

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FAX (650) 574-3483

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**PLANNING
DIVISION**

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

APPLICATION RECEIVED: October 15, 2002

APPLICATION COMPLETE: October 22, 2002

ACTION DATE: October 23, 2002

CASE NO.: UP-75-008L

OWNER: Pitcairn Homeowners' Association

OWNER ADDRESS: 500 Harbor Blvd. Belmont, CA 94002

APPLICATION FOR: Bulkhead replacement

LOCATION: Pitcairn Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development) District

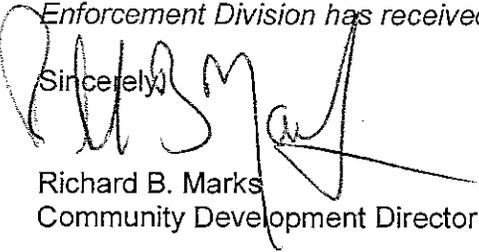
ACTION TAKEN: Approved with Conditions

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 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 bulkhead would be harmonious with the existing houses in the Pitcairn Planned Development and operate to integrate with the existing neighborhood and therefore, would promote "proper site planning, architectural design and property maintenance" and preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals LUC-A and LUC-B and Policies LUC-38 and LUC-39 contained in the Land Use and Circulation Element of the General Plan and improve a typical residential use consistent with the Land Use Plan designation of the R-1, Single-Family Residence District.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the bulkhead would be of a size and design that is generally consistent with the existing bulkhead.
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, and Section 17.50.020, Accessory Buildings and Structures, of Chapter 17.50, Accessory Buildings and Uses, of the Foster City Municipal Code because 1) the bulkhead

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

Sharon Campbell
(Applicant's Name) (Please Print)


(Applicant's Signature)

Planners Initials:ECF

EXHIBIT A

PITCAIRN HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Bulkhead Replacement

The following guidelines shall govern the installation and replacement of all bulkheads 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. No boat docks and/or access gangways and ramps or any other structure shall be attached to the bulkhead.

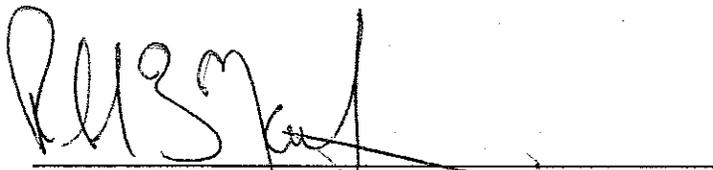
APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees. Prior to issuance of a Building Permit from the Building Inspection Division, four sets of construction plans (with a minimum of 2 wet stamped plans) shall be submitted to the Building Division for subsequent plan check.
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 bulkheads.



