

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 286-3200
FAX: (415) 574-3483

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

ACTION DATE: March 6, 1997

CASE NO.: AR-97-020

APPLICANT: William Yeung, c/o PML Management Corporation

APPLICANT ADDRESS: 655 Mariners Island Blvd. #301, San Mateo, CA 94404

APPLICATION FOR: Prototype design for fencing

LOCATION: The Admiralty: Foster City Blvd. and East Hillsdale Blvd.

ZONING: R-3 (Medium Density Residential)

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 location, size, height, colors and materials of all fencing will meet the requirements of the Foster City Municipal Code and will be consistent with the residential use of the subject property.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the location, design, height and materials of all fencing will be similar to the other fences in the neighborhood.
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 17.52.010, Regulations, of Chapter 17.52, Fences, Hedges and Walls, of the Foster City Municipal Code because the location, height, setbacks, colors and materials of all fencing will be in conformance with other fences in the neighborhood and will be consistent with the design criteria for location, height, setbacks, colors and materials in the City's adopted Architectural and Solar Guidelines.

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 all fencing will be an attractive addition to the neighborhood, will screen the yard(s) of the subject property, will meet the requirements of Section 17.52.010, Regulations, of Chapter 17.52, Fences, Hedges and Walls, of the Foster City Municipal Code and will not adversely affect the character of this property or the neighboring properties.

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

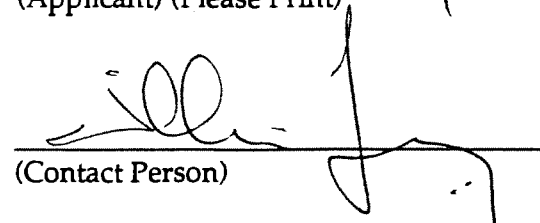
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the 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.

Sincerely,


Richard B. Marks
Community Development Director

for William Yeung
(Applicant) (Please Print)

by 
(Contact Person)

Planners Initials: VEJ

EXHIBIT A

ADMIRALTY ASSOCIATION
Fencing Prototypical Design Guidelines

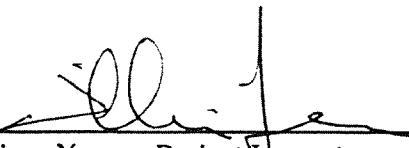
The following guidelines shall govern the installation of fencing at the Admiralty Residential Complex.

CONDITIONS OF APPROVAL

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 to the Community Development Director for review and approval.
3. Within one week of completion, the applicant shall request final inspection approval from the Planning/Code Enforcement Division.
4. Prior to any final inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. All fencing shall be no taller than 6' from grade (measured from highest grade on either side of the fence).
6. All fencing shall be constructed per the approved plans prepared by Durham Fence Company dated Feb. 20, 1997, except as modified in subsequent conditions of approval included in this Exhibit A.
7. All fencing shall be painted within six (6) months of the commencement of work to match the sample provided and on file with the Community Development Department. Stain may be used as an alternative to paint provided that it matches the existing fence color and maintains a professional, attractive appearance consistent with that of a painted surface.

APPROVAL PROCESS

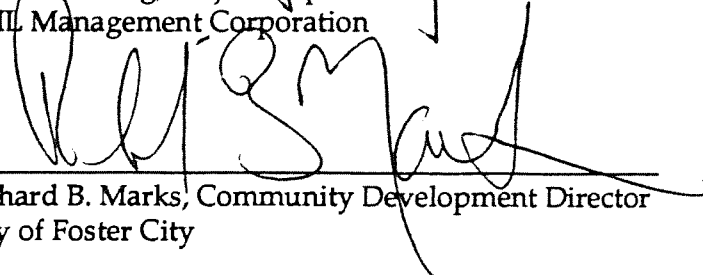
1. For any fencing replacements or installations, final inspection by the Planning/Code Enforcement Division shall be requested within seven (7) days of completion.



