

EXHIBIT A

(Conditions attached to approval of submittals in satisfaction of Conditions 1.9 and 1.21 of UP-12-84 by Planning Commission on June 6, 1985)

1.0 GENERAL

- 1.31 All mailboxes at the Williams Landing project shall be constructed and located in accordance with the guidelines for mailbox structures and mailbox structure locational map approved by the Planning Commission on June 6, 1985.
- 1.32 All appurtenant structures shall be constructed in accordance with the Williams Landing prototypical structures, except for gazebos, approved by the Planning Commission on June 6, 1985.
- 1.33 All structures placed in rear or side yard setback areas shall be a maximum height of eight feet, with the exception that up to one foot of additional detailing may be added to prototypical structures.
- 1.34 All prototypical structures placed in rear or side yards shall be set back a minimum of three feet from the side or rear property line.
- 1.35 The applicant shall supply a map showing typical location of a prototypical patio cover for each yard prior to issuance of a building permit.
- 1.36 The applicant shall include specific language in the CC&Rs for the Williams Landing project regarding the restrictions on construction of structures over five feet high in the rear and side yards prior to recordation of the CC&Rs.

RESOLUTION NO. P-67-85

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING SUBMITTALS IN SATISFACTION OF USE PERMIT CONDITIONS 1.9 (MAILBOX PROTOTYPES) AND 1.21 (PROTOTYPE TRELLISES, PRIVACY SCREENS, DECKS PATIOS AND OTHER STRUCTURES HIGHER THAN RESIDENTIAL FENCES) — WILLIAMS LANDING PROJECT — SOUTHEAST INTERSECTION OF PORT ROYAL AND BISCAYNE AVENUES — FIRST SOUTHWEST — UP-12-84

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, First Southwest has requested Planning Commission approval of submittals in satisfaction of Use Permit Conditions 1.9 (mailbox prototypes) and 1.21 (prototypes of trellises, patios and other appurtenant structures excluding gazebos) for the Williams Landing project located on Parcel C, Neighborhoods 7/8A, at the southeast intersection of Port Royal and Biscayne Avenues; and

WHEREAS, the submittals have been determined by the Planning Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, the Planning Commission did duly consider said submittals at a public meeting on June 6, 1985.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds:

1. The request will not be detrimental to the health, safety, morals, comfort or general welfare of the persons or property in the neighborhood of the proposed use or to the City of Foster City; and
2. The request meets the purposes and principles of good architecture and site plan review as described in Sections 2.28.110-120 and 17.58 of the Municipal Code; and
3. The request is consistent with the General Plan of the City of Foster City and meets the requirements of the Zoning Ordinance as described in Title 17 of the Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves submittals in satisfaction of Conditions 1.9 and 1.21 of UP-12-84, subject to the conditions in Exhibit A attached hereto.

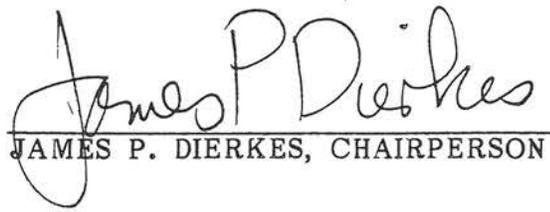
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on June 6, 1985, by the following vote:

AYES, COMMISSIONERS: DITTMAR, HAUGH, KUNDUPOGLU AND
CHAIRPERSON DIERKES.

NOES, COMMISSIONERS: FITZGERALD.

ABSTAIN, COMMISSIONERS: NONE.

ABSENT, COMMISSIONERS: NONE.



JAMES P. DIERKES, CHAIRPERSON

ATTEST:



RICHARD B. MARKS, SECRETARY

FILE COPY



**William's Landing
Prototypical Patio Covers
FOSTER CITY, CALIFORNIA**

**FOR FIRST SOUTHWEST
18 JUNE 1985**

MELVIN LEE ASSOCIATES • ASLA
LANDSCAPE ARCHITECTS • PLANNERS
1650 PACIFIC AVE. SAN FRANCISCO
CALIFORNIA 94109 2549 (415) 441 9000



