

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY, CA 94404-2222
(650) 286-3200
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CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR'S ACTION NOTICE OF DECISION

APPLICATION RECEIVED: June 13, 2000

APPLICATION COMPLETE: June 13, 2000

ACTION DATE: June 13, 2000

CASE NO.: UP-75-018T

APPLICANT: Scott Noble for Whaler's Island Homeowners' Association

APPLICANT ADDRESS: Noble Consultants, Inc., 359 Bel Marin Keys Blvd., Suite 9, Novato, CA 94949-5637

APPLICATION FOR: Bulkhead replacement

LOCATION: Whaler's Island Planned Development

ZONING: R-1/PD

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 bulkhead would be harmonious with the existing house and operate to integrate with the existing neighborhood and therefore, would promote "proper site planning, architectural design and property maintenance" and preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals LUC-A and LUC-B and Policies LUC-38 and LUC-39 contained in the Land Use and Circulation Element of the General Plan and improve a typical residential use consistent with the Land Use Plan designation of the R-1, Single-Family Residence District.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the bulkhead would be of a size and design that is generally consistent with the existing bulkhead.
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, and Section 17.50.020, Accessory Buildings and Structures, of Chapter 17.50, Accessory Buildings and Uses, of

the Foster City Municipal Code because the bulkhead would enhance the site and be harmonious with the highest standards of improvements in the surrounding area consistent with Section 17.58.010.B.4.

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 bulkhead will not have significant impacts on adjacent properties and would be compatible with similar improvements in the vicinity; would not interfere with the public's enjoyment of waterways, and therefore would comply with the intent and purpose of the zone in which the property is located, with the General Plan of the City.

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

(Applicant's Name) (Please Print)

Planners Initials: LJC

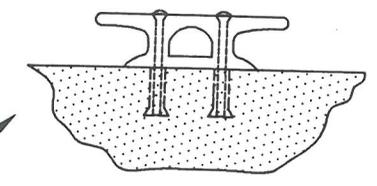
(Applicant's Signature)

EXHIBIT A

(Conditions attached to approval of a bulkhead by
Community Development Director on June 13, 2000)

1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. No boat docks and/or access gangways and ramps or any other structure shall be attached to the bulkhead.
3. The applicant shall obtain a building permit for the bulkhead prior to construction. Prior to issuance of a building permit, four sets of construction plans shall be submitted to the Building Division for subsequent plan check.
4. The sheet piles shall be grey in color, per the sample on file with the Planning/Code Enforcement Division.
5. A sample of the rub rail shall be submitted for approval by the Community Development Director prior to installation.

JUN 3 2000
Harmond
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

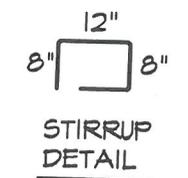


INSTALL CLEATS AT LOCATIONS INDICATED ON CIVIL PLANS. (SEE SPECS FOR CLEAT). SECURE EACH CLEAT USING 2- 5/16" ϕ STAINLESS STEEL MACHINE SCREWS WITH FLAT OR PAN SHAPED HEAD AND SQUARE OR HEX RECESSED DRIVE HOLE. DRILL AND PLACE STAINLESS STEEL DROP-IN TYPE ANCHOR FOR EACH SCREW, EMBED 2", (HILTI OR EQUIV.).

