



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

FOSTER CITY
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JAN 08 2004

PLANNING
DIVISION

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

APPLICATION RECEIVED: March 30, 2001

APPLICATION COMPLETE: March 30, 2001

ACTION DATE: April 9, 2001

CASE NO.: UP-75-008J

APPLICANT: Pitcairn Homeowners' Association

APPLICANT ADDRESS: 500 Harbor Blvd, Belmont, CA 94002

APPLICATION FOR: Prototype Design for Bay Windows

LOCATION: Pitcairn Planned Development

ZONING: R-1/PD (Single-Family 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 Architectural Review application based on the following findings:

1. That the proposal to establish a prototype design for bay windows for houses in the Pitcairn Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because 1) the proposed prototypical design will maintain the existing appearance of residential units in the development and will maintain architectural consistency by keeping the pattern of fenestration consistent with the existing; 2) will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; and 3) will be consistent with the residential use of the property.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is proposed because the design, colors, and materials of the prototypical property improvements as conditioned in Exhibit A and Exhibit B will be compatible with the architectural style, character, and proportions of residential units in the development and they will be in keeping with similar improvements in the Pitcairn Planned Development.

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 1) the design of the second floor bay window to extend the bays up to the eave, as conditioned in Exhibit A and Exhibit B, will be compatible with the architectural style of the houses in the Pitcairn Planned Development; 2) the prototypical design will provide guidelines to ensure that bay windows consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; 3) the use of bay windows with roofs on the second floor elevation is not compatible with the roof form and architectural style of the houses in the Pitcairn Planned Development; and 4) the prototypical guidelines, as conditioned, will be architecturally compatible with the Pitcairn Planned Development with respect to design, forms, colors, and location because the bay windows on a given elevation are required to match other bay windows on that elevation.

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 prototypical design and the use of the Architectural Review process to review the use of the prototype, will ensure that all residential units maintain similar architectural characteristics, 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 detrimental visual impacts on the neighborhood, the planned development, or the property values in the area.

This action is subject to any conditions contained in Exhibits A and B, 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.

Sincerely,


Richard B. Marks
Community Development Director

Planner Initials: ECF

MICHELLE PEZZA
(Applicant's Name) (Please Print)

Michelle Pezza
(Applicant's Signature)

EXHIBIT A

PITCAIRN HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Bay Windows

The following guidelines shall govern the installation and replacement of all ^{Bay Window} ~~garage doors~~ in the Pitcairn 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 installation, a building permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.
- * 8. When any window on a house's front, side, or rear elevation is replaced with one that has a different design (with respect to frame color and grids), the other windows on that elevation shall be replaced such that all windows on a single elevation share one consistent design and frame color.
- * 9. Bay windows on second floors shall be allowed where the eave is parallel to the top of the window, but shall not be allowed on the second floor under the ridge of the gable roof. Bay windows located on the second floor shall extend the bays up to the eaves, as indicated in Exhibit B.
- * 10. Bay windows with a roof over the bay shall only be allowed on the first floor, as indicated in Exhibit C.
- * 11. All bay windows on a given elevation shall be designed to match other bay windows on that elevation such that the bay windows share one consistent design, to the satisfaction of the Community Development Director. The trim shall be painted to match the existing trim color.
- * Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Pitcairn Homeowners' Association for the proposed bay window(s). The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The Homeowner or contractor shall apply for an Architectural Review Permit for the proposed bay window(s) from the Planning/Code Enforcement Division and shall submit any required drawings and fees.
3. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Pitcairn Homeowners' Association.
4. 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 bay windows.
5. The Homeowner or applicant shall submit the following:
 - A letter from the Pitcairn Homeowner's Association (HOA), indicating their action on the proposal.
 - An Architectural Review application and filing fee.
 - Manufacturer's brochure indicating the type of bay window that is to be used.
 - Elevations or photographs showing where the proposed bay window(s) will be located.

Michelle Pearson, Michelle Pearson

Sharon Campbell, Managing Agent
The Manor Association, for
Pitcairn Homeowners' Association

1/6/04
Date

Richard B. Marks

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

1/8/04
Date

EXHIBIT B



NEW FRONT ELEVATION - 5

1/4" = 1'-0"

RESIDENTIAL REMODEL FOR
 KURT & KAMILLA ROBSON
 551 TRINIDAD LANE
 FOSTER CITY, CA

UP-75-008J
 CITY OF FOSTER CITY
 PLANNING DEPARTMENT
 APR 09 2001
Kamilla
 ADMINISTRATIVE APPROVAL
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MARCH 29, 2001



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CITY OF HOUSTON CITY
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WITH CONDITIONS

EXHIBIT C

DIVISION