City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
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DEC 21 2010
PLANNING
DIVISION

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED: November 22, 2010

APPLICATION COMPLETE: December 6, 2010

ACTION DATE: December 13, 2010

CASE NO: UP-84-010G

OWNER: Antigua Homeowners' Association

ADDRESS: c/o The Manor Association, Attn: Joel Martins 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype Designs for Trellis/Pergola

LOCATION: Antigua Homeowners' Association

ZONING: R-1/PD

ACTION TAKEN: Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City, took the action described above on the subject Architectural Review application based on the following findings:

1. The proposal to establish a prototypical design guideline for the construction or replacement of trellises/pergola's in the Antigua Planned Development, as conditioned in Exhibit A, would be consistent with the Foster City General Plan and Title 17, Zoning and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposed prototypical design guidelines for trellis/pergola construction or replacement will maintain consistency in the design of pergola's and trellises throughout the Antigua Planned Development and will provide guidelines for the design of trellises/pergolas to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the 5 foot minimum rear and sideyard setback; colors (to match the house, trim or natural sealer); materials (redwood or

cedar) and maximum height of 9 feet to the beam and an additional 18" to the top of the stringers or joists (whichever is greater) will be compatible with the Antigua Planned Development.

3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because 1) the prototypical design will provide guidelines to ensure that trellis/pergola additions and replacements are orderly and consistent for all residential units in the Antigua Planned Development , and therefore, the overall architectural style and characteristics throughout the planned development will be preserved consistent with Section 17.58.010.B.1; and 2) will be sympathetic to the proportions and character of the existing house and neighborhood, and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

4. That the proposal would not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood, property values in the area, or the general welfare of the City because the prototypical design guidelines for trellises/pergolas will ensure that all residential units maintain similar architectural characteristics, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the Antigua Planned Development or the property values in the area.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you area aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit* ***will not*** *be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

Richard B. Marks
Community Development Director

Planners Initials: KAK

Joel Martins
(Owner's Name) (Please Print)

(Owner's Signature)
for Antigua HOA

File Ref. UP-84-010G

EXHIBIT A

ANTIGUA HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Trellis/Pergola

The following guidelines shall govern the installation and replacement of Trellises/Pergolas in the Antigua Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.

2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.

3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.

5. All architectural elements such as soffits, screens, etc. not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.

* 6. The trellis/pergola shall not be attached to the house.

* 7. The supporting posts for the trellis/pergola may not be closer than 5 feet from the side or rear property lines; however the canopy line may encroach no more than 18" into the required 5 foot setback. When the canopy line is closer than 5 feet to the side property line, the trellis/pergola may not exceed 7 feet 6 inches in height.

* 8. The trellis/pergola shall be constructed of redwood or cedar and shall be surfaced on all sides.

* 9. The trellis/pergola shall be painted to match the existing house and trim or be sealed with a natural clear sealant.

* 10. The trellis/pergola shall be no higher than the first floor (below the 2nd story floor plate) of the dwelling and shall be a maximum height of 9 feet from grade to the bottom of the beams with an additional 18" to the top of the stringers/joists (whichever is greater) for a maximum overall height of 10'-6" as shown in Exhibit C.

11. The trellis/pergola shall be constructed using the following parameters/measurements as shown in Exhibit B:

- Joists:	2" x 6", 2" x 8" or 3" x 6" or 3" x 8"
- Stringers:	2" x 2" or 2" x 3" at 8" off centers to 12" off centers or in groups of 3 with 18" - 24" between groups.
- Beams:	2" x 6", 2" x 8", or 3" x 6" or 3" x 8"
- Posts:	4" x 4" or 6" x 6"

APPROVAL PROCESS

1. The homeowner or contractor shall apply for an Architectural Review Permit from the Planning/Code Enforcement Division and shall submit the following:
   - An Architectural Review application and current filing fee.
   - A letter from the Antigua Homeowners Association (HOA), indicating their action on the proposal.
   - Three copies of a site plan indicating the location, size, setbacks, materials, colors and elevations for the proposed trellis/arbor.

2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.

3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement or construction of a trellis/pergola.

