

City of Foster City



ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 349-1200
FAX: (415) 574-3483

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE: September 12, 1996

CASE NO.: UP-72-005F

APPLICANT: Shell Cove Homeowners' Association, c/o The Manor Association

APPLICANT ADDRESS: P.O. Box 4057, Foster City, CA 94404

APPLICATION FOR: Prototype for replacement fences and balconies

LOCATION: Shell Cove Planned Development

ZONING: RT/PD (Townhouse 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 Modification to an existing Use Permit application, as indicated in Exhibits "A" and "B," 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 new fences and balconies will result in an attractive appearance for the buildings and will be consistent with the residential use of the subject property.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the new fences and balconies will be compatible with the architectural style, character and proportions of the existing buildings and will be in keeping with similar improvements in 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 new fences and balconies will blend with the appearance of the existing buildings.

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 new fences and balconies will be compatible with the design of the buildings and the neighborhood and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Architectural Review/Modification to an existing Use Permit 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

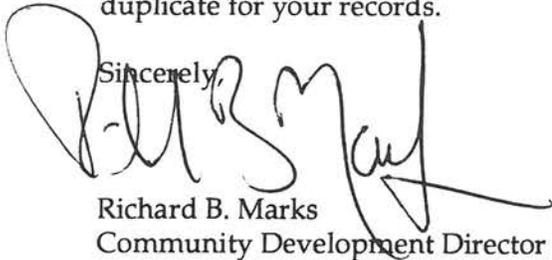
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Department of Planning and Development Services 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/Modification to an existing Use Permit 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/Modification to an existing Use Permit conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

for SNELL Cove HOA
(Applicant) (Please Print)

Planners Initials: LJC

by PAUL STRONG Paul Strong
(Contact Person)

EXHIBIT A

SHELL COVE HOMEOWNERS ASSOCIATION
Prototypical Design Guidelines for Fences and Balconies

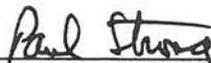
The following guidelines shall govern the size, design, and color of fences and balconies in the Shell Cove Planned Development.

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. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of 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. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed 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 fence design, location and height shall be consistent with the attached Exhibit "B".
7. The balcony design and height shall be consistent with the attached Exhibit "C".

APPROVAL PROCESS

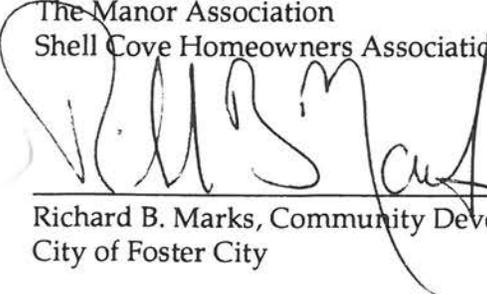
1. The homeowner or applicant shall submit the following:
 - For any balcony, a Building Permit application, including four copies of drawings indicating where the new balcony will be located, including the proposed size, material(s), and color(s).
2. For any fence, a final inspection by the Planning/Code Enforcement Division shall be requested within seven days of completion.



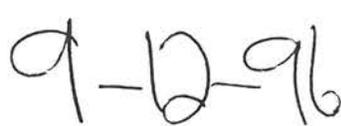
Paul Strong, Manager
The Manor Association
Shell Cove Homeowners Association