William Yeung, Project Inspector
PML Management Corporation

2/28/97

Date



Richard B. Marks, Community Development Director
City of Foster City

3/10/97

Date

DURHAM FENCE CO.
FEB 1997

CITY OF FOSTER CITY
PLANNING DEPARTMENT

ADMINISTRATIVE
FOSTER CITY

NOT TO SCALE

FOSTER CITY
RECEIVED

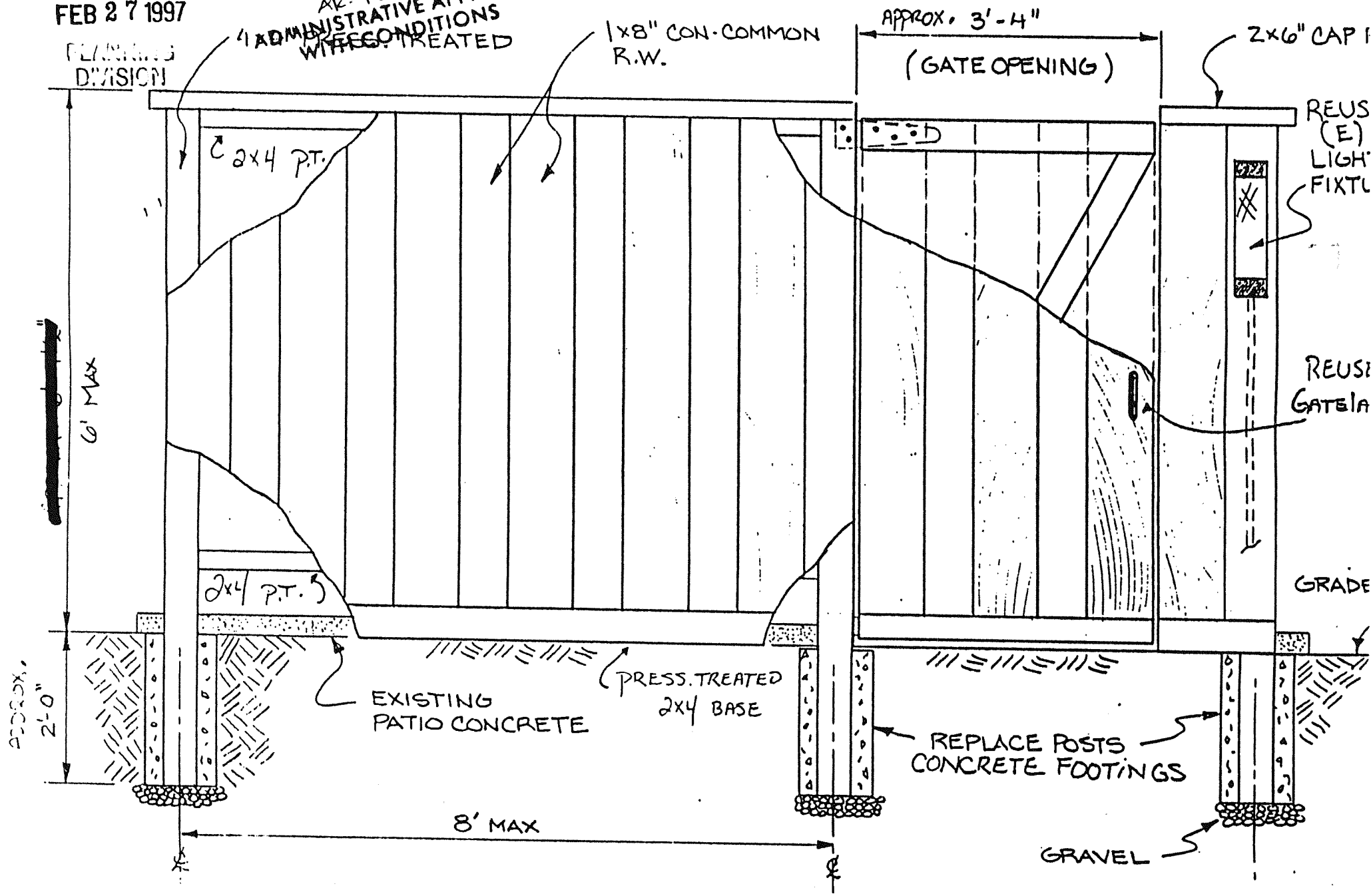
FEB 27 1997

PLANNING
DIVISION

MAR 06 1997

ADMINISTRATIVE APPROVAL