3/4" FORMED CHAMFER

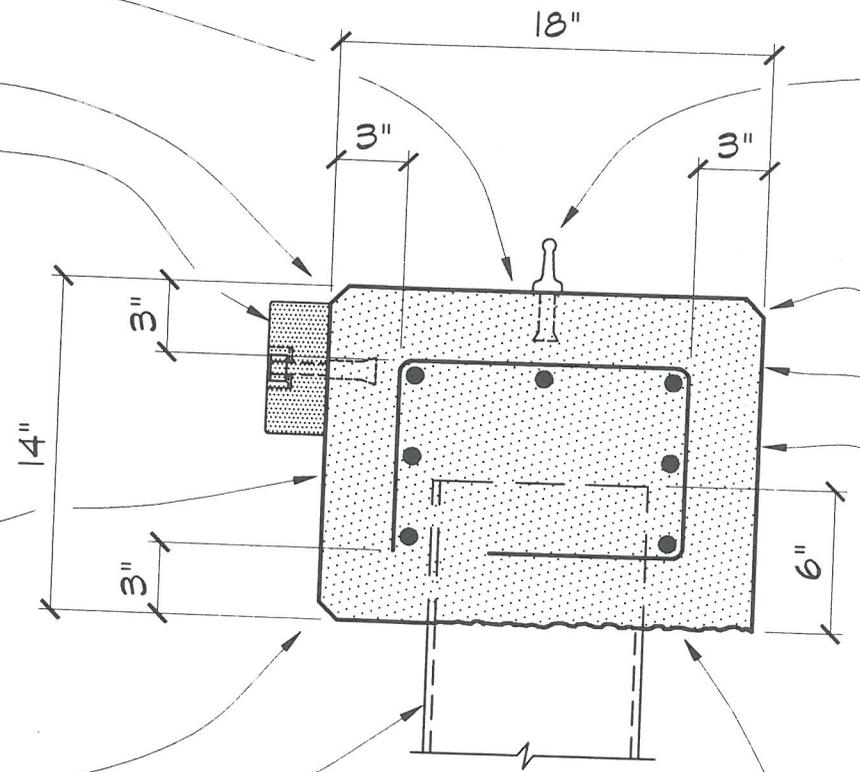
FORM LAND-SIDE FACE AS REQ'D.

CONCRETE CAP WITH 7- #5 BARS CONTINUOUS AND #4 STIRRUPS AT 4'o.c. (PLUS EXTRA STIRRUP NEAR ISOLATION JOINTS). ALTERNATE DIRECTION OF BOTTOM LEG OF STIRRUPS TO FIT INTO CORRUGATIONS OF SHEET-PILE. ALL REBAR SHALL BE EPOXY COATED. NO FIELD BENDS OR CUTS, SEE (D/SI) FOR ADDITIONAL INFO.



STIRRUP
 DETAIL

CAST THIS PORTION OF SOFFIT, (FROM SHEET-PILE INWARD), DIRECTLY ON ROCK BACKFILL.



NON-SLIP BROOM FINISH ON TOP OF CAP

3/4" FORMED CHAMFER

RUB-RAIL - SECURE W/ 1/2" ϕ x 3 1/2" LONG HEX HEAD STAINLESS STEEL BOLTS, EA. WITH STD. ST. STL. WASHER, SET INTO HILTI "HDI" ST. STL. DROP-IN ANCHOR, 1/2" ϕ x 2" DEEP. DRILL AND PLACE ANCHORS AFTER CONCRETE HAS SET. SEE CAP ELEVATION FOR ANCHOR LAYOUT. (OPTION, USE CAST-IN-PLACE ST. STL. ANCHORS).

SMOOTH PLYWOOD OR STEEL FORMED FINISH ON FACE OF SOFFIT. PROTECT SHEET PILE COATING DURING FORM INSTALLATION AND REMOVAL. NO HOLES, WELDING, ETC. UNLESS APPROVED BY ENGINEER. NO FORM MATERIAL SHALL BE LEFT IN THE CONCRETE.

3/4" FORMED CHAMFER

STEEL SHEET-PILE BULKHEAD WALL, EMBED 6" UP INTO CONCRETE CAP.

CONCRETE CAP SECTION

SCALE: 1/2" = 1'-0"



CONTINUOUS CONCRETE CAP
- FOR REINFORCING, FINISH
AND JOINT DETAILS SEE $\frac{B}{S1}$ & $\frac{D}{S1}$

SEE CIVIL PLANS FOR TOP OF
CONCRETE CAP ELEVATION -
VARIES FROM 100.7 TO 101.0.

