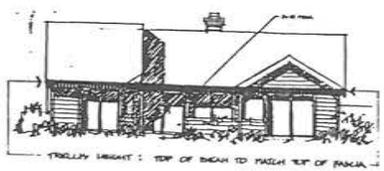
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1
7
PROTOTYPE TRELLIS, HOUSE MODEL #1, SIDE ELEVATION, NO SCALE

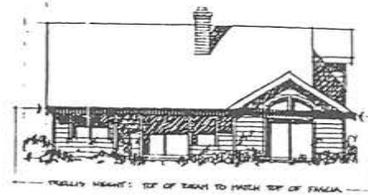
REAR ELEVATION, NO SCALE



REAR ELEVATION, MODEL #1



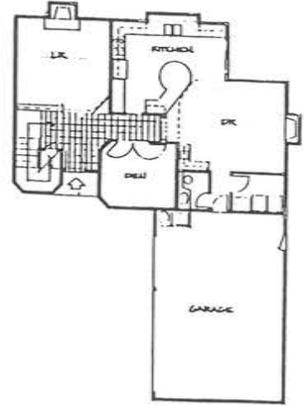
REAR ELEVATION, MODEL #2



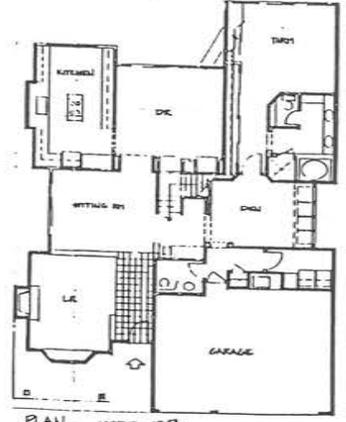
REAR ELEVATION, MODEL #3



PLAN, MODEL #1

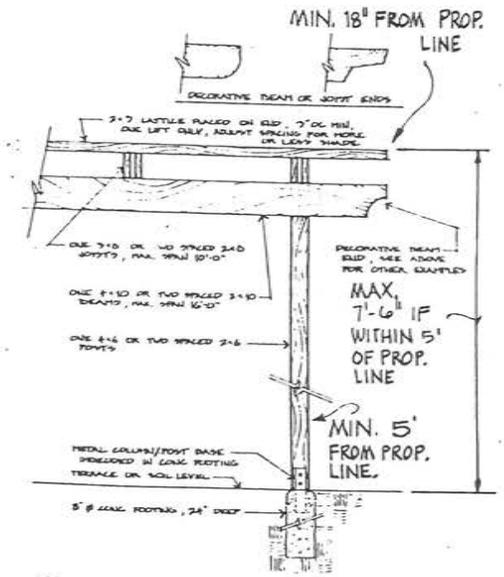


PLAN, MODEL #2



PLAN, MODEL #3

2
7
TERRACE AND TRELLIS PLACEMENT, ALL HOUSE MODELS, NO SCALE



3
7
TRELLIS, CONSTRUCTION DETAIL, 3/4" = 1'-0"

- NOTES:
1. TRELLIS IS NOT TO BE ATTACHED TO HOUSE IN ANY WAY.
 2. SUPPORTING COLUMNS MAY NOT BE CLOSER THAN 5 FEET FROM SIDE PROPERTY LINE.
 3. CANOPY LINE MAY NOT BE CLOSER THAN 18 INCHES TO REAR PROPERTY LINE.
 4. CANOPY LINE MAY NOT BE CLOSER THAN 18 INCHES TO SIDE PROPERTY LINE.
 5. CANOPY LINE WHERE CLOSER THAN 5 FEET TO SIDE PROPERTY LINE MAY NOT EXCEED 7 FEET 6 INCHES IN HEIGHT.
 6. TRELLIS CONSTRUCTION TO BE OF REDWOOD OR CEDAR, SURFACED ON ALL SIDES, CONSTRUCTION HEART OR BETTER.
 7. PAINT OR STAIN TO MATCH HOUSE AND TRIM, OR CLEAR SEALER.

