

RESOLUTION NO. P-21 -94

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING MODIFICATIONS TO EXISTING USE PERMITS TO ESTABLISH PROTOTYPICAL DESIGNS OR ALTER THE PROCESS FOR REVIEWING PROTOTYPICAL DESIGNS FOR SEVERAL PLANNED DEVELOPMENTS -- UP-85-028B (ALDEN PARK), UP-84-010A (ANTIGUA), UP-85-055B (BAYFRONT COURT), UP-71-056B (EDGEWATER TOWNHOUSES), UP-74-017G (HARBORSIDE), UP-72-008H (ISLE COVE), UP-88-001A (MARTINIQUE COVE), UP-83-024A (MARTINIQUE PLACE), UP-75-008B (PITCAIRN), UP-72-005C (SHELL COVE), UP-75-018F (WHALERS' COVE AND WHALERS' ISLAND), UP-84-012E (WILLIAMS LANDING)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the City desires to streamline the Architectural Review process while still maintaining high standards for the quality of building and site design; and

WHEREAS, the City desires to reduce the cost to applicants of preparing applications, especially for minor property improvements; and

WHEREAS, the Community Development Department has evaluated possible methods to simplify the process for approval of prototypical designs in planned developments and consulted with the Homeowners' Associations in the City; and

WHEREAS, the proposal has been determined by the Director of Planning and Development Services to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration for the proposed amendments to the affected planned developments and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds:

1. The proposed amendment the affected Use Permits to add or alter the process for review of prototypical designs is necessary in order to streamline the Architectural Review process for prototypical designs in planned developments and is in the best interest of the City, property, and residents of the City.
2. The request is consistent with the General Plan of the City of Foster City, specifically Policies LUC-7 calling for maintenance of residential design and character and LUC-38 and LUC-39 calling for Architectural Review as a means to ensure that the design of improvements is appropriate and compatible with existing neighborhoods and Title 17 (Zoning) of the Municipal Code.
3. The request is consistent with Chapter 2.28 and Title 17, Zoning, of the Municipal Code which call for improvements to be properly related to their sites and adjacent uses and to preserve the architectural character and scale of the neighborhoods in the community.
4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the addition of prototypical garage door designs in two planned developments and changes to the process for reviewing prototypical designs in several other developments, as indicated in the attached Exhibits A, B and C.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 5, 1994, by the following vote:

AYES, COMMISSIONERS: DITTMAR, GABBAY, LAWRENCE, McEWEN AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE


JAMES P. DIERKES, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Approved by Planning Commission on May 5, 1994)

The following changes or additions to the prototypes are approved for the following developments:

Development	File Ref.	Improvement	Existing Process	Proposed Process
Alden Park	UP-85-023B	Fence Garage door*	HOA & AR & BP none	AR BP
Antigua	UP-84-010A	Fence	HOA & AR & BP	AR
Bayfront Court	UP-85-055B	Deck<12"	HOA & AR & BP	BP
Edgewater Townhouses	UP-71-056B	Bathroom window	HOA & AR & BP	BP
Harborside	UP-74-017G	Greenhouse window (Model A only)	HOA & AR & BP	BP
Isle Cove	UP-72-008H	Garage door*	none	BP
Martinique Cove	UP-88-001A	Fence	HOA & AR & BP	AR
Martinique Place	UP-83-024A	Fence	HOA & AR & BP	AR
Pitcairn	UP-75-008B	Fence Front doors	AR & BP AR	AR NONE
Shell Cove	UP-72-005C	Greenhouse window (kitchen windows only)	HOA & AR & BP	BP
Whaler's Cove	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Whaler's Island	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Williams Landing	UP-84-012E	Garage Doors	AR & BP	HOA & BP

HOA = Homeowners' Association approval
AR = Architectural Review permit

EXHIBIT B

(Approved by Planning Commission on May 5, 1994)
Additional Prototype Garage Door Design for Isle Cove

FEATURES

The following features and benefits make the Stanley Autograph Garage Door System best in its class:

► **Superior Strength**

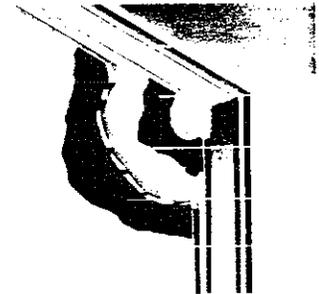
Steel skins combine with wood intermediate and end stiles to form extra-strong, durable sections of 1-3/8" thickness.

► **Quiet Operation**

Sound-deadening insulation makes for extremely quiet openings and closings. Ideal for homes with living quarters attached to the garage.

► **Attractive Appearance**

Doors feature genuine-looking woodgrain pattern, the distinctive look of deeply embossed panels, and a pre-painted polyester coating. Beautiful as is – white, almond or brown – or can be easily painted to complement any home.*



Models 642 and 644 ▼



- A. 26-gauge steel
- B. Galvanized coating
- C. Phosphate coating
- D. Urethane primer
- E. Polyester coating

► **Resistance to Rust**

Galvanized and phosphate coated steel prevents rust on both interior and exterior surfaces.

► **Clean Interior Surface**

Flush woodgrain interior door sections are pre-painted and offer an attractive, finished look. No unsightly holes remain after hardware installation.

*Flush panel doors 700, 705 are available in white.



ISLE COVE
PROPOSED DOOR