Joel Martins, Managing Agent
The Manor Association, for
Antigua Homeowners' Association

12/20/2010
Date

Richard B. Marks, Community Development Director
City of Foster City

12/21/10
Date

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EXHIBIT C

UP-84-0106

CITY OF FOSTER CITY
PLANNING DEPARTMENT
DEC 13 2010
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

FOSTER CITY
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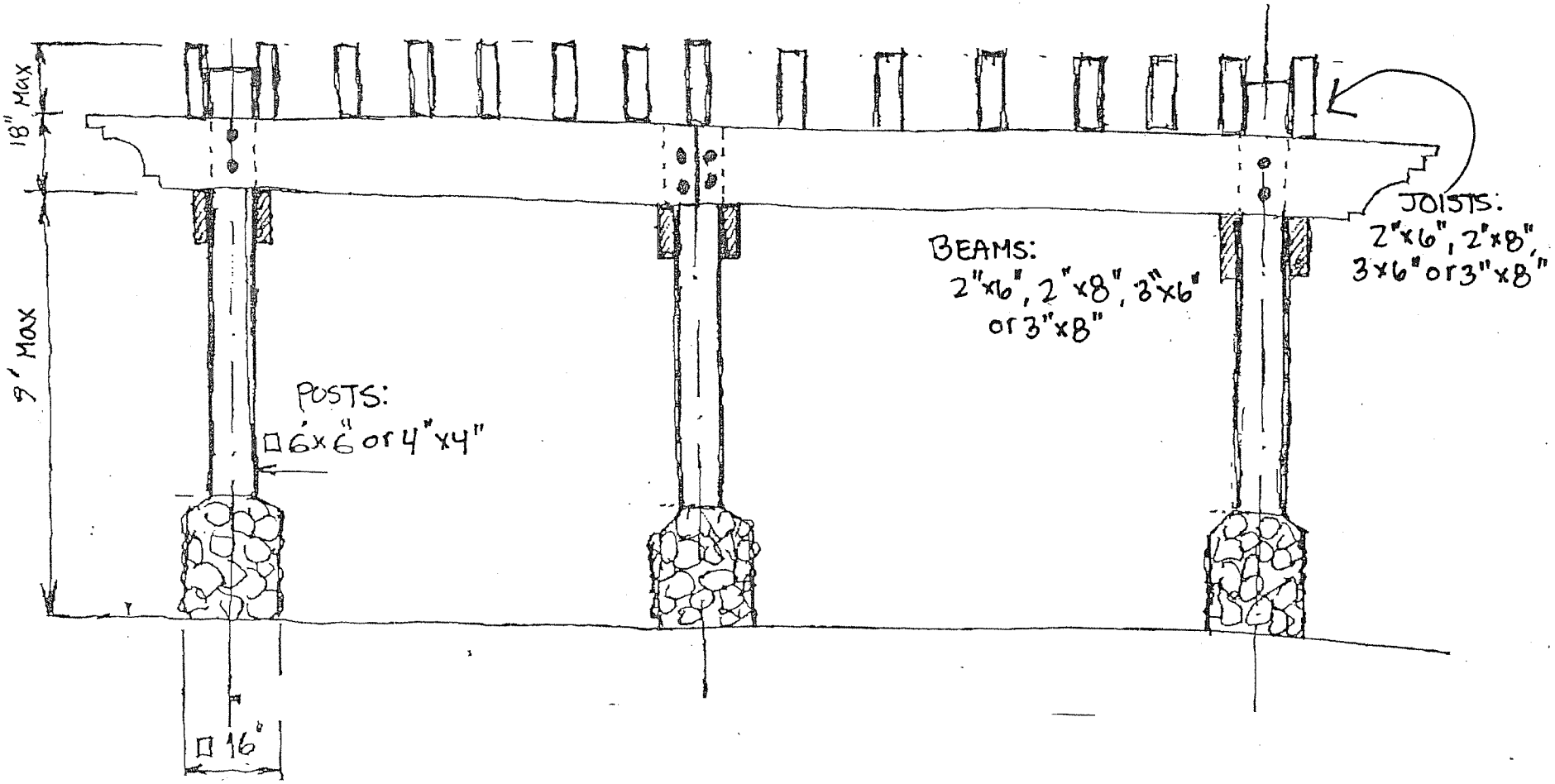
DEC 06 2010
PLANNING
DIVISION

