



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

JUN 15 2015

PLANNING/
CODE ENFORCEMENT

PROTOTYPE

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

APPLICATION RECEIVED: March 24, 2015

APPLICATION COMPLETE: March 24, 2015

ACTION DATE: April 30, 2015

CASE NO: UP-76-007T

OWNER: Plum Island Homeowners' Association

ADDRESS: c/o The Manor Association, Attn: Jolie Ho, 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Establish Prototypical Design Guidelines for Trellises on Non-waterfront Common Area Facing Properties

LOCATION: Plum Island Planned Development

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

CEQA DETERMINATION: Categorically exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities

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 prototype design guidelines for trellises on non-waterfront properties, 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 redwood, requires that the design be at least 50 percent open, and limits the height of the trellis (including posts) to not exceed 8', and therefore: 1) will be sympathetic to the character and style of the Plum Island Development 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 development and

designed such that the architectural character of the development 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 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 prototype design for trellises utilizes redwood with a 50 percent open design, requires that the trellises be setback from the house at least 10' and limits the height of the trellis (including posts) to not exceed 8', and will complement the houses and the development and therefore: 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.
3. 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 location, massing, and design of the prototype design requires that the trellises will not exceed 8' in height (including posts), and therefore 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,



per Curtis Banks
Community Development Director

Planners Initials kl



(Owner's Name) (Please Print)
PLUM ISLAND PRESIDENT



(Owner's Signature)

EXHIBIT A

PLUM ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Trellises UP-76-007T

The following guidelines shall govern the construction of new trellises on non-waterfront common area facing properties in the Plum Island Planned Development:

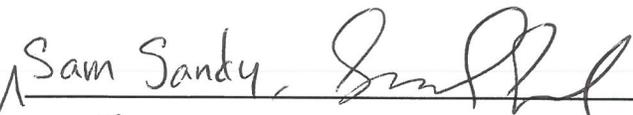
CONDITIONS OF APPROVAL

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.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the 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 any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
- 6. This prototype is only applicable to non-waterfront common area facing properties.**
- 7. The trellis structure measured from grade to the topmost portion of the trellis (including the posts) shall not exceed 8' in height.**
- 8. The trellis shall be constructed of redwood and may consist of lattice, but it shall remain as an open structure that is at least 50% open as shown on Exhibit B attached.**
- 9. The structure shall be setback at least 10' from the house and there is no minimum setback requirement from the rear property line.**
- 10. Prior to any final inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City of Foster City.**

Bold: Indicates Site Specific Conditions

APPROVAL PROCESS

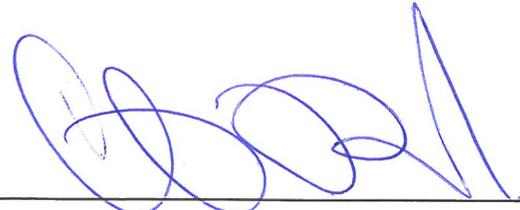
1. The homeowner/applicant shall obtain an approval letter from the Plum Island Homeowners' Association for the proposed trellis. The letter shall indicate that the proposed trellis conforms with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for an Architectural Review permit for the proposed trellis from the Planning/Code Enforcement Division and shall submit any required drawings and fees, including:
 - A letter from the Plum Island Homeowner's Association (HOA), indicating their action on the proposal.
 - An Architectural Review application and filing fee.
 - Manufacturer's brochure indicating the type of trellis that is to be used.
 - 4 copies of site plans and photographs or plans showing where the proposed trellis will be located and indicating all dimensions, colors and materials.
3. Following approval of the Architectural Review Permit, the homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
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 trellises.



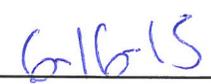
Jolie Ho, Property Manager
Plum Island Homeowners Association



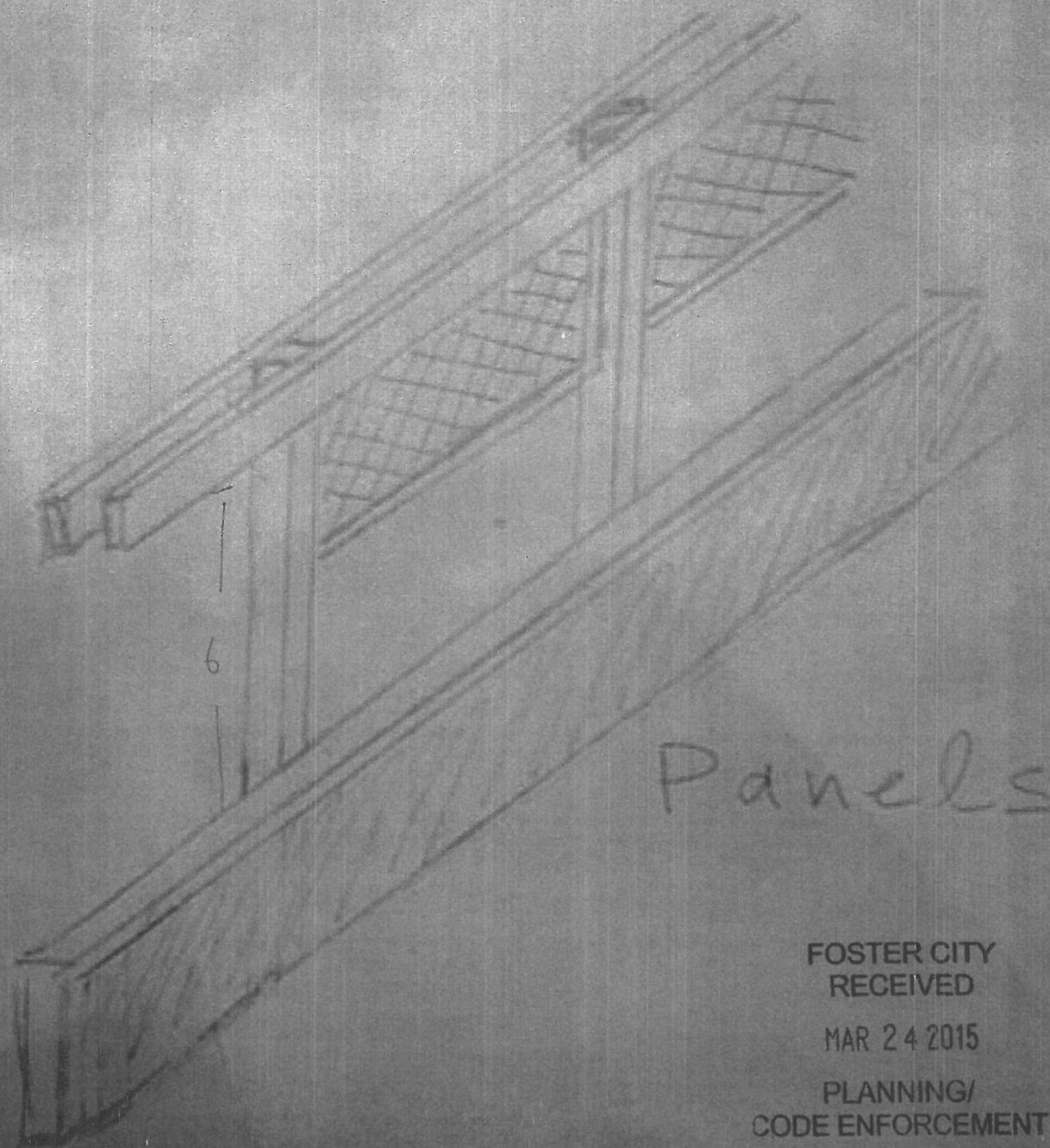
Date



Curtis Banks, Community Development Director
City of Foster City



Date



Panels

EXHIBIT B

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