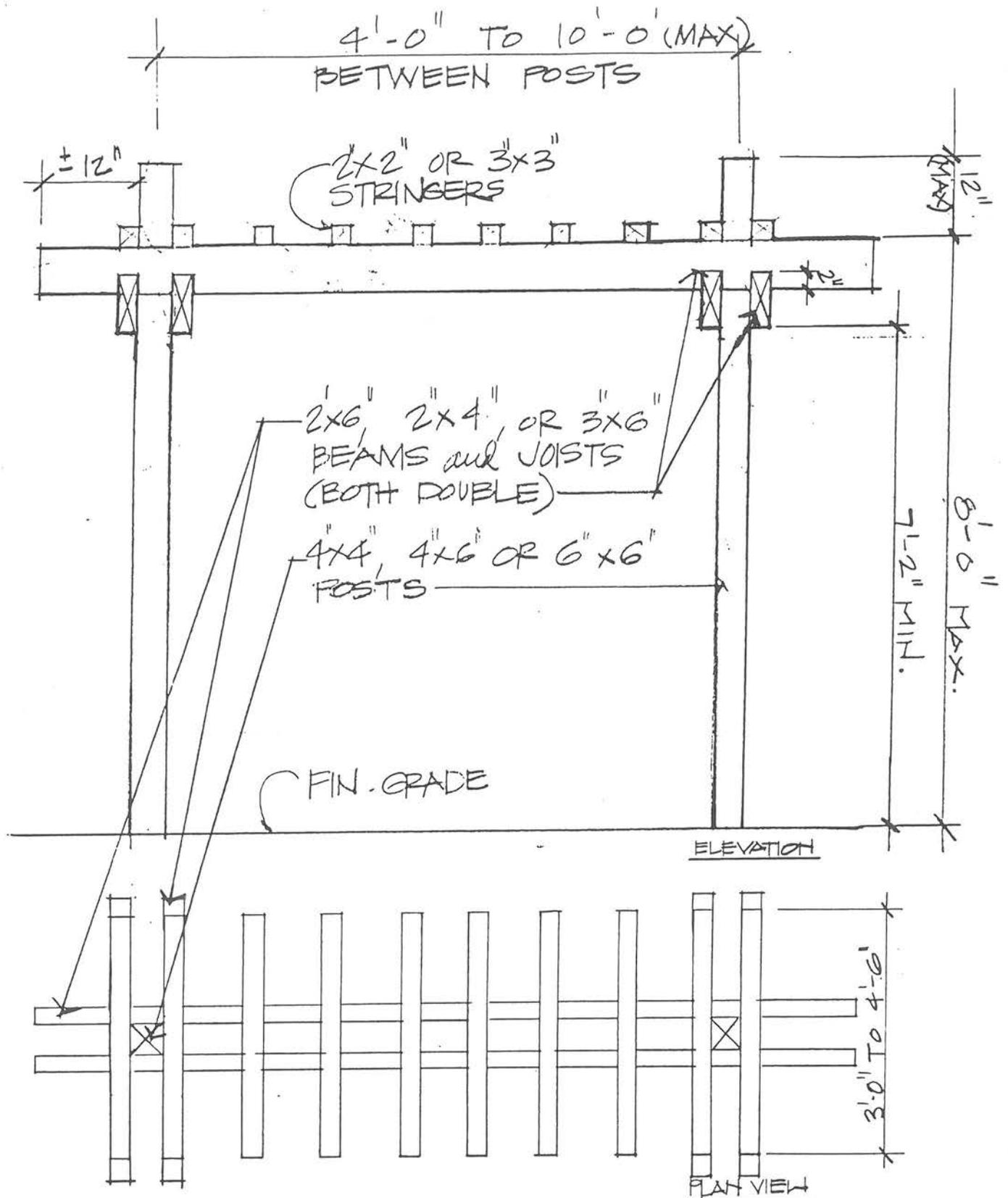
Landscape Guidelines for Trellises, Appurtenances and Patio Covers for
William's Landing in Foster City, California

Patio Cover Areas

This includes arbors, trellises, and any other structures that provide an overhead canopy. No structures other than the approved prototypes may be constructed over 5'-0" high in private rear yard areas. These structures shall be constructed in accordance with the following design guidelines:

All structures shall be located in side and rear yard fenced private areas. Structures must be set back a minimum of three feet from common side and rear yard fences. Structures may be constructed immediately adjacent to house or garage, but may not be attached. Wood shall be redwood, construction heart or better. All wood structures constructed (if painted or stained) shall match the building color palette.

Attached are illustrations of prototype patio cover designs.

