

CITY OF FOSTER CITY
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION
ADMINISTRATIVE POLICY

Subject: Harborside Townhouse Development: (UP-17-74) Request for installation of entry security gates attached to dwelling units.

Policy No.: P-89-002

Authorization for Policy: Section 17.06.030 of Title 17 (Zoning) of the Foster City Municipal Code.

Date of Planning Director's Approval: March 22, 1989

Effective Date of Policy: March 22, 1989

Background and/or Problem Statement: At the request of a property owner to install a wrought iron security gate, attached to a dwelling unit at the front entrance between the garage and the dwelling, planning staff developed the following policy for this and future such requests in the Harborside Townhouse Development.

Purpose of Policy:

1. To establish a policy with respect to security gates that can be consistently applied over time by the Planning Division which will result in the consistent and fair treatment of residents in the Harborside Townhouse Development.
2. To establish a set of criteria that the Planning Division staff can apply to all applications for security gates in this development which will bring clarity to the design review process and ensure that all security gates installed are architecturally compatible with the dwelling unit and project.

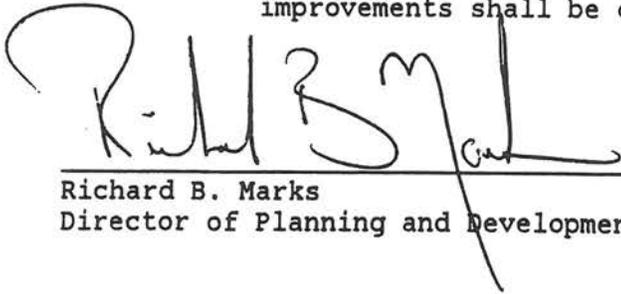
Policy: Requests to install a security gates attached to dwelling units in the Harborside Townhouse Development shall be subject to the following design and submittal criteria:

- The request will be processed as an Architectural Review requiring staff approval to include an application, filing fee, detail drawing of the gate as designed, stating colors and materials and a building elevation drawn to scale showing the location of the gate in relationship to the dwelling unit.
- A letter from the Homeowners Association approving the request shall be submitted with the application.
- Any gate over six feet in height shall require a building permit.
- The gate shall not extend past the line of the wall of the dwelling unit.
- The gate shall be painted to match the existing color of the residence.

- If the gate has a locking system, it shall allow egress from the dwelling to the street without the use of a key.

Standard conditions of approval that shall be attached to any gate installation approved by the Planning Division shall include the following:

- All construction shall be completed and maintained in a professional manner and appearance.
- All work shall be accomplished in substantial conformance to the approved documents on file with the Foster City Planning Division. Any deviation from approved documents shall require prior approval by the Planning Division.
- Prior to construction, all necessary building permits shall be obtained from the Foster City Building Division.
- Prior to final building inspection, these conditions and all improvements shall be completed to the satisfaction of the City.



A handwritten signature in black ink, appearing to read 'Richard B. Marks', is written over a horizontal line. The signature is stylized and cursive.

Richard B. Marks
Director of Planning and Development Services