CONTINUOUS RUB-RAIL, 3x6
(2 1/2" x 5 1/2"), PLASTIC, SEE SPECS
FOR ATTACHMENT DETAILS SEE $\frac{B}{S1}$ & $\frac{C}{S1}$

STEEL SHEET-PILE BULKHEAD
WALL - "ARBED pu-6(-0.5)", ASTM
A572 GRADE 50 OR A328,
INSTALL IN 20'-0" LENGTHS.
(SHORTER LENGTHS O.K. AT
BEACH TERMINATIONS, SEE $\frac{C}{S2}$).
SHEET-PILE SHALL BE
EPOXY COATED FOR TOP 7',
BOTH SIDES - SEE SPECS. DRAIN
& HANDLING HOLES SHALL BE
SHOP DRILLED AND GROUND TO
A SMOOTH RADIUS BEFORE
COATING. HANDLING HOLES
SHALL BE 2"φ AND CENTERED
4" FROM TOP OF SHEET. (SO IT
IS CONCEALED IN CONCRETE
CAP.) FOR DRAIN CONNECTION
REQUIREMENTS AND DRAIN
HOLE DETAILS, SEE $\frac{A}{S2}$ & $\frac{B}{S2}$.

ALIGN NEW SHEET-PILE FOR 1"
CLEARANCE OFF EXISTING WOOD
WALER BEAM. (0" MIN.- 2" MAX.)

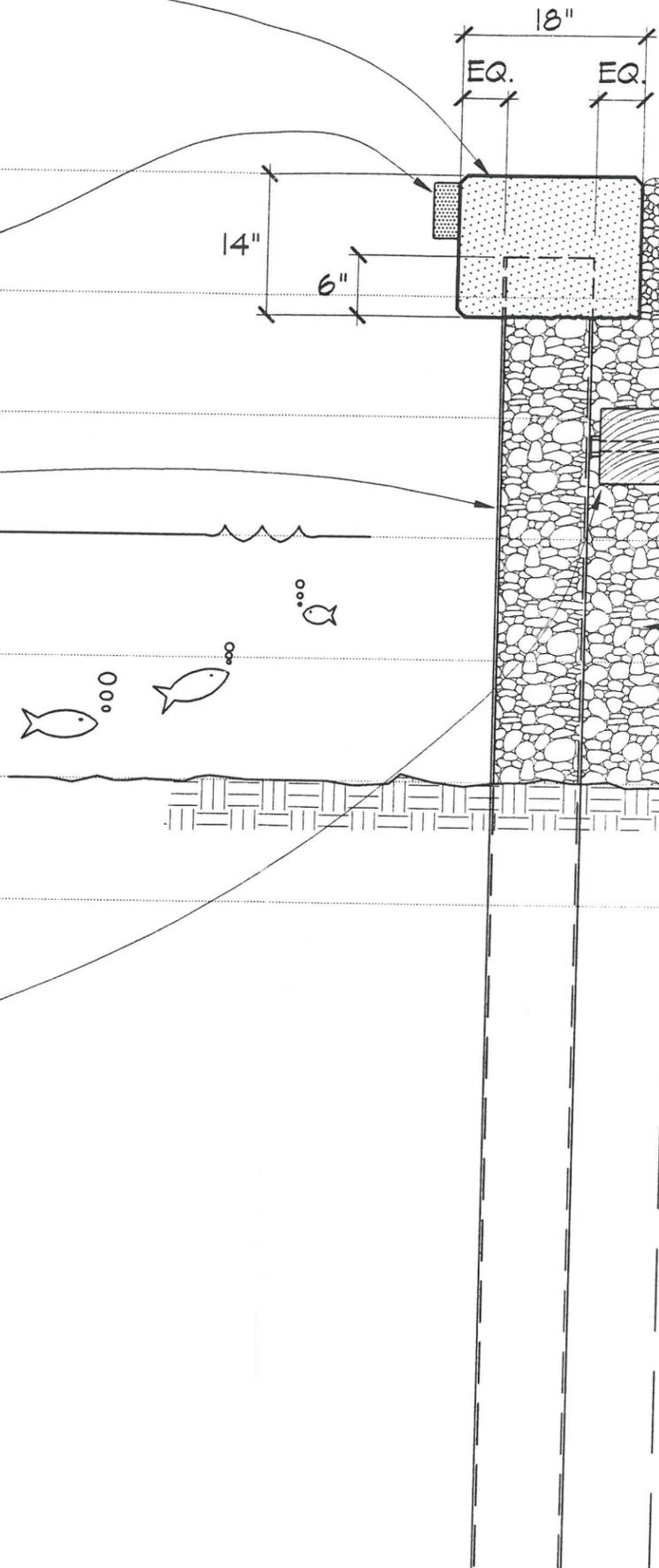
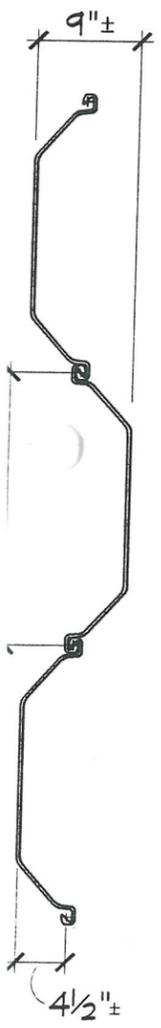
NOTE:
LAGOON WATER LEVEL IS CONTROLLED
BY CITY OF FOSTER CITY PURSUANT TO
LAGOON MANAGEMENT PLAN. TYPICAL
SUMMER LEVELS, (3/15 TO 11/15), VARY
BETWEEN ELEV. 98.0 AND 99.0.
TYPICAL WINTER LEVELS, (11/15 TO 3/15),
VARY BETWEEN ELEV. 97.5 AND 98.5.
DEVIATIONS DUE TO CITY OPERATIONAL
REQUIREMENTS MAY OCCUR.