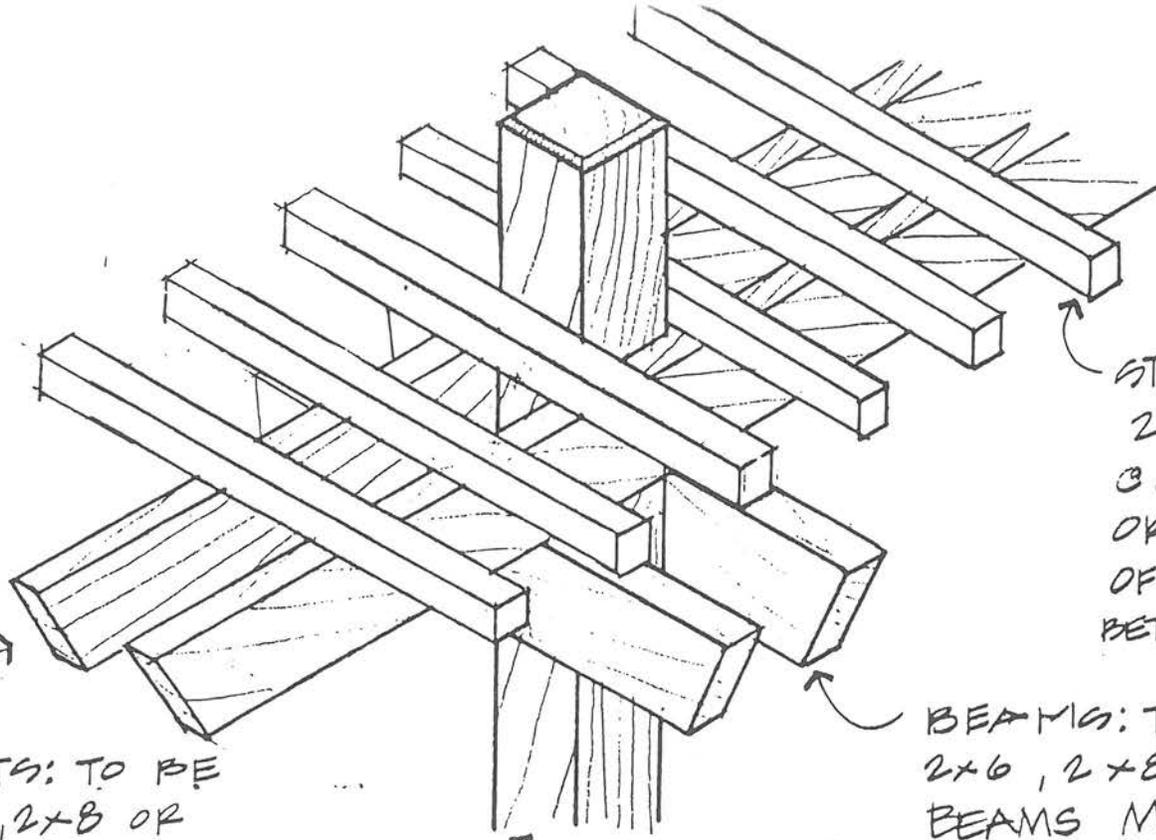


A

Trellis

NO SCALE

NOTE: TRELLIS MAY BE LENGTHENED BY ADDING POSTS WITHIN THE SAME DESIGN.
SEE NEXT SHEET FOR DETAILS

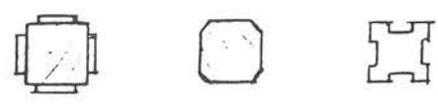


STRINGERS:
 2x2 OR 3x3,
 3/8" O.C TO 12"
 OR 14 GROUPS
 OF 3 W/18"-24"
 BETWEEN GROU

BEAMS: TO BE
 2x6, 2x8 OR 3x6
 BEAMS MAY NOTCHE
 1 1/2" TO 2" INTO JOISTS
 IF DESIRED.

