

UP-55-85

**PROTOTYPICAL GUIDELINES
FOR PROPERTY IMPROVEMENTS**

See page
5 for
guidelines

BAYFRONT COURT

FOSTER CITY, CALIFORNIA

MAY 26, 1989

**CITY OF FOSTER CITY
PLANNING COMMISSION**

JUN 01 1989

**APPROVED
WITH CONDITIONS**

CM

6/2/89

**BAYFRONT DEVELOPMENT CORPORATION
500 AIRPORT BLVD., SUITE 130
BURLINGAME, CA 94010**

Prepared By:

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**FOSTER CITY
RECEIVED**

MAY 26 1989

**PLANNING
DIVISION**

**PROTOTYPICAL GUIDELINES FOR ON GRADE PROPERTY
IMPROVEMENTS AND LANDSCAPING AT BAYFRONT COURT,
FOSTER CITY, CA.**

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INTRODUCTION AND APPROVAL PROCEDURES

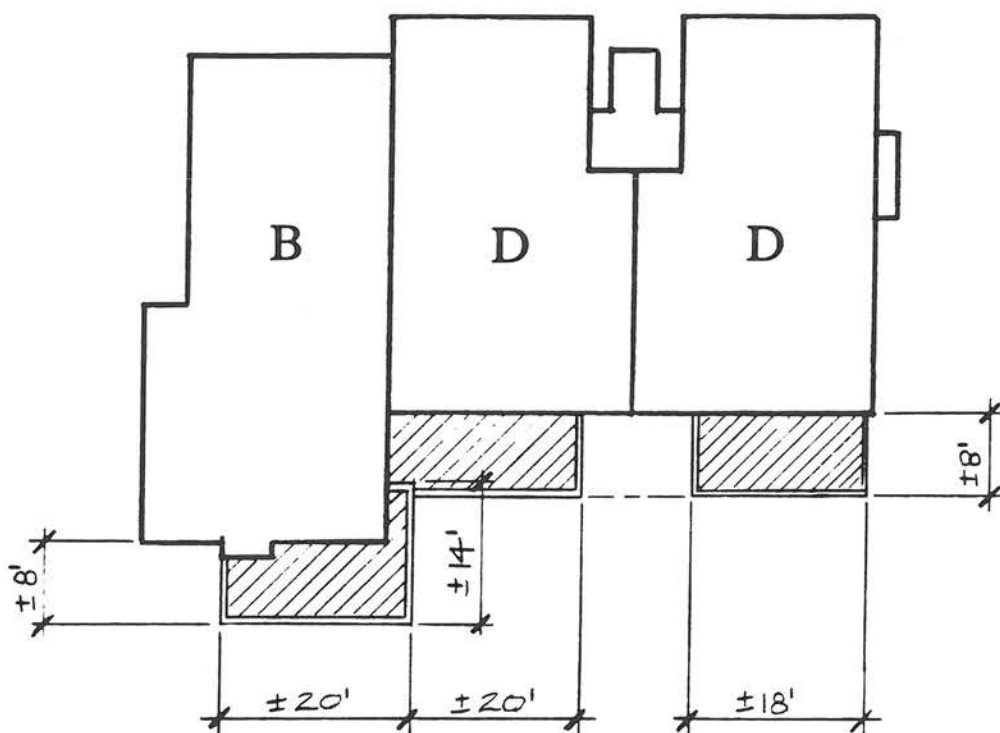
1. The information contained herein was prepared in joint effort between the City of Foster and the developer, Bayfront Development Corporation and is intended as a guide for the homeowners use when planning improvements to the exterior of the townhomes in Bayfront Court. This information may be revised from time to time by changes to the various City of Foster City building and zoning codes and therefore should not be relied upon for that purpose. These guidelines express the intent of the Bayfront Court Homes as to the possible conceptual improvements and desired aesthetics of the townhome exterior. Recognizing that unusual circumstances may exist, minor revisions or deviations may be possible in size, location or materials of improvements providing the overall project concept is maintained.
2. The homeowner shall obtain the following approvals prior to making the alterations outlined in these prototypicals. If there is a question regarding the desired change unanswered by these documents, questions should be directed to the Foster City Planning Division.
3. **APPROVAL PROCEDURE:**
 - a. Bayfront Court Homeowner's Association Approval.
 - b. Foster City Planning Division, or Planning Commission Architectural Review approval, whichever is applicable. (Compliance with Foster City building and zoning code.)
 - c. Foster City Building Division. (Building Permit)
 - d. Construction.
4. **PRECAUTIONS**

Improvements as outlined must conform to the Foster City building and zoning codes where applicable. Approval of the architectural committee of the Bayfront Court Homeowner's Association is required prior to being submitted to the city for processing and additionally, the homeowner must receive Planning Division and/or Planning Commission approval prior to installation. Approval of a project by the Homeowner's Association does not imply or guarantee City approval.

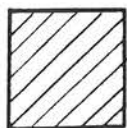
5. **PROPERTY IMPROVEMENTS NOT ALLOWED**

With the exception of concrete or masonry flatwork, decks and landscaping, no building, fence wall, pool, spa, obstruction, outside of exterior wiring, balcony, screen, patio, patio cover, greenhouse, solarium, room addition, tent, awning, carport, carport cover, trellis, improvement, or structure of any kind shall be commenced, installed, erected, painted or maintained upon the property, nor shall any alteration or improvement of any kind be made thereto, or to the exterior of any residence.