WOOD CAP FROM EXISTING
BULKHEAD - LEAVE TOP PIECE
IN PLACE. REMOVE AND
DISPOSE OF FACE PIECE.

BACKFILL TOP PORTION, (14" MAX.,
4" MIN.) WITH SELECT WHITE RIVER
RUN ROCK, APPROVED BY ENGINEER.
PLACE AFTER CONCRETE CAP IS
COMPLETE.

EXISTING BULKHEAD, WALER BEAM AND
TIE-BACKS - LEAVE MAJORITY OF
WALER BEAM IN PLACE. REMOVE AS
DIRECTED BY ENGINEER WHERE BEAM
IS SIGNIFICANTLY DETERIORATED AND
HAS NO STRUCTURAL VALUE, (EST. 20%
OF ALL WALER BEAMS).

BACKFILL BEHIND NEW SHEET PILE WALL
WITH 3/4" MINUS OPEN GRADED, ROUND
ROCK, APPROVED BY GEOTECHNICAL
ENGINEER. PLACE IN 12" MINIMUM LIFTS
AND COMPACT USING A CONCRETE
VIBRATOR. EXTEND THIS BACKFILL
MATERIAL UP TO SOFFIT ELEVATION OF
NEW CONCRETE CAP TO ALLOW CAP TO
BE FORMED ON TOP SURFACE. PROTECT
SHEET-PILE COATING DURING PLACEMENT
OF BACKFILL ROCK. CONTRACTOR TO
SUBMIT PLACEMENT PROCEDURE TO
ENGINEER FOR APPROVAL.



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PLANNING DEPARTMENT
JUN 13 2000
Starnival
ADMINISTRATIVE APPROVAL
WITH CONDITIONS