



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

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

**FOSTER CITY  
RECEIVED**

OCT 10 2000

**PLANNING  
DIVISION**

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

APPLICATION RECEIVED: October 5, 2000

APPLICATION COMPLETE: October 5, 2000

ACTION DATE: October 6, 2000

CASE NO. : UP-74-017T

OWNER: Harborside Planned Development c/o PML Management

OWNER ADDRESS: 655 Mariners Island Blvd., Suite 301, San Mateo, CA 94404-1011

APPLICATION FOR: Prototype Design for Arbors/Patio Covers (H1 Models Only)

LOCATION: Harborside Planned Development

ZONING: R-T/PD (Townhouse Residence/Planned Development) District

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. That the proposal to establish a prototype design for the construction of an arbor/patio cover on H1 model townhouses in the Harborside Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed arbor/patio cover will provide a shaded outdoor area that will enhance the functions and activities of the existing use of the subject property, will maintain the existing appearance of houses in the development, and will be consistent with the residential use of the townhouses in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is proposed because the location and design of the arbor/patio cover will be in keeping with similar improvements in the neighborhood.
3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section

17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision of the Foster City Municipal Code because the setbacks, size, height, color and material of the arbor/patio cover will be appropriate for the yard in which it is located and will be consistent with the existing setting and architectural elements of the house.

4. That the proposal will 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 or the general welfare of the City because the location, size, height, colors and materials of the arbor/patio cover will be such that it will be compatible with the design of the existing complex, and will not adversely affect the visual of functional aspects of on-site or adjacent uses.

This action is subject to any conditions contained in Exhibits A and B, 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

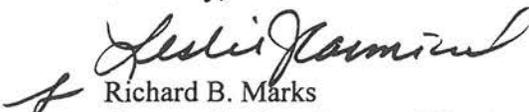
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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 are 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

STEPHEN A. FOX  
HARBORSIDE HOA

\_\_\_\_\_  
(Applicant's Name) (Please Print)

  
\_\_\_\_\_  
(Applicant's Signature)

Planner Initials: DLP

## EXHIBIT A

### HARBORSIDE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Arbors/Patio Covers

---

The following guidelines shall govern the installation, replacement, and modification of all windows in the Harborside Planned Development:

#### CONDITIONS OF APPROVAL

1. All construction shall be 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.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to installation, a building permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.
- \*8. Arbors/patio covers may be permitted for H1 models without side yard setbacks pursuant to an Architectural Review.

\* Site Specific Conditions

APPROVAL PROCESS

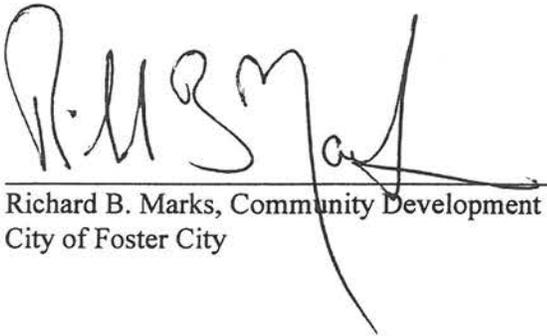
1. The Homeowner or applicant shall submit the following:
  - A letter from the Harborside Homeowners Association indicating their action on the proposal.
  - An Architectural Review application and filing fee.
  - Three copies of a site plan indicating location and dimensions of the arbor/patio cover.
2. The Planning/Code Enforcement Division staff will review the Architectural Review application to confirm that the proposal is consistent with the prototypical design approved for arbor/patio cover.
3. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit four copies of any required drawings and fees.