EXHIBIT B



UP-84-0106
CITY OF FOSTER CITY
PLANNING DEPARTMENT

DEC 13 2010

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

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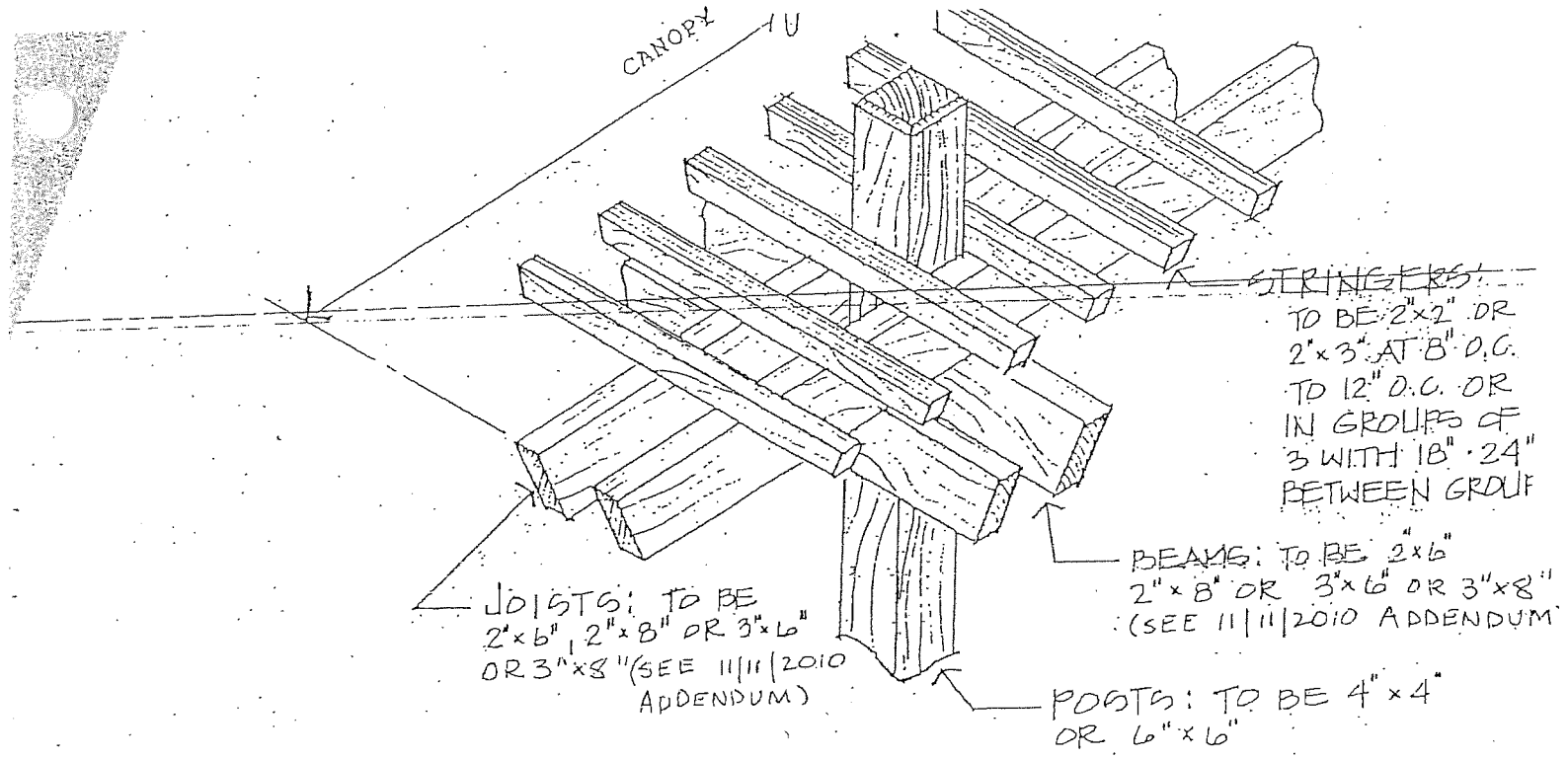
EXHIBIT B



UP-84-010G

CITY OF FOSTER CITY
PLANNING DEPARTMENT

DEC 18 2010

ADMINISTRATIVE APPROVAL
WITH CONDITIONS