

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FAX (650) 574-3483

FOSTER CITY
RECEIVED

MAR 05 2010

PLANNING
DIVISION



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

APPLICATION RECEIVED: February 18, 2010

APPLICATION COMPLETE: February 25, 2010

ACTION DATE: February 25, 2010

CASE NO: UP-73-008K

OWNER: Island J Homeowners Association, c/o The Manor Association Attn: Teri L. Gard, 353 Main Street, Redwood City, CA 94063

APPLICANT: James Medina, Draeger Construction, 605 Commercial Street, San Jose, CA 95112

APPLICATION FOR: Exterior Stairway Prototype

LOCATION: Island J Homeowners Association

ZONING: R-3/PD

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 location, size and height of the proposed exterior stairway will replace the existing stairway which is causing leaks and dry rot inside the units due to its original design and will be consistent with the requirements of the Foster City Municipal Code and will be consistent with the residential use of the subject property and the surrounding Island J Planned Development.
2. That the design of the proposal is compatible with its environment with respect to 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, and Section 17.50.020, Accessory Buildings and Structures, of Chapter 17.50, Accessory Buildings and Uses, of the Foster City Municipal Code because the location, size ($\pm 7"$ rise, $\pm 11"$ run and $\pm 33 \frac{1}{2}"$ wide), height, color (grey), and materials (prefabricated concrete) of the exterior stairway will be appropriate for the development which it is located and will be consistent with the surrounding Island J Planned Development. Additionally, modifying the design to eliminate the blue tiles will allow for laying out the stairway to meet code requirements and reduce leaks/dry rot in the units. The new exterior stairway will replace the

existing stairway and therefore will be constructed such that it will avoid detrimental noise, privacy, and view impacts to adjacent properties because the new stairway will be located in the location of the existing stairway.

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

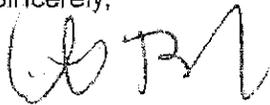
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

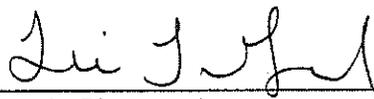


for Richard B. Marks
Community Development Director

Planner Initials: kak

Teri Gard

(Owner's Name) (Please Print)



(Owner's Signature)

EXHIBIT A

ISLAND J HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Exterior Stairway Improvements

The following guidelines shall govern the installation and replacement of the exterior stairways in the Island J Planned Development:

CONDITIONS OF APPROVAL

1. Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.
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. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
4. 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.
5. 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.
6. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
7. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
8. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
- *9. Replacement exterior stairways shall be constructed of prefabricated concrete stairs without blue tiles on the risers.
- *10. The rise for each stair shall be $\pm 7"$, the run $\pm 11"$ inches and the width of the stairway shall be $\pm 33 \frac{1}{2}"$ as shown on Exhibit B.

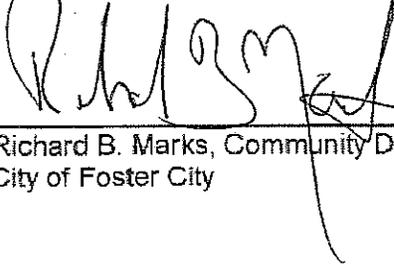
APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of the exterior stairways.



Teri L. Gard, Managing Agent
The Manor Association
Island J Homeowners' Association

2-3-10
Date



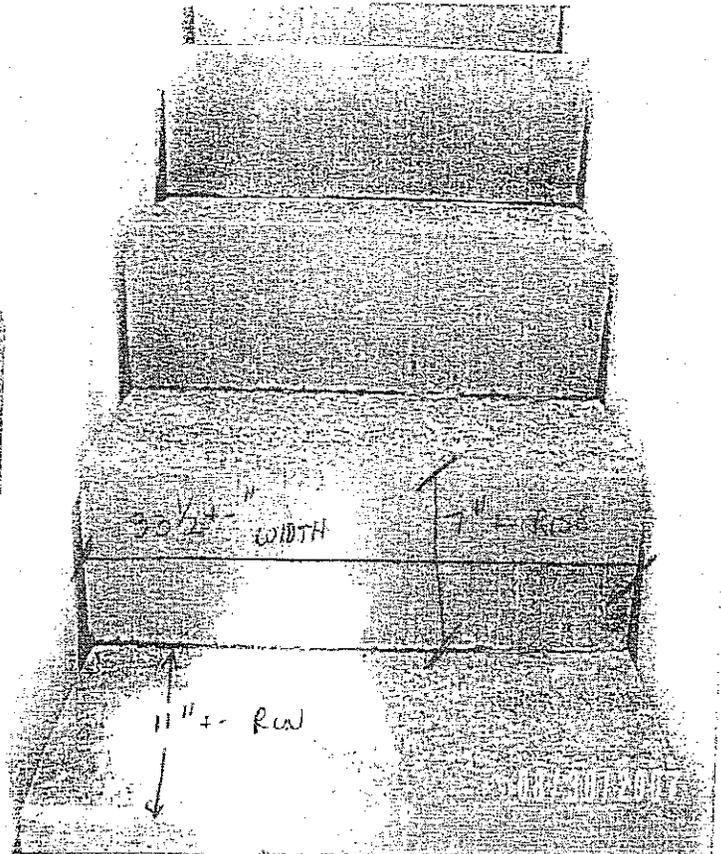
Richard B. Marks, Community Development Director
City of Foster City