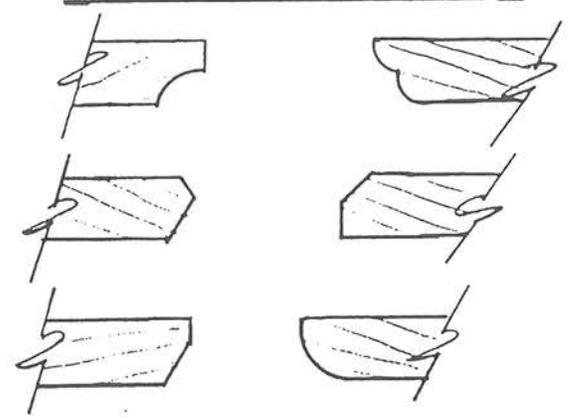
JOISTS: TO BE
 2x6, 2x8 OR
 3x6

POSTS: TO
 BE 4x4, 4x6 OR
 6x6

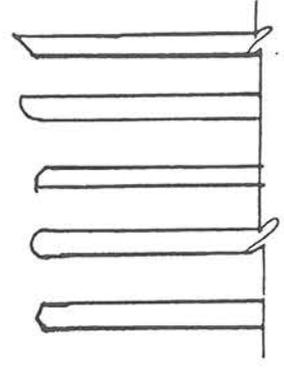


POST TREATMENT

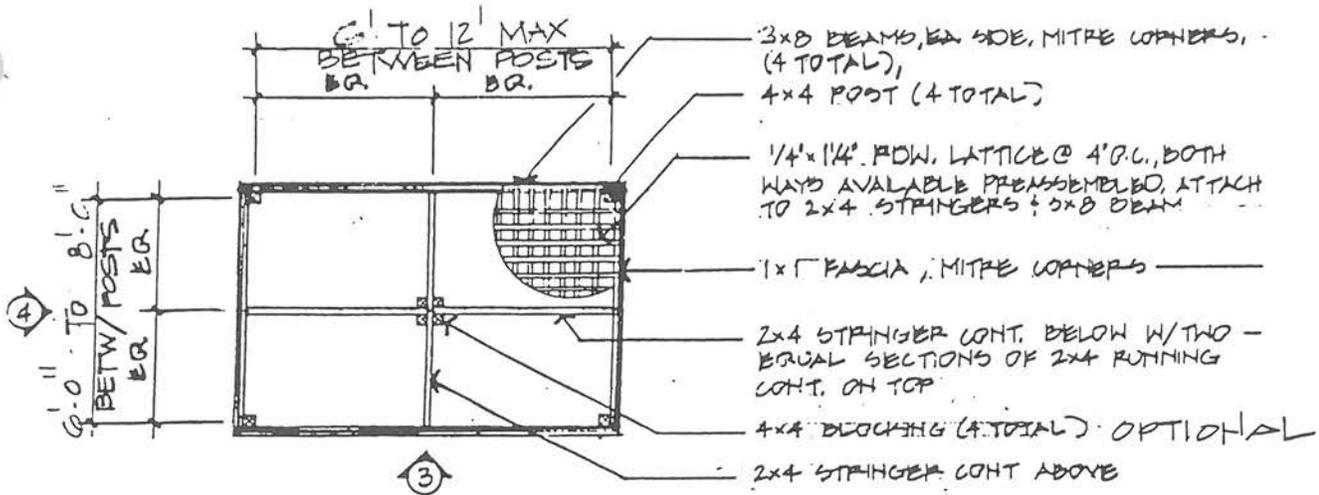
BEAM & JOIST TREATMENTS



STRINGER TREATMENTS

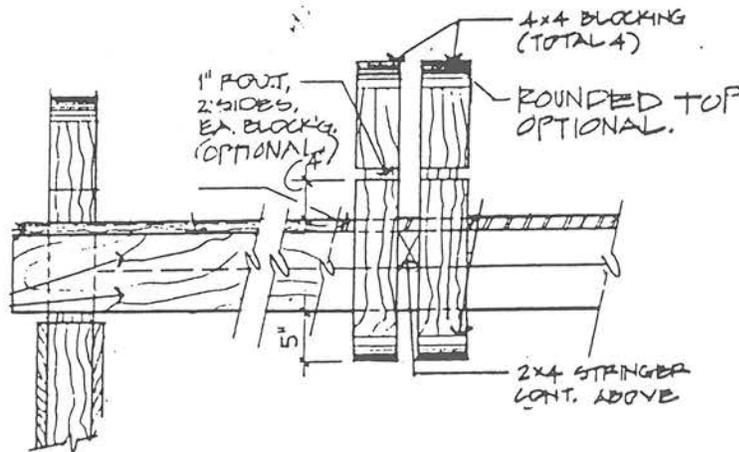


PROTOTYPICAL TRELLIS DETAILS

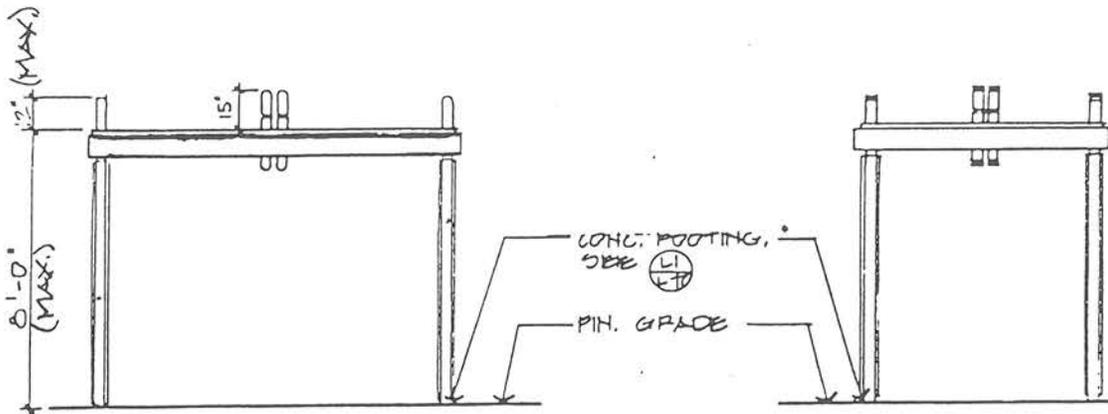


1 PLAN

NOTE: ARBOR MAY BE ENLARGED BY REPEATING SECTION OF THIS SAME DESIGN.



2 CORNER & BLOCKING DETAIL



3 FRONT ELEVATION

4 SIDE ELEVATION

B Free Standing Arbor with Lattice

NO SCALE