\_\_\_\_\_  
Stephen Fox, CCAM, Association Manager  
PML Management  
Harborside Homeowners' Association

10/9/2000

\_\_\_\_\_  
Date



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

10/11/00

\_\_\_\_\_  
Date

# EXHIBIT B

HARBORSIDE

BOARD OF DIRECTORS AND ARCHITECTURAL CONTROL COMMITTEE  
TRELLIS/LANAI/ARBORS  
STANDARDS FOR GAZEBOS IN BACKYARD AREAS

FOSTER CITY  
RECEIVED

SEP 07 2000

PLANNING  
DIVISION

The following standards are general guidelines for construction and do not necessarily imply approval of any design which is otherwise in conformity with these standards, but which has not first been submitted to and approved by the Architectural Control Committee, the Board of Directors, and the City Planning Commission. Such approval will be conditioned on an evaluation of the conformity of any design to the intended construction locality.

- 1) The general standard of construction ~~of all gazebos~~ shall be in full conformity with local building codes.
- 2) Unstained, unfinished redwood shall be used exclusively. ~~and entirely for any gazebo.~~
- 3) No ~~gazebo~~ <sup>structural</sup> shall be higher than 96 inches.
- 4) No ~~gazebo~~ <sup>structural</sup> shall be wider than 84 inches.
- 5) No ~~gazebo~~ <sup>structural</sup> shall be longer than 150 inches.
- 6) No ~~gazebo~~ <sup>structural</sup> shall be attached to any common fence, or in any way extend over, onto, or through any common fence, or in any way be designed so as to put any pressure on any common fence.
- 7) All vertical support posts shall be 4 X 4 inches in dimension.
- 8) Four 1 X 3 inch or two 2 X 6 inch redwood facing pieces may be optionally attached to the vertical support posts.
- 9) Cross support beams which are attached to supporting posts shall be 2 X 8 inches in dimension.
- 10) Except where the ends of cross support beams abut on a building structure or would extend over a common fence, such ends shall extend past their supporting posts not less than 15 inches nor more than 22 inches.
- 11) Cross support beams which extend past their supporting posts shall, at their end mid point, be cut at a 45 degree angle ~~downward~~.

CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
UP-74-017 T  
OC 2000  
*Lgc*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

