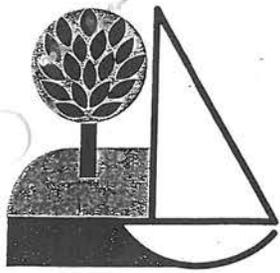


PROTOTYPE BINDER



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

JUN 27 2005

PLANNING
DIVISION

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

APPLICATION RECEIVED: May 2, 2005

APPLICATION COMPLETE: May 2, 2005

ACTION DATE: May 5, 2005

CASE NO.: UP-76-012X

OWNER: Sea Colony HOA c/o Strong Management Co.

OWNER ADDRESS: 2033 Ralston Ave. #100, Belmont, CA 94002

APPLICATION FOR: Prototype for tree replacements on Hanbury Lane

LOCATION: Sea Colony Planned Development

ZONING: R-1/PD (Single-Family Residents/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 prototype for tree replacements will result in an attractive appearance for the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the proposed tree replacements will result in an attractive appearance for the development as seen from the adjacent streets and interior streets within the development and will complement the plant materials used in the surrounding areas and the neighborhood..
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 replacement trees will be similar to those currently planted and will complement the existing landscaping in the development.

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 proposed landscape modifications will result in an attractive appearance for the development and property values will be maintained.

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

Sea Colony HOA Paul Strong
(Applicant's Name) (Please Print)

Planners Initials: LJC

Paul Strong
(Applicant's Signature)

cc: Laura Bahbout, 510 Hanbury Lane, Foster City, CA 94404

EXHIBIT A

SEA COLONY HOMEOWNERS' ASSOCIATION Prototypical Guidelines for Replacement of Hanbury Lane Street Trees

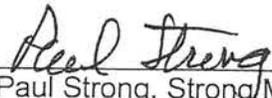
The following guidelines shall govern the replacement of street trees on Hanbury Lane in the Sea Colony Planned Development:

CONDITIONS OF APPROVAL

1. All modifications shall be designed, constructed, installed and maintained in a professional manner and appearance.
 2. All trees shall be as approved. Once installed, all trees shall be maintained in a healthy and vigorous condition and in accordance with the approved plans. Any changes shall be resubmitted for approval.
 3. All trees planted closer than four (4) ft. from any public or private walkway, driveway or major structure shall be shielded with root barriers that are designed and that the applicant agrees to install to the satisfaction of the Parks and Recreation Department.
 4. Within one week of completion, the applicant shall request final inspection approval from the Planning Division.
 - * 5. The replacement trees shall be a minimum of 15 gallon size.
 - * 6. The replacement trees species shall be one of the following:
 - a. Pistacia chinensis (Chinese Pistachio)
 - b. Pyrus calleryana "Bradford" (Bradford Callery Pear)
 - c. Platanus racemosa (California Sycamore) - same as existing
 - * 7. The replacement trees shall be planted within 30 days of removal of the existing trees.
- * Site Specific Conditions

APPROVAL PROCESS

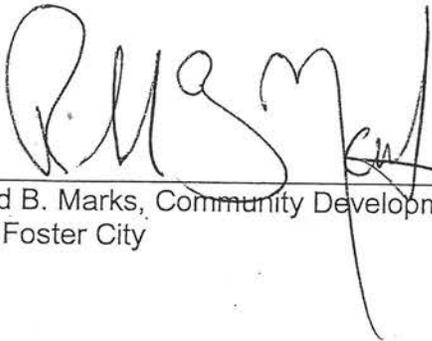
1. The homeowner or contractor shall apply for an Architectural Review Permit from the Planning/Code Enforcement Division and shall submit the following:
 - A letter indicating the action of the Sea Colony Homeowner's Association on the proposed tree replacement(s).
 - An Architectural Review application and filing fee (one-half the typical fee for tree replacement).
 - Three copies of a site plan (or aerial photo) showing the location of the existing tree(s), the location(s) for proposed replacement(s) and the species and size of the replacement tree(s).
2. The Planning/Code Enforcement Division staff will review the Architectural Review application to confirm that the proposal is consistent with the prototypical design approved for replacement of trees on Hanbury Lane.
3. Following the completion of construction, within one week of completion, the applicant shall request a final inspection from the Planning/Code Enforcement Division.



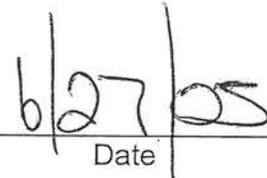
Paul Strong, Strong Management Co.
Sea Colony Homeowners' Association



Date



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



Date