

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 286-3200
FAX: (415) 574-3483

CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR ACTION NOTICE OF DECISION

ACTION DATE: March 6, 1997

CASE NO.: UP-79-015C

APPLICANT: William Yeung, c/o PML Management Corporation

APPLICANT ADDRESS: 655 Mariners Island Blvd. #301, San Mateo, CA 94404

APPLICATION FOR: Prototype design for stair and walkway railing

LOCATION: Spinnaker Cove Association, 780 Sea Spray Lane

ZONING: R-3/PD (Medium Density Residential/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 Exhibit "A" 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 location, size, height, colors, and material of the railings will meet the requirements of the Foster City Municipal Code, Uniform Building Code, 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 location, design, height, and material of the railings will be similar to the other railing of this design in the development.
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 location, height, setbacks, colors, and material of the railings will be in conformance with other railings in the development and will be consistent with the design criteria for location, height, setbacks, colors, and materials in the City's adopted Architectural and Solar Guidelines.

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 railings will be an attractive addition to the residential complex, will be in conformance with the standards of the adopted Uniform Building Code, and will not adversely affect the character of this property or the neighboring properties.

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

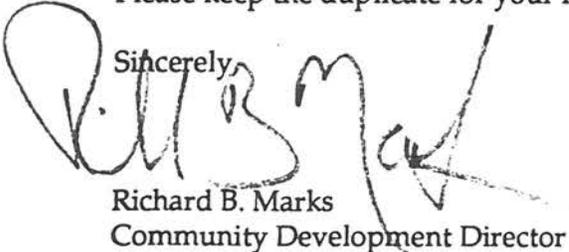
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the 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/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/Code Enforcement Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

Planners Initials: VEJ

for William Young
(Applicant) (Please Print)

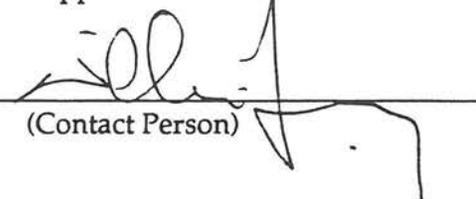
by 
(Contact Person)

EXHIBIT A

SPINNAKER COVE ASSOCIATION Stair and Walkway Railing Prototypical Design Guidelines

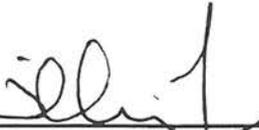
The following guidelines shall govern the installation of stair and walkway railing at the Spinnaker Cove Residential Complex.

CONDITIONS OF APPROVAL

1. The size, design, and overall composition of all exterior replacement railing shall substantially conform to the plans and elevations, received and dated by the Foster City Community Development Department on February 27, 1997, except as modified in subsequent conditions of approval included in this Exhibit A.
2. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
3. All materials and colors shall be as approved. The color of all replacement railing shall match the color of railing located on adjacent stairways and walkways, or as consistent with the existing color scheme for railing within the development. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the character of work or use of the property shall be resubmitted to the Community Development Director for review and approval.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to installation, a building permit shall be obtained from the Building division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.
8. All replacement railings shall conform to all applicable requirements of the Uniform Building Code.

APPROVAL PROCESS

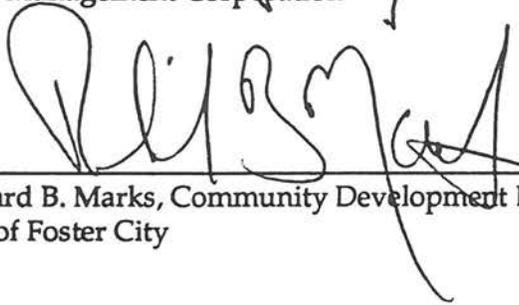
1. The applicant shall submit a Building Permit application, including four copies of drawings indicating the following:
 - proposed location of new or replacement railing
 - elevations which show dimensions of railing height, length, tube spacing, design, and overall composition
 - the material and color of the proposed railing
2. Planning/Code Enforcement Divisions staff will review the building permit application to confirm that the proposed design substantially conforms with the Prototypical Design Guidelines.



