

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
RECEIVED



09/12/11

PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED: April 25, 2011

APPLICATION COMPLETE: June 22, 2011

ACTION DATE: July 25, 2011

CASE NO: UP-75-008AA

OWNER: Pitcairn Homeowners' Association, Mulqueeney and Associates

ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototype design for trellis covers

LOCATION: Various locations within HOA (561 Trinidad Lane – test)

ZONING: R-1/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. The proposal to establish a prototype design for a trellis cover, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype design utilizes clear polycarbonate sheeting and four inch trim, and will not be highly visible from the street and therefore 1) will be sympathetic to the character and style of the existing houses and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing building and designed such that the architectural character of the house is maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the plastic sheeting is proposed to be installed on existing trellises in order to protect the wood beams, and therefore, the location, size, and design of the improvements will be compatible with the location, size, and design of the houses in the planned development in which it is located.
3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the 1x4 trim will tie into the existing trellis and complements the design, and therefore the prototype design: 1) will be compatible with the existing house and planned development, and therefore, will preserve the architectural scale and character of the planned development and community consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties, and therefore, will be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and 3) will be sympathetic to the proportions and character of the existing house and neighborhood, and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.
4. That the proposal would 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, property values in the area, or the general welfare of the City because the addition of clear plastic sheeting and trim to the existing trellises will not add bulk or mass to the structure and will help protect the wood trellis structure from rot and other water damage, and therefore, the design of the trellis cover prototype will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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.

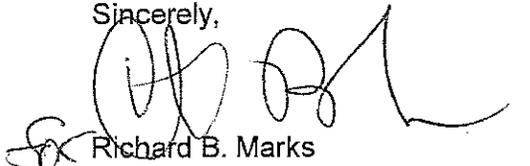
Acknowledgment by Applicant

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 JHM



(Owner's Name) (Please Print)
REPRESENTATIVE'S


(Owner's Signature)
REPRESENTATIVE'S

EXHIBIT A

PITCAIRN HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for clear polycarbonate trellis cover and 1x4 wood (or similar material) trim

The following guidelines shall govern the installation and replacement of trellis covers in the Pitcairn Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
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. The polycarbonate sheeting shall not be visible from the street.
7. All trim shall be 1x4 wood or similar material, with mitered corners, and shall be painted to match the trellis.
8. Prior to installation, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.

APPROVAL PROCESS

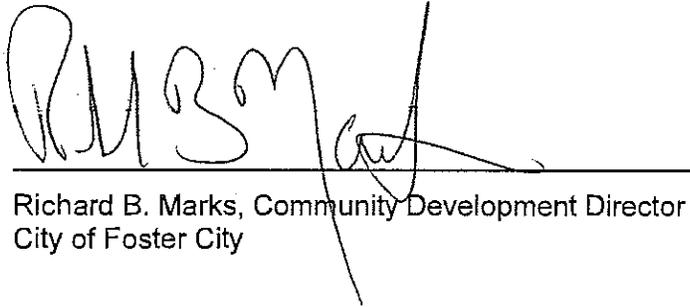
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the following:
 - a. Four copies of drawings indicating materials and details of construction.
 - b. Brochure indicating the material used for the trellis cover.
 - c. Building permit application and fee.

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.



Name (Print) S. Roth
Pitcairn Homeowners' Association

8/1/11
Date



Name (Print) Richard B. Marks
Richard B. Marks, Community Development Director
City of Foster City

09/12/11
Date