Date



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



Date

EXHIBIT B

FOSTER CITY RECEIVED

SEP 04 1996

PLANNING DIVISION
POLARIS AVENUE

SHELL COVE

1
51

ALTAIR AVENUE

CELESTIAL LANE

LIBRA LANE

GEMINI LANE

PAVO LANE

SCORPIO LANE

CELESTIAL LANE

ARA LANE

ARIES LANE

DRACO LANE

HYDRA LANE

BEACH PARK BOULEVARD

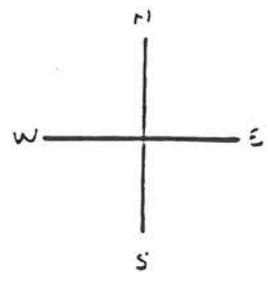
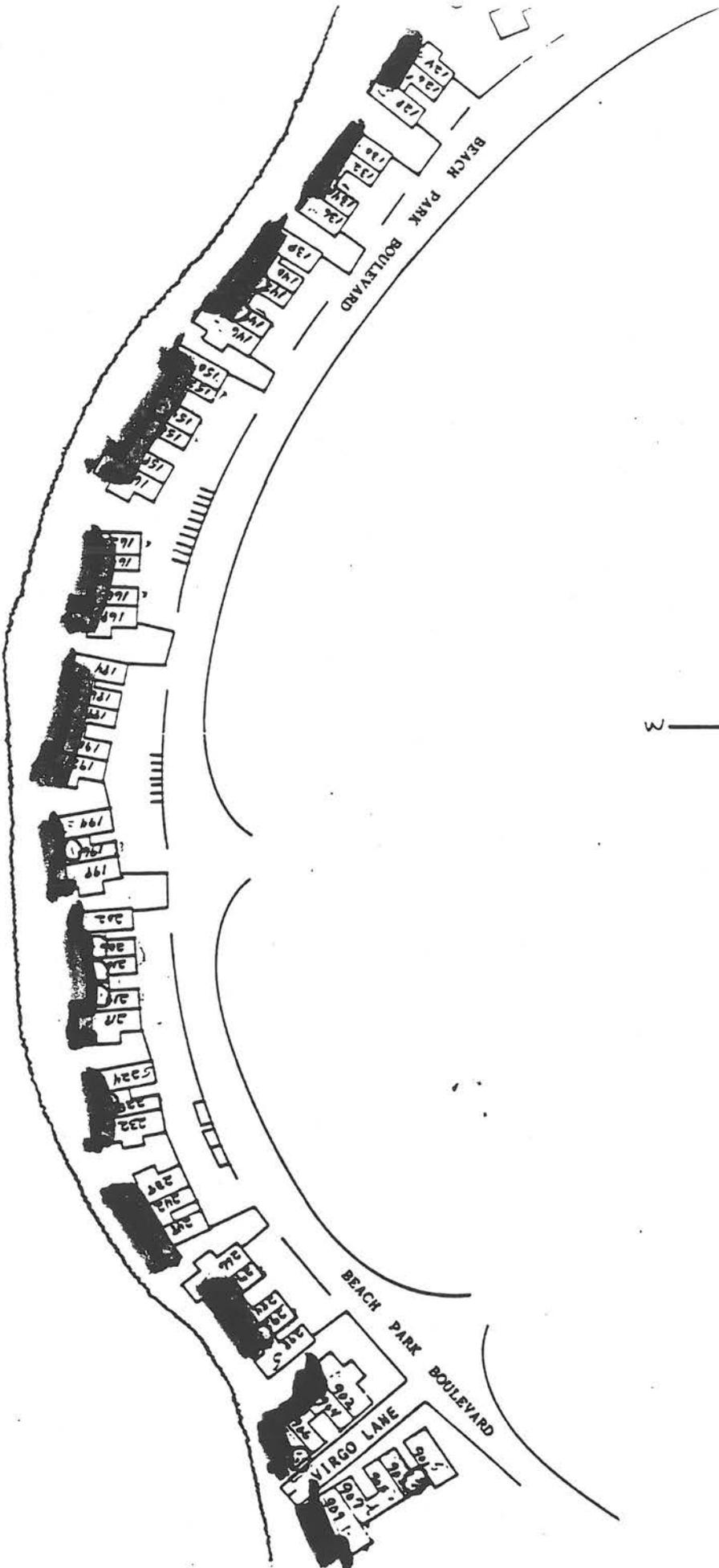
HILLSDALE BOULEVARD

PISCES LANE

AQUARIUS LANE

CELESTIAL LANE

See next page for Beach Park Boulevard and Virgo Lane section.



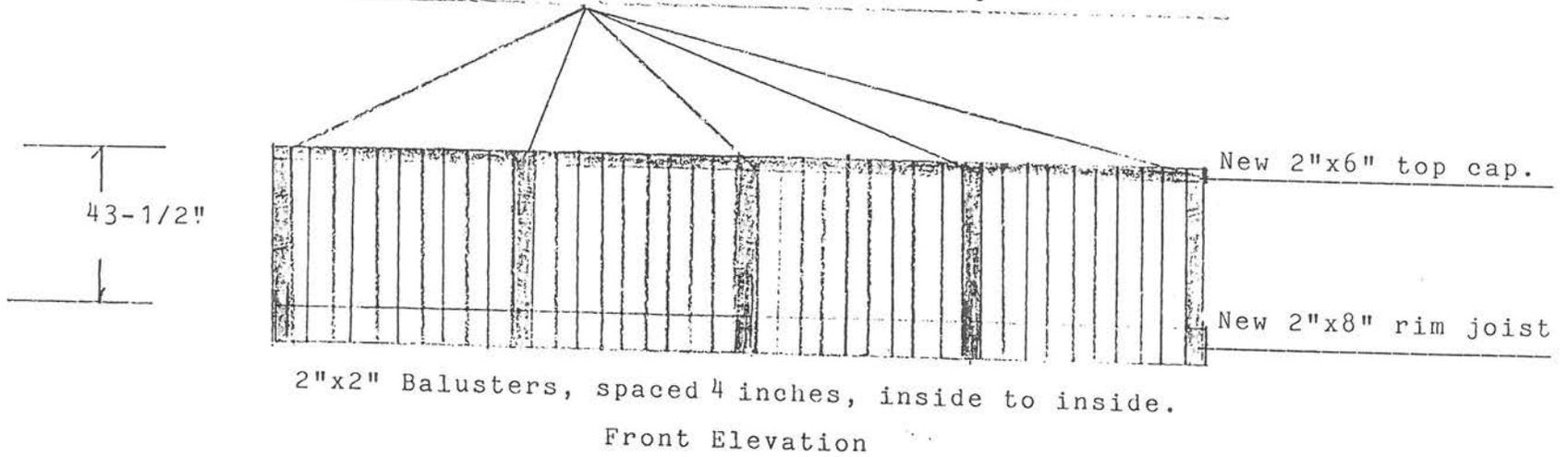
18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

EXHIBIT C

PROPOSED MODIFICATIONS TO UPPER LEVEL BALCONIES @ SHELL COVE CONDOMINIUMS.

to match existing

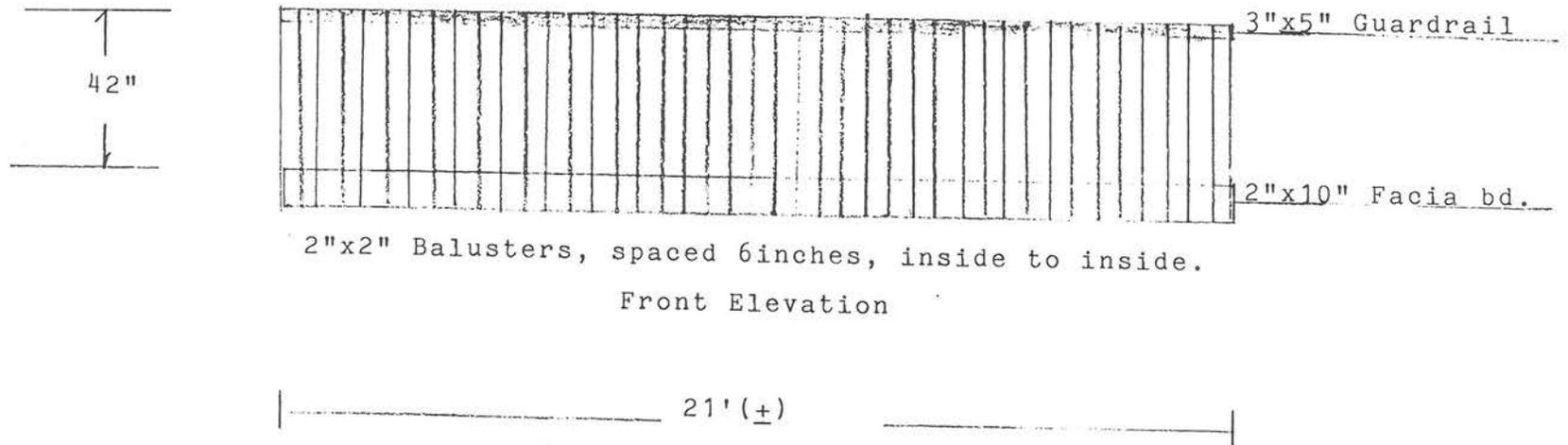
New 4"x4" posts/ 1 @ ea. corner and evenly spaced in the field
Posts to be bolted through new 2"x8" rim joist.

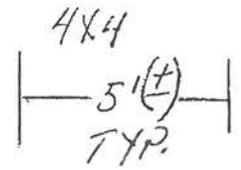
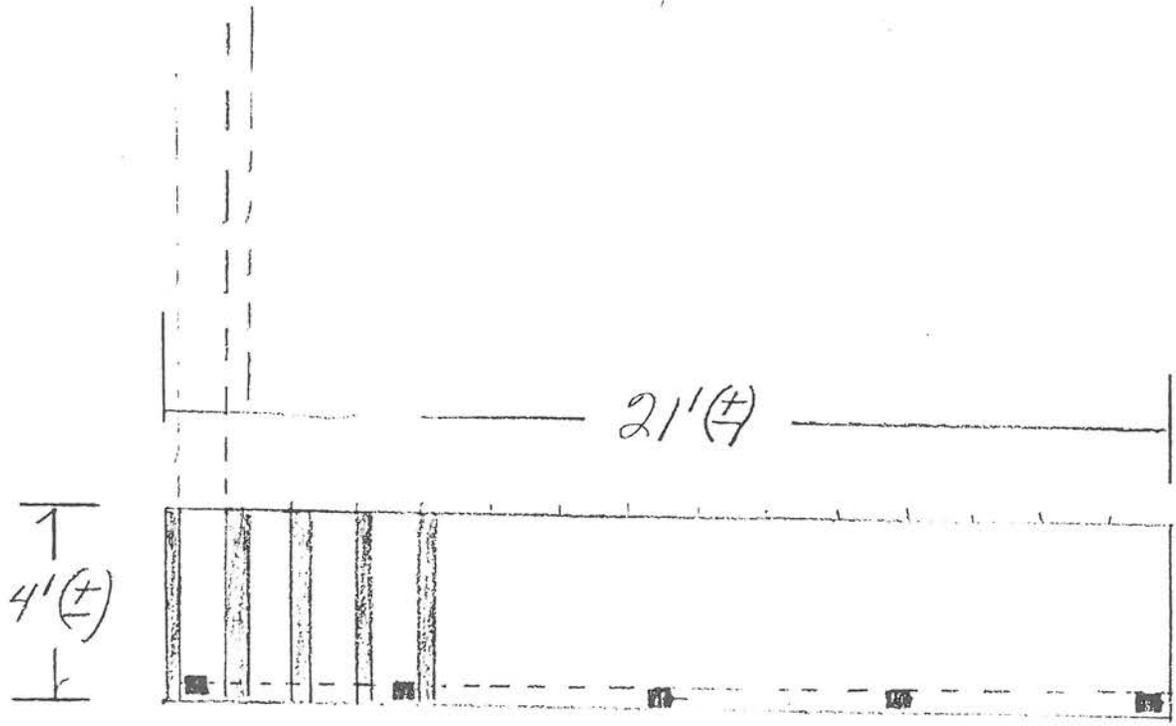


SCALE 1/4"

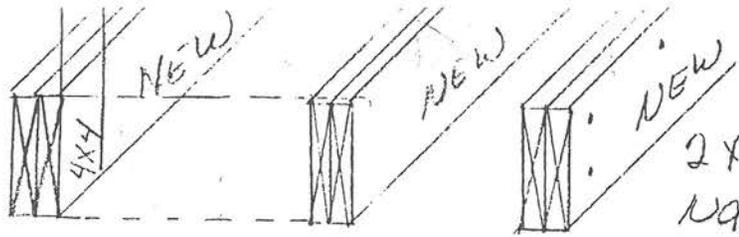
21' (+)

Existing balcony construction/ Shell Cove.



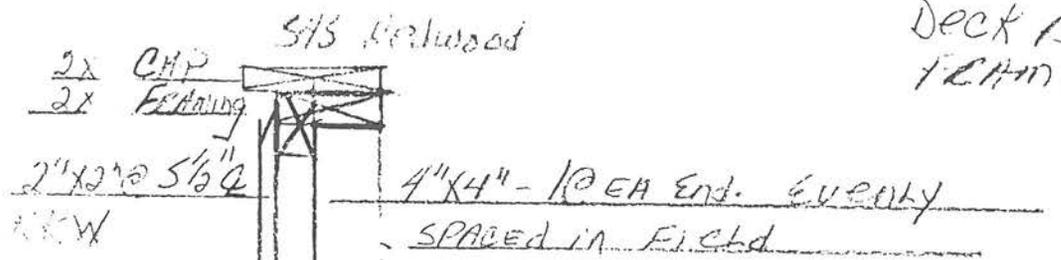


PLAN
TYPICAL BALCONY / SHELL COVE

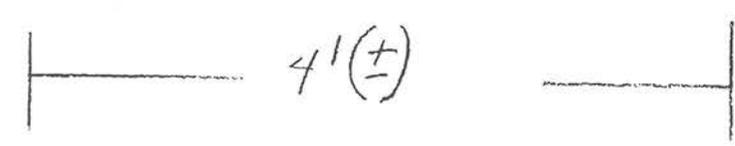
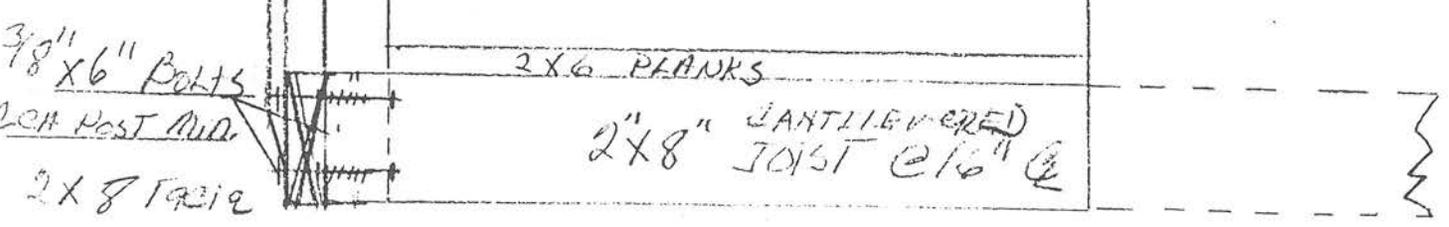


2x8x5' P.T. FIR
 Nailed to existing 2x8
 stringer @ 12" o.c.

Also included @ the tops of joists
 3/4" x 5' strip of "Bituthene" before
 Deck Boards are secured to
 framing



HOUSE





AUG 20 1996

P.O. Box 4057
Foster City
California 94404
415 • 637 • 1616
Fax • 637 • 1670

August 20, 1996

City of Foster City
Planning Department
Attn. Richard Marks
610 Foster City Boulevard
Foster City, California 94404

Re: Shell Cove Homeowners' Association

Dear Richard:

The Shell Cove Homeowners' Association has approved the attached upper deck modifications submitted by BCF Contractors. If you have any questions please feel free to call.

Sincerely,

THE MANOR ASSOCIATION, INC.

Paul Strong

Paul Strong
Managing Agent

cc: Board of Directors