TYPICAL LOCATION DIAGRAM FOR ON GRADE PLANTING AND IMPROVEMENTS.



LEGEND

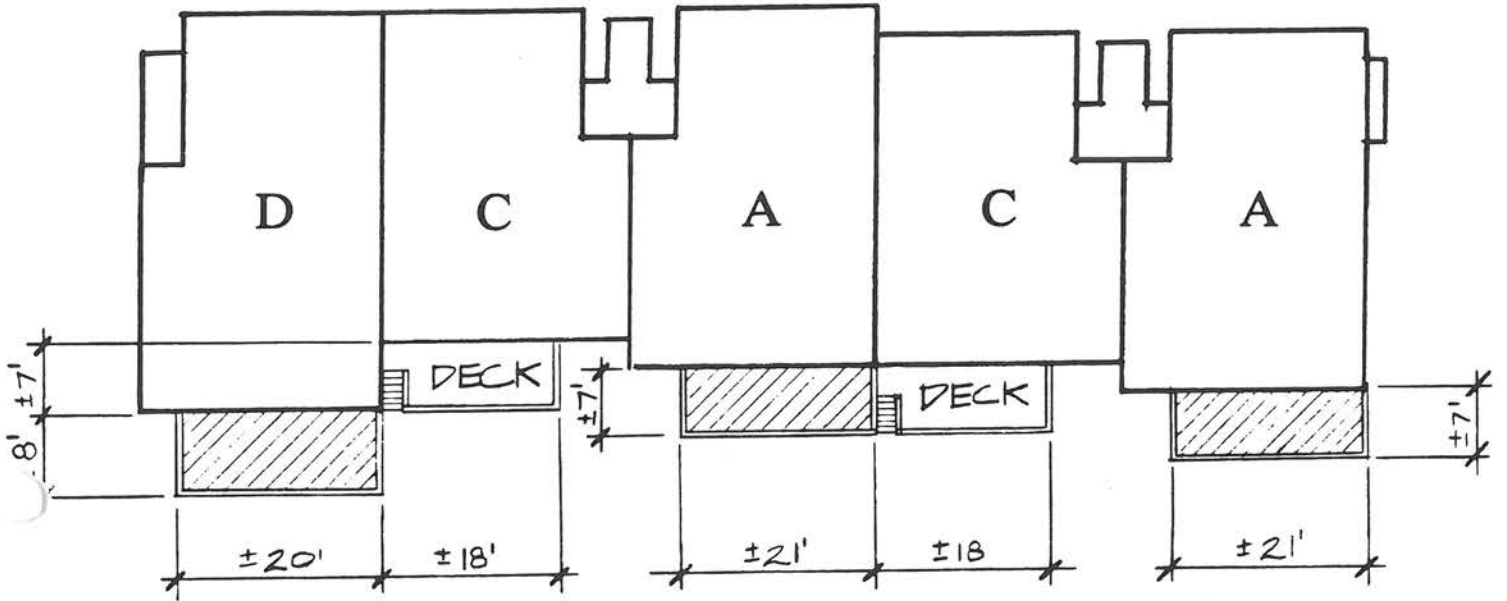


PLANTING AND IMPROVEMENTS AT GROUND LEVEL (ON GRADE) SUCH AS TREES, SHRUBS, GROWDCOVERS, DECKS, PATIOS, AND OTHER MASONRY/CONCRETE FLATWORK SHALL BE LOCATED AS SHOWN ABOVE.

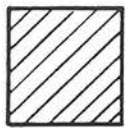


FOR TOWNHOMES FURNISHED WITH DECKS; NO PERMANENT IMPROVEMENTS ARE PERMITTED, PORTABLE CONTAINER PLANTS ARE ACCEPTABLE.

TYPICAL LOCATION DIAGRAM FOR ON GRADE PLANTING AND IMPROVEMENTS.



LEGEND



PLANTING AND IMPROVEMENTS AT GROUND LEVEL (ON GRADE) SUCH AS TREES, SHRUBS, GROUNDCOVERS, DECKS, PATIOS, AND OTHER MASONRY/CONCRETE FLATWORK SHALL BE LOCATED AS SHOWN ABOVE.



FOR TOWNHOMES FURNISHED WITH DECKS; NO PERMANENT IMPROVEMENTS ARE PERMITTED, PORTABLE CONTAINER PLANTS ARE ACCEPTABLE.

IMPROVEMENTS AT GROUND LEVEL: GUIDELINES

ALL IMPROVEMENTS AT GROUND LEVEL such as concrete or masonry flatwork, wood decks, and landscaping shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS:

Redwood or cedar: Paint or stain to match house and trim color, or yearly application sealer.

Natural stone: Grey or beige or other natural colors, mortared in place on a concrete base.

Brick masonry: Reds, browns, and greys in a sand bed or mortared in place on a concrete base

Concrete: Natural color or beige integral color, pebble seeded.

LOCATIONS:

