

*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  
RECEIVED



FEB 13 2004

PLANNING  
DIVISION

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

APPLICATION RECEIVED: February 6, 2001

APPLICATION COMPLETE: February 7, 2001

ACTION DATE: February 7, 2001

CASE NO.: UP-76-012N

OWNER: Sea Colony HOA c/o Franciscan Property Management

OWNER ADDRESS: 570 Price Ave. Suite 200, Redwood City, CA 94063

APPLICATION FOR: Prototype Design for Fence Replacement

LOCATION: Sea Colony 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 the replacement of fences in the Sea Colony 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 the guidelines set forth in the prototype will ensure that the location and size of all new fences will promote "good architectural character with appropriate use of materials" and because the "size and design of the structure creates a balance and harmonious appearance" with the residential use of the planned development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is proposed because the prototype establishes a set of guidelines to ensure the consistent design, location, and placement of fences in the development and will be in keeping with similar improvements in residential areas.
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 the prototypical design will provide guidelines to ensure that fence replacements are orderly and

consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved.

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 will ensure that the location, size and height of the replacement fences will be such that they will be compatible with the design, color, and material of the development, will meet the requirements of Chapter 17.52, Fences, Hedges and Walls, of the Foster City Municipal Code, and will avoid privacy and view impacts to adjacent properties.

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

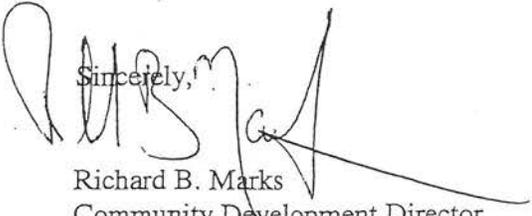
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

PAUL STRONG  
(Applicant's Name) (Please Print)

Paul Strong 01/07/04  
(Applicant's Signature)

Planner Initials: DLP

EXHIBIT A

SEA COLONY HOMEOWNERS' ASSOCIATION  
Prototypical Design Guidelines for Replacement of Fences

The following guidelines shall govern the installation and replacement of all fences in the Sea Colony 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. The design of the new fence shall match the existing fence around the house.
- \* 4. The new fence shall not exceed 6' in height.
  - \* Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall submit an application to the Sea Colony Homeowners' Association for review and approval.

Paul Strong Strong Management

02/04/04  
Date

~~Klaire Finlayson, Association Manager  
Franciscan Property Management, for  
Sea Colony Homeowners' Association~~

STRONG PROPERTY MANAGEMENT

1081 ALAMEDA, #100

BELMONT, CA 94002

Richard B. Marks

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

2/17/04  
Date



**FRANCISCAN**  
**Property**  
**Management, LLC**

February 2, 2001

**FOSTER CITY**  
**RECEIVED**

FEB 06 2001

**PLANNING**  
**DIVISION**

City of Foster City  
Ms Debbie Pedro  
610 Foster City Blvd.  
Foster City, CA 94404

Subject: Sea Colony Homeowners Association

Re: Fence Prototype

Dear Debbie:

I have discussed with the Board the information you provided me earlier this week.

The Association would like to have on file a prototypical which would be as follows:

Design - To match existing  
Height - 6 Foot

The process would be for the homeowner to submit an application to the Board for review and approval.

Do I need to provide you any additional information? If so, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Klaire Finlayson'.

Klaire Finlayson  
Association Manager

KF:m

# EXHIBIT B

## Sea Colony Planned Development Replacement Fence Prototype UP-76-012N

Existing



New

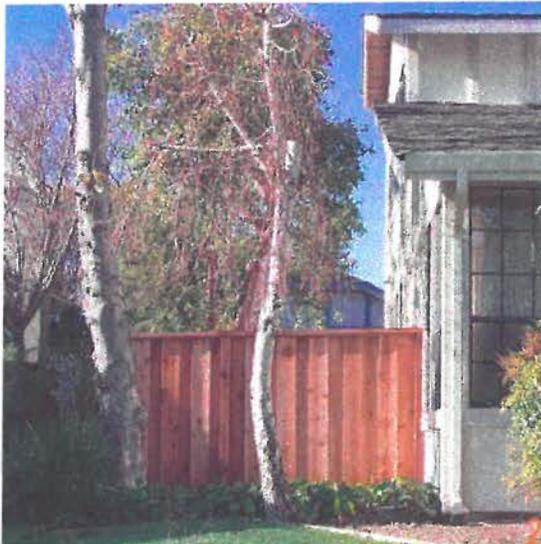


EXHIBIT B



UP-76-012K  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 16 2000 JAR

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

EXHIBIT B



41P-76-012X  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 16 2000 JAR

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

EXHIBIT B



HP-76-012K  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 16 2000 JAR

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

EXISTING FENCE DESIGN



EXISTING FENCE DESIGN



EXISTING FENCE DESIGN