AR 97-020
CONDITIONS
WITH TREATED

TYPICAL PATIO FENCING THROUGHOUT



NOTES:- REMOVE & INSTALL NEW FENCES

FOSTER CITY RECEIVED

FEB 27 1997

PLANNING DIVISION

COMET DRIVE

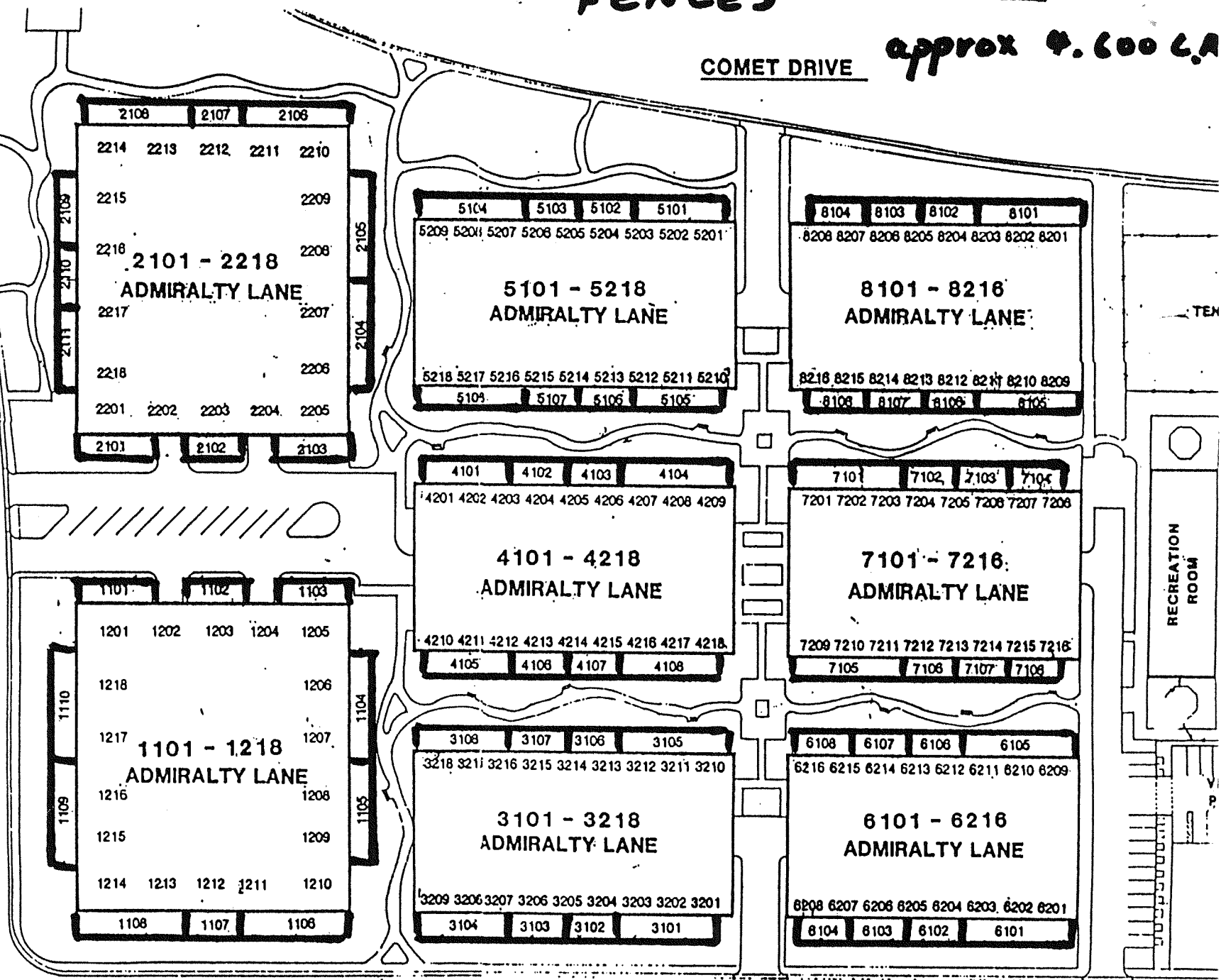
approx 4.600 CA

CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 06 1997

AR 97-020
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EAST HILLSDALE BOULEVARD



FOSTER CITY BOULEVARD