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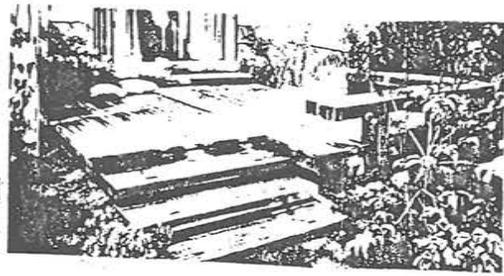
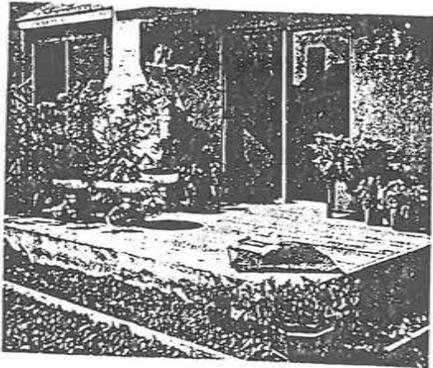
ALDEN
CROSSING
FOSTER CITY PARCELS ONE
FOR THE ALDEN COMPANY
411 BOREL AVENUE
SUITE 418
SAN MATEO, CA 94401

TRELLIS AND
TERRACE
(HOPEDAWNER LINDSELY)

Scale printed Copy number

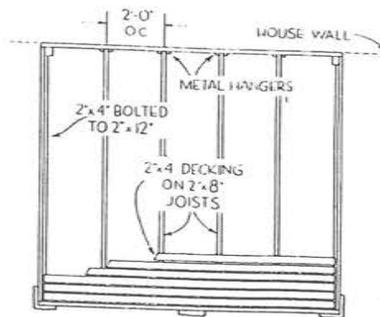
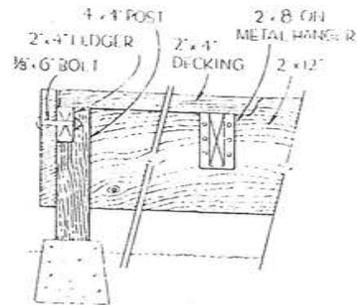
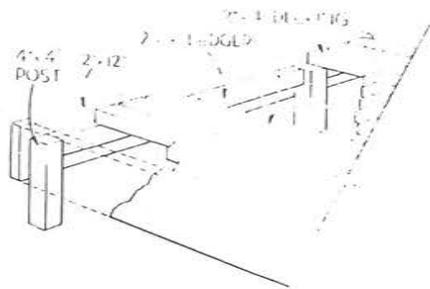
The Designer and/or other person(s) whose name(s) appear on this drawing are not responsible for the construction of the project shown hereon. The Designer and/or other person(s) are not responsible for the construction of the project shown hereon. The Designer and/or other person(s) are not responsible for the construction of the project shown hereon.

1. 15' OUT OF FINISHED EA.
2. 7' HOVED KITCHEN

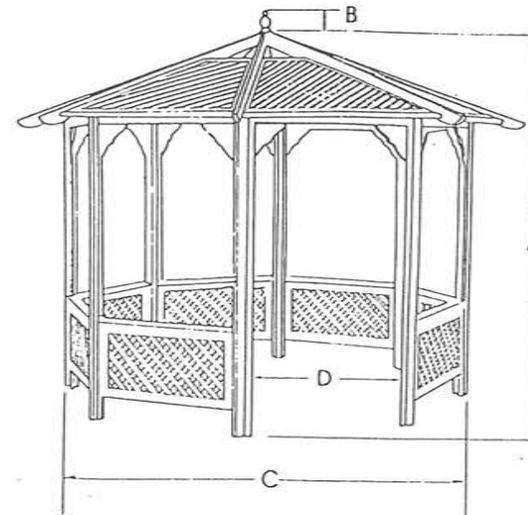


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PROTOTYPICAL DECKING



- A = 9
 - B = 6-
 - C = 8
 - D = 4-
- 8 FT.
- A = 9
 - B = 6-
 - C = 1'
 - D = 4-
- 11 FT.
- A = 9
 - B = 6-
 - C = 1'
 - D = 4-
- 13 FT.

PROTOTYPICAL GAZEBO