



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**NO BUILDING PERMIT
REQUIRED.**

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

APPLICATION RECEIVED: August 29, 2014

APPLICATION COMPLETE: September 18, 2014

ACTION DATE: September 24, 2014

CASE NO: UP-75-018ZZ (supersedes UP-75-018KK)

OWNER: Whalers Island Homeowners' Association

ADDRESS: Mulqueeney & Associates, PO Box, 4726, Foster City, CA 94404

APPLICATION FOR: Trellis Prototype Amendment - add ALUMAWOOD™ material

LOCATION: Whalers Island Planned Development

ZONING: R-1/PD (Single-Family Residential / Planned Development)

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 amend the prototype design for trellises, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype design will allow trellises constructed with ALUMAWOOD™, a durable material that looks like wood, will maintain the existing design and locational requirements for trellises; and therefore, 1) is sympathetic to the character and style of the existing houses and wood trellises currently used in the Whalers Island Homeowners' Association; 2) will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 3) will be integrated into the existing buildings and designed such that the architectural character of the houses are maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 4) will improve a typical residential use consistent with the Whalers Island Prototypical Design Guidelines and the Land Use Plan designation of Single-Family Residential.
2. That the design of the proposed trellis material would be consistent with and appropriate to the City, the neighborhood, the Whaler's Island Prototypical design guidelines and the lot on which it is proposed because the addition of the ALUMAWOOD™ material will not change the design or

appearance of trellises within the Whalers Island Homeowners' Association and new trellises will continue to be compatible with the location and design of the houses within the Planned Development in which they are located.

3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the proposal will allow trellises constructed with ALUMAWOOD™, a durable material that looks like wood, and will maintain the existing design, size and locational requirements for trellises. Therefore, the proposal will: 1) preserve the architectural scale and character of the planned development and community consistent with Section 17.58.010.B.1; 2) be well designed in relation to surrounding properties; 3) be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; 4) be sympathetic to the proportions and character of the existing houses within the Whaler's Island Planned Development; and 5) enhance the site and be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.
4. That the proposal would 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, property values in the area, or the general welfare of the City because the location, massing, and design of trellises will not be changed.

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.*

EXHIBIT A

WHALERS ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Trellises

The following guidelines shall govern the installation and replacement of trellises in the Whalers Island Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and 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. Trellises are to be constructed of wood or ALUMAWOOD™ materials. Preferred dimensions of structural support members are:
 - 6 x 6 inch posts of at least 2 x 6 inch material
 - Double joists of at least 2 x 6 inch material
 - secondary joists (creating a third layer) of at least 2 x 2 inch material
7. Trellises shall be between 7'6" and 10' high.
8. Trellises covering attached decks or patios are to project from the house and extend no closer than one-half of the distance between the house and the bulkhead.
9. Trellises shall be completely open on at least two sides, or may be enclosed with clear windscreens on two sides. Specifically, closed in trellises are not allowed.
10. Trellises shall be painted or stained to complement the house or trim colors.
11. Trellises and arbors are not to extend closer than 1 ft. from either side lot line.

Bold indicates site specific condition

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Whalers Island Homeowners' Association for the proposed trellis. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype.

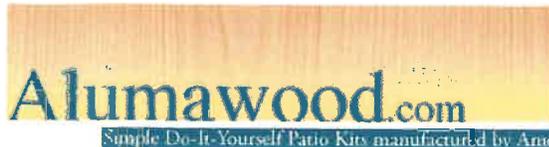
2. The Homeowner or contractor shall apply for an Architectural Review Permit for the proposed trellis from the Planning/Code Enforcement Division and shall submit any required drawings, materials and fees, including the following:
 - A letter from the Whalers Island Homeowner's Association (HOA), indicating their action on the proposal.
 - An Architectural Review application and filing fee.
 - 3 copies of the Site Plan, Elevations and/or photographs, showing the location, dimensions, specific materials and colors of the proposed trellis.
3. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
4. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement or construction of trellises.

David Kramar., Director
Whalers Island Homeowners' Association

Date

Curtis Banks, Community Development Director
City of Foster City

Date



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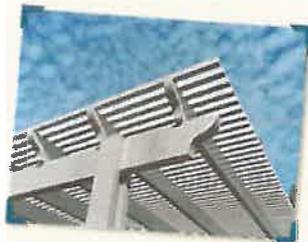
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Laguna Lattice

Lattice is not only practical but also beautiful. A lattice patio cover provides shade for your outdoor living space without screening out refreshing breezes.

Newport Solid Roof

A solid patio roof is your best choice for providing your family and your outdoor furniture with maximum protection against the outdoor elements.

Available Colors



Benefits & Features of Both Styles

Engineered for up to 60lbs Snow Load & 110 MPH Winds. Engineering is available to download anytime off our [Instructions & Engineering](#) page!

Up to a 20' out from house (projection) and any length along house. Up to 12' high.

Only Basic Home Owner Tools Required for Installation.

No pre-drilled holes, easy to use self tapping screws included with kit.

Gutters with downspouts, flashing and caulking are included with all Newport and Insulated Roof Panel DIY Kits.

Installation Instructions are available online. They may be downloaded anytime off our [Instructions & Engineering](#) page!

You'll have unlimited access to technical help available via email or phone.

Everything included and ready to install: All Rafters, Lattice, Posts & Side Plates, Beam, Attaching Brackets and Hardware.

Choose from 7 custom colors for the Laguna kits, 6 colors for the Newport kits and 2 for the Insulated Roof Panel kits.

Choose from Attached or Freestanding.

New Product - Insulated Roof Panel

Offering all of the benefits of being outdoors with the comforts of being safely tucked inside, [Insulated Roof Panel patio covers](#) are a

Choose from Attached or Freestanding.

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SEP 24 2014 UP-75-01827
ADMINISTRATIVE APPROVAL WITH CONDITIONS

Unlike real wood ALUMAWOOD™ won't burn, get termites, crack, peel, warp or rot.

ALUMAWOOD™ stays looking new for years and years, so you'll never have to worry about spending money and hours of back-breaking work to scrape, paint and repair your shade structure.

And using ALUMAWOOD™ is friendly to the environment because it helps preserve our nation's forests.

Best of all, ALUMAWOOD™ costs less than wood when you factor in maintenance costs.

wonderful way to increase the value of your property while adding outdoor living space for you, your family and friends.



Every design detail in the product line has been considered to ensure that your patio cover will reflect our commitment to quality as it adds sophisticated charm to your home's exterior.

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The ALUMAWOOD™ Difference

Your shade structure is an investment in the beauty and value of your home. That's why you should trust the company that's been a leader in high-quality home-enhancing building products for more than 30 years.

Your ALUMAWOOD™ purchase is covered by the Manufacturer's Lifetime Limited Warranty - one of the strongest warranties in the industry. They have taken every step necessary to ensure the utmost in quality control, from using their own in-house staff of design experts to painting the aluminum themselves.

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