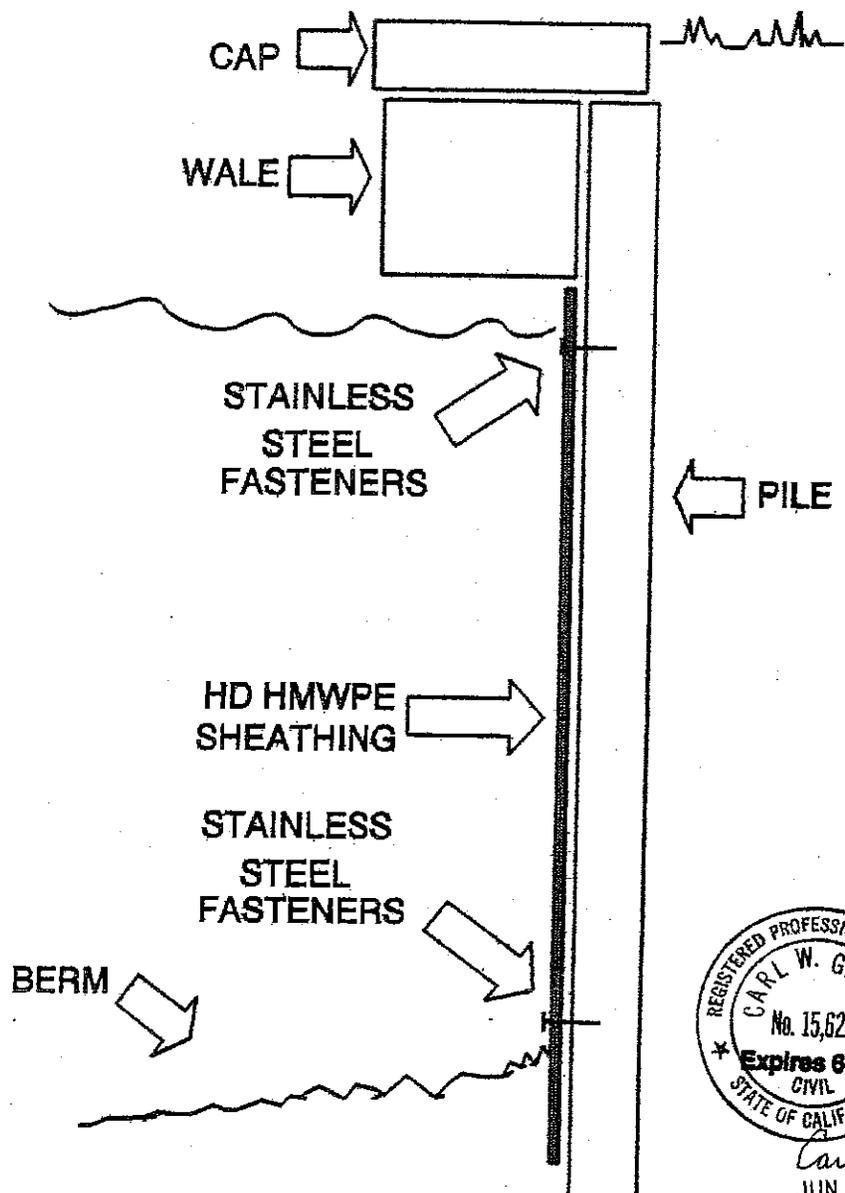
Sharon Campbell, Managing Agent
The Manor Association, for
Pitcairn Homeowners' Association

10-30-02
Date



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

11/04/02
Date



Carl W. Garbe
 JUN 18 2002

PITCAIRN TREATED TIMBER BULKHEAD

DETAIL 99-1 - END VIEW

3X12-INCH CAP. 8X8-INCH WALE. 3X12-INCH X 10 FOOT PILE

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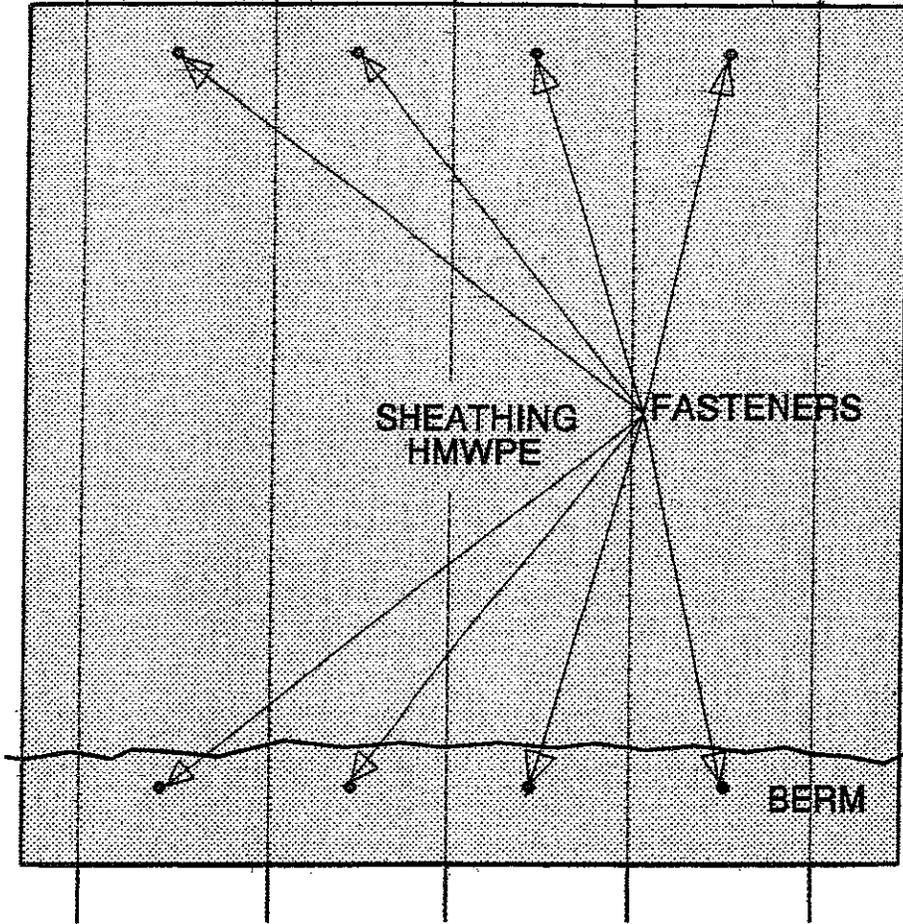
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BULKHEAD CAP

