



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
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JAN 31 1991

PLANNING
DIVISION

CITY OF FOSTER CITY
PLANNING DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE:

1-22-91

CASE NO.:

AR-91-003

APPLICANT:

PML management

APPLICANT ADDRESS:

1291 E. Hillsdale Suite 130 Foster City

APPLICATION FOR:

fence replacement prototypical

LOCATION:

Treasure Isle

ZONING:

R-3/PD

ACTION TAKEN:

approved

On the date listed above, the Planning 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~~ ~~is not~~ consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because fences will be replaced with a same style, height & color of existing fences which comply with current regulations.

2. That the design of the proposal ~~is~~ ~~is not~~ appropriate to the City, the neighborhood and the lot in which it is proposed because _____

All #1

3. That the design of the proposal ~~is~~ ~~is not~~ 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 of the Foster City Municipal Code because _____

All #1

4. That the proposal ~~will~~ 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~~ will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because _____

See #1

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 Planning Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Planning Director on an application may be appealed within ten (10) calendar days after the date of the Planning 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.

Acknowledgement 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 Division. Please keep the duplicate for your records.

Sincerely,

Leslie J Carmichael

for Richard B. Marks

Director of Planning
and Development Services

Planner Initials: sjc

for Treasure Isle HCH

(Applicant) (Please Print)

by Ann P. Pedevita

(Contact Person)

*Ann P. Pedevita,
Property Director*

File Ref. AR-91-003

EXHIBIT A

(Conditions attached to Architectural Review approval by the Planning Director
on 1/22/91)

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.