



# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2299  
(415) 286-3200  
FAX: (415) 574-3483

FOSTER CITY  
PLANNING DIVISION

JUL - 3 1996

PLANNING  
DIVISION

### CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR ACTION NOTICE OF DECISION

ACTION DATE: June 11, 1996

CASE NO.: UP-74-017L

APPLICANT: Harborside Homeowners Association

APPLICANT ADDRESS: c/o PML Management, 655 Mariners Island Blvd., #301, San Mateo, CA 94404

APPLICATION FOR: Side Kitchen Window Prototype for End Units

LOCATION: Harborside Planned Development

ZONING: RT/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 Modification to an existing Use Permit application, as indicated in Exhibits "A" and "B," based on the following findings:

1. That the proposal 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 new window prototype will result in an attractive appearance for the houses, will provide additional/modified light into the houses and will be consistent with the residential use of the subject property.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the new window prototype will be compatible with the architectural style, character and proportions of the existing houses and 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 new window prototype will blend with the appearance of the existing roof.

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 new window prototype will be compatible with the design of the houses and the neighborhood and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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

Expiration

Any Architectural Review /Modification to an existing Use Permit 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 Department of Planning and Development Services 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 /Modification to an existing Use Permit 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 /Modification to an existing Use Permit conditions of approval (attached hereto as Exhibit A), **please sign the original of this letter and return it to the Planning Division.** Please keep the duplicate for your records.

Sincerely,

  
Richard B. Marks  
Community Development Director

Planners Initials LJC

for HARBERSIDE HOA  
(Applicant) (Please Print)

by STEPHEN FOX   
(Contact Person)

EXHIBIT A

HARBORSIDE HOMEOWNERS ASSOCIATION  
Prototypical Design Guidelines for Side Kitchen Window on End Units

The following guidelines shall govern the size, design, and color of side kitchen windows in the Harborside Planned Development.

CONDITIONS OF APPROVAL

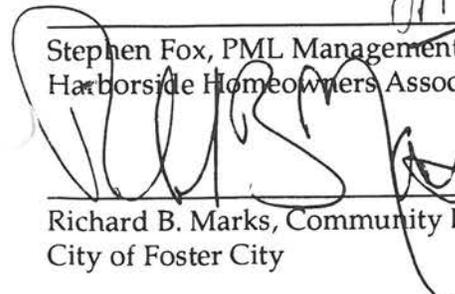
1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the 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 any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
6. 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.
7. The window may only be installed on the side of end units and shall be consistent with the attached Exhibit "B".

APPROVAL PROCESS

1. The homeowner or applicant shall submit the following:
  - A letter from the Harborside Homeowners' Association indicating their action on the project.
  - A Building Permit application, including four copies of drawings indicating where the new window will be located, including the proposed size, material(s), color(s), and a framing detail.

  
\_\_\_\_\_  
Stephen Fox, PML Management  
Harborside Homeowners Association

6/28/96  
\_\_\_\_\_  
Date

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

7/8/96  
\_\_\_\_\_  
Date