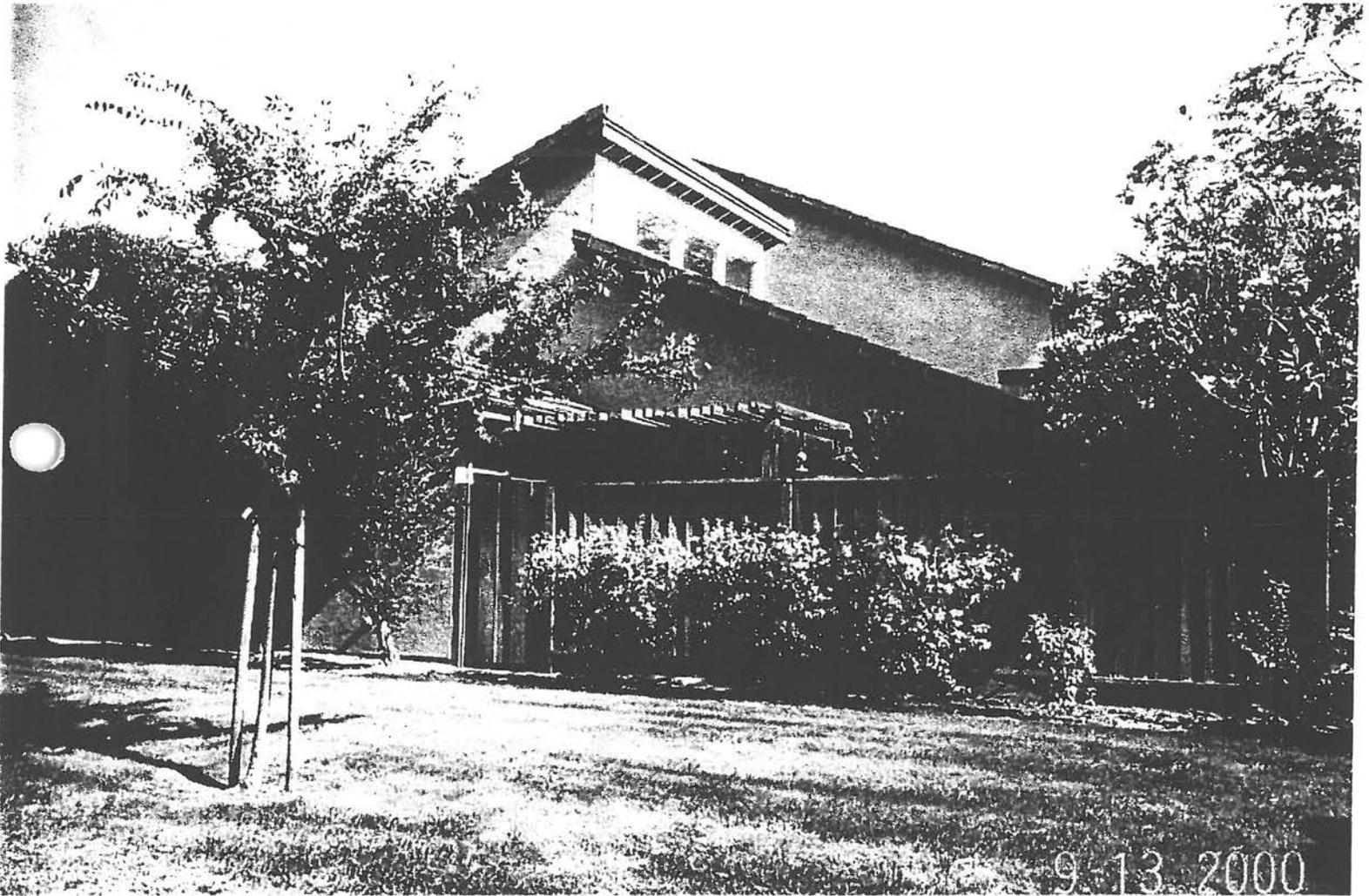
PLANNING DEPARTMENT  
OC 2000  
AR-00-148  
ADMINISTRATIVE APPROVAL  
*[Signature]*  
LJC

FOSTER CITY  
RECEIVED

SEP 07 2000

PLANNING  
DIVISION

- 12) Support posts shall not extend more than 6 inches above supporting cross beams.
- 13) Cross covering pieces, if installed, shall be not more than 2 inches or less than 1 inch in width, not greater than 8 inches in height, and spaced not less than 3 inches or more than 12 inches apart.
- 14) Nothing shall be attached to any <sup>structure</sup> ~~gazebo~~ that would unduly affect or restrict the view, light, or air of adjacent neighbors, or which would not conform to the architectural integrity and unity of the structures.
- 15) Each submitted ~~gazebo~~ design shall be considered on a case-by-case basis. Any variation from the guidelines set forth herein shall be judged against higher standards for conformity with architectural unity than those set forth herein before being approved.
- 16) No construction of any <sup>structure</sup> ~~gazebo~~ shall be permitted without approval having been obtained first from the Architectural Control Committee, then the Harborside Board of Directors, and finally by the Foster City Planning Commission. It shall be the responsibility of the individual homeowner to prepare detailed plans of his proposed <sup>structure</sup> ~~gazebo~~, to submit them to the Architectural Control Committee, and to present them, if approved by Harborside, to the City Planning Department for review and approval.
- 17) The homeowner desiring to build a <sup>structure</sup> ~~gazebo~~ shall attempt to secure written views of adjacent property owners to be affected by the <sup>structure</sup> ~~gazebo~~ and shall submit such written views to the Architectural Control Committee to facilitate the review and approval process.
- 18) These standards shall apply equally to all properties located at Harborside.
- 19) These standards shall be incorporated into detailed drawings showing specifications, which shall be available to residents from the Architectural Control Committee for a nominal fee to be determined by the Board of Directors and the Architectural Control Committee.



Example of arbor in H-1 yard

UP-74-01TT

*Harmist*