

*City of Foster City*

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

**NO BUILDING PERMITS  
REQUIRED**

FOSTER CITY  
RECEIVED

FEB 06 2007

PLANNING  
DIVISION

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

APPLICATION RECEIVED: December 22, 2006

APPLICATION COMPLETE: January 29, 2007

ACTION DATE: January 31, 2007

CASE NO.: UP-72-008II

OWNER: Isle Cove Homeowners Association

OWNER ADDRESS: Isle Cove Development

APPLICATION FOR: Conduit Cover Prototype

LOCATION: Isle Cove Development

ZONING: Medium Density (R-3)

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 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 conduit cover, as conditioned, will improve the appearance of the structures and will be consistent with the residential use of the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the color, materials and design of the proposed conduit cover will be compatible with the architectural style, character and proportions of the existing structures and will be in keeping with similar improvements in the development.
3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, location, 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 color, materials and design of the proposed conduit cover will complement the color, materials and architectural style of the existing structures of the development.

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 proposed siding replacement will be compatible with the design of the structures and the development, 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 any detrimental visual impacts on the development, adjacent properties and/or the streetscape and/or the waterfront.

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

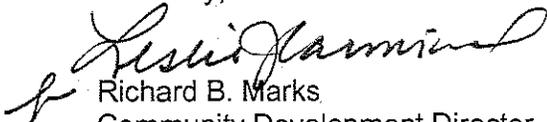
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

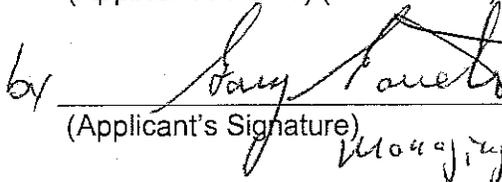
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the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

In order to demonstrate that you 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

Planners Initials: SKG

Isle Cove Homeowners Association  
(Applicant's Name) (Please Print)  
by   
(Applicant's Signature) *Managing Assn*

**EXHIBIT A**

**ISLE COVE HOMEOWNERS' ASSOCIATION**

**Prototypical Design Guidelines for Installation and/or Replacement of Conduit Covers**

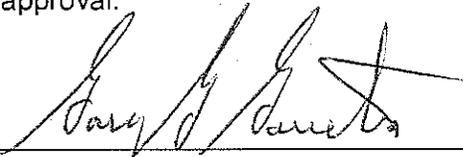
The following guidelines shall govern the installation and/or replacement of Conduit Covers in the Isle Cove Planned Development:

**CONDITIONS OF APPROVAL**

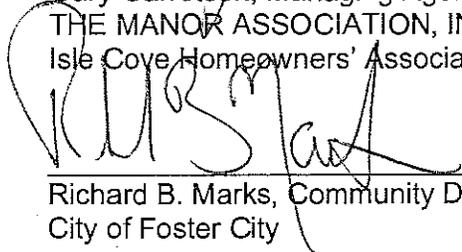
1. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval. 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. 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.
5. Conduit covers shall conform to the design indicated in Exhibit B.

**APPROVAL PROCESS**

6. The homeowner/applicant shall submit to the Isle Cove Homeowners' Association for approval.

  
\_\_\_\_\_  
Gary Garretson, Managing Agent  
THE MANOR ASSOCIATION, INC, for  
Isle Cove Homeowners' Association

2/05/07  
Date

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

2/7/07  
Date