WALE

Carl W. Garbe
JUN 18 2002



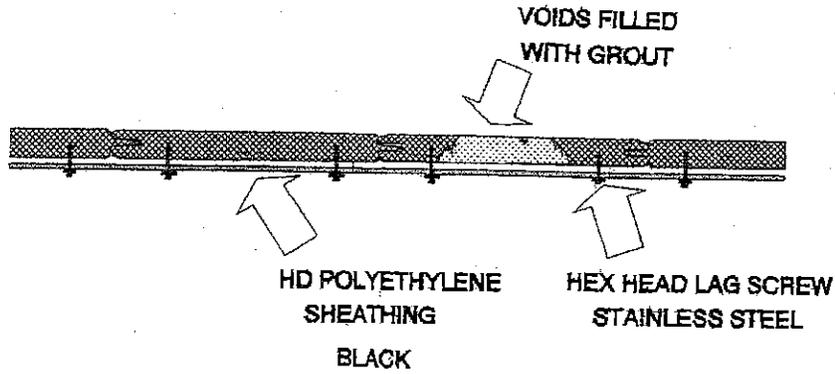
**PITCAIRN TREATED TIMBER BULKHEAD
DETAIL 99- 2 - FRONT VIEW
FASTENER PLACEMENT**

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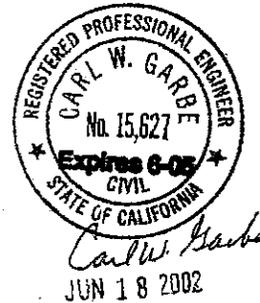
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PLAN VIEW
NOT TO SCALE



**TREATED TIMBER BULKHEAD
DETAIL 99-3
HMW/PE ENCAPSULATION**



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Bulkhead Background & Repair / Protection
by Dick Hogan

The Pitcairn bulkheads consist of 3 by 12-inch tongue-and-groove Douglas fir piles, 10 feet long, driven in the soil 6-feet, with a 8 by 8-inch top wale beam and a 3 by 12-inch cap. One-inch diameter steel anchor rods are spaced at 8-foot centers and are imbedded in concrete anchor blocks are located 14-feet back from the wall face.

The San Francisco Bay has been virtually free of borers, but during the last 10 years there have been a number of reports of an infiltration of these destructive borers. These wood bulkheads which were installed in 1975 and '76, enjoyed over 20 years service before this marine borer infestation.

At Plum Island, in 1992 where the infestation first started, we removed sections of the bulkhead for analysis at Battelle Memorial Institute to determine (or confirm) the type of marine borer that was attacking the wood piles. This was done to make sure the techniques we planned to propose could be applied to prevent further attack. Battelle determined the piles are being attacked by *Teredo Nivalis* borer.

The protection system for the treated timber bulkhead that we employ consists of installing a high molecular weight polyethylene (PE) sheathing over the lagoon side of the wood piles, from below the berm to the wale beam. The black in color sheets are fastened to the wood piles by means of 1/8-3 stainless steel fasteners. The sheathing application also preserves the aesthetics of the treated timber bulkhead.

The application of the PE sheathing cuts off the oxygen supply to the marine borer and prevents further attack.

A many of the wood piles have been attacked by the marine borer and in some cases have destroyed a complete 10 1/2-inch wide pile, from just above the berm to several inches below the wale beam. Those piles which have perforated, will be filled with a concrete grout after installation of the PE sheathing:

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