3/8/10
Date

EXHIBIT B

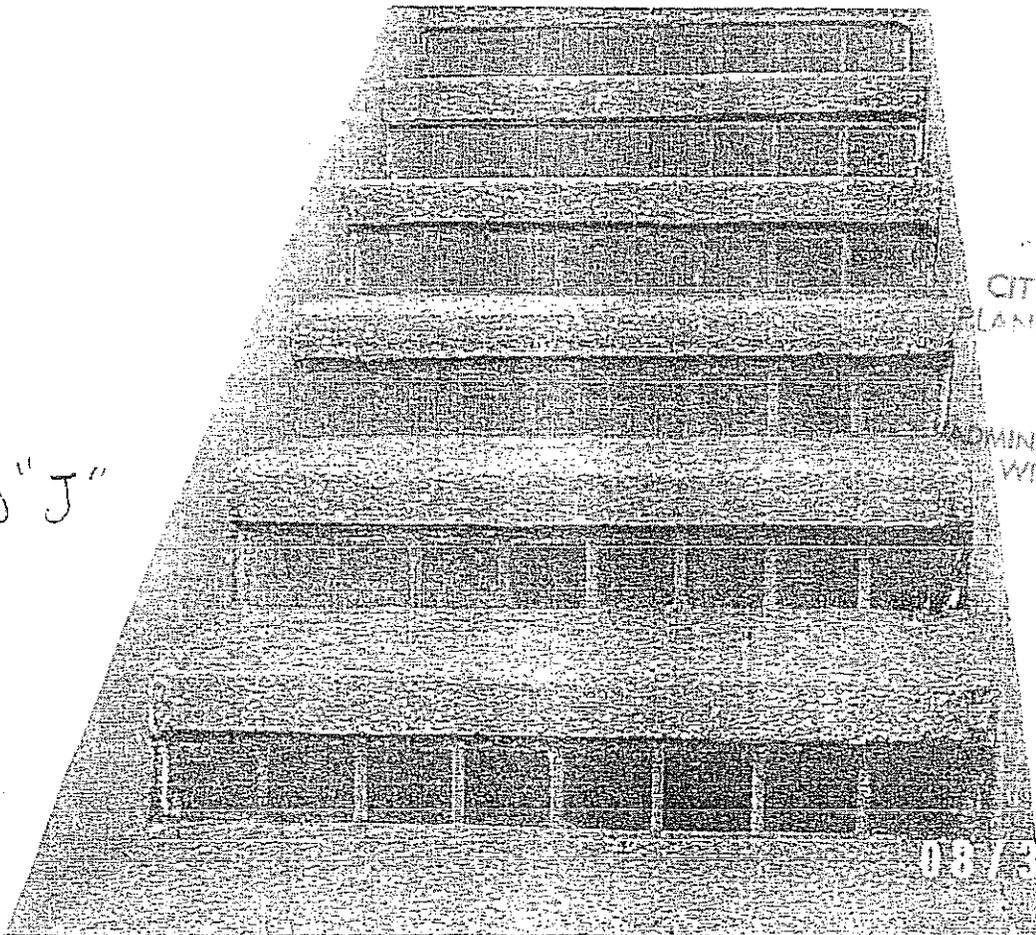


PROPOSED



PROPOSED

ISLAND "J"



EXISTING

OP-13-008K
CITY OF FOSTER CITY
PLANNING DEPARTMENT

FEB 24 2010

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

08/3