

CITY OF FOSTER CITY

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

PLANNING DIVISION

ADMINISTRATIVE POLICY

Subject: Whalers Island and Landing residential project -- review criteria for other-than-originally designed and approved greenhouse/solarium addition proposals.

Policy No.: P-89-005

Authorization for Policy: Section 17.06.030 of Title 17 (Zoning) of the Foster City Municipal Code and direction given by the Planning Commission on May 1, 1989.

Date of Planning Director's Approval: June 19, 1989

Effective Date of Policy: June 19, 1989

Background and/or Problem Statement: At times the Planning Division receives proposals for greenhouse/solarium additions which are of a different design and size than the "optional" greenhouse designed for the Whalers Island and Landing project by the project's original architects (Fisher-Friedman).

In the past, design criteria did not exist with which to give guidance to homeowners requesting designs different than the approved optional greenhouse/solarium design or that could be used by the staff or Planning Commission when reviewing such requests. As a result, greenhouse/solarium proposals have been approved which, in retrospect, do not appear to be compatible with the basic architectural style of the project or subject house and which are dissimilar between themselves. Property owners are uncertain what review criteria will be applied to their requests by the City, staff has been uncertain how to direct applicants making such requests, applicants front-end design costs have been increased due to staff or Commission required project redesign and inconsistent decisions have been made.

Examples of greenhouse/solarium additions which have been approved and which, in staff's opinion, are not architecturally successful include the following:

1. UP-18-75 -- 1156 Dover Lane
2. UP-23-84 -- 619 Portsmouth Lane
3. UP-61-85 -- 613 Portsmouth Lane
4. UP-25-87 -- 616 Waterbury Lane

The Commission and staff are particularly concerned with the cumulative impact on the architectural quality of the Whaler's Island and Landing projects if unstudied and uncoordinated deviations from the Fisher-Friedman designed greenhouse/solarium are allowed to continue. While the addition of a single greenhouse/solarium, in and of itself, may not constitute a significant impact along the waterfront, it is the accumulation of such deviations from originally approved property improvement designs that can, over time, change the architectural quality and integrity of a planned residential development. The waterfront appearance of the Whaler's Island and Landing project is particularly sensitive to exterior building modifications, and thus the need for this policy and review criteria.

Purpose of Policy:

1. To establish a policy with respect to designs for other-than-originally designed greenhouse/solarium proposals that can be consistently applied over time by the Planning Division which will result in the consistent and fair treatment of residents in the Whaler's Island and Landing residential developments.
2. To establish a set of criteria that the Planning Division staff can apply to all applications for designs for other-than-originally designed greenhouse/solarium proposals in this development, which will bring clarity to the design review process.
3. To establish a set of criteria which are consistent with the general direction given to staff by the Planning Commission on May 1, 1989.

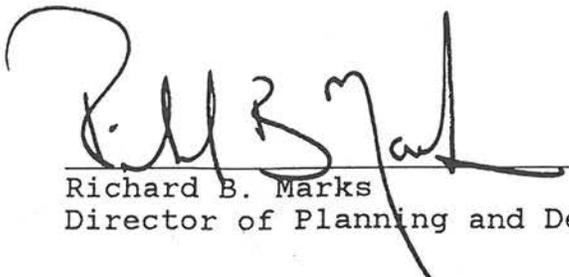
Policy: Requests for all designs for other-than-originally designed greenhouse/solarium addition proposals in the Whaler's Island and Landing residential development shall be subject to the following design criteria:

- . Architecture -- The greenhouse/solarium design should be similar to, or at least compatible with the optional greenhouse designed by Fisher-Friedman. The roof slope should be similar. The roof eave should be angled, rather than curved.
- . Location -- The location for the proposed greenhouse/solarium should be the same as approved for the Fisher-Friedman optional greenhouse at the rear of the house.
- . Materials -- The materials should be bronze aluminum framing and clear or light grey tinted glazing. White aluminum framing may also be acceptable, if compatible with existing house colors.

- . Size -- The size should be similar to the optional greenhouse designed by Fisher-Friedman (approximately 6'4" in depth x 12'10" in width x 11' in height), unless site conditions warrant a greater depth. A property located on the wide water can generally accommodate a deeper solarium than a property on the narrow water because the larger yard helps to mitigate the visual impact of the greenhouse/solarium on the property as viewed from the water.
- . Yard area -- The yard area should be large enough to adequately accommodate a greenhouse without crowding the yard.
- . Relationship to setbacks of adjacent properties -- The greenhouse/solarium should not significantly project beyond the rear wall of the adjacent properties.
- . Views of the water -- The greenhouse/solarium should not significantly impact or reduce the views of the water of adjacent properties.
- . Setback from the lagoon -- The setback should be a sufficient distance from the lagoon, in order to avoid too much building mass along the water. A minimum setback of 10' from the lagoon bulkhead should be maintained.
- . In accordance with the requirements of the Uniform Building Code, any two-story unit with a bedroom window located above a proposed glass greenhouse/solarium shall be required to have a secondary window for ingress/egress serving that bedroom, which is not located over the proposed greenhouse/solarium. Such requests shall be accompanied by a request to add or modify a window, in accordance with all City requirements and all provisions of the Unified Building Code.

Note: Projects approved under this criteria include the following:

1. UP-89-013 -- 644 Greenwich Lane -- Solarium addition



Richard B. Marks
Director of Planning and Development Services