William Yeung, Project Inspector
PML Management Corporation

3/10/97

Date



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

3/10/97

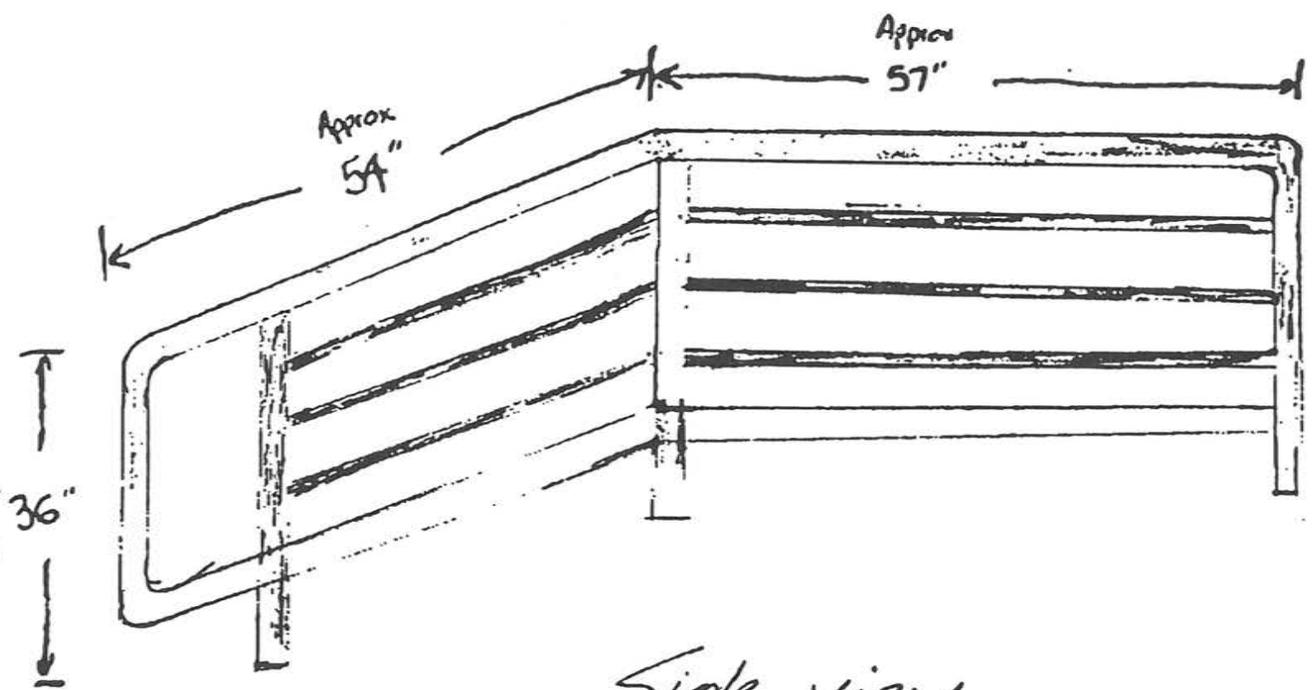
Date

2 Ea

REVISIONS			
ZONE	RE	DESCRIPTION	DATE

FEB-07-97 10:47 AM

UP-79-015C
 CITY OF FOSTER CITY
 PLANNING DIVISION
 MAR 07 1997
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS



Side view

FOSTER CITY
 RECEIVED
 FEB 27 1997
 PLANNING
 DIVISION

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE: FRACTIONS DECIMALS ANGLES ± 1/32 .XX ± ± .XXX ±	CONTRACT NO.		STARCO WELDING AND MANUFACTURING 411 OLD COUNTY RD. (415) 593-1585				BELMONT, CA 94002 FAX (415) 593-1105	
	APPROVALS DRAWN AP CHECKED ISSUED REF		DATE 2/19/97		TITLE Stair Rail			
DO NOT SCALE DRAWING MATERIAL 1 1/4" pipe, top, bottom, post. 1" inside stringers	SIZE A	FSCH NO.	DVG. NO.	REV.		SHEET		
QTY REQD	ACT' V SCALE VT	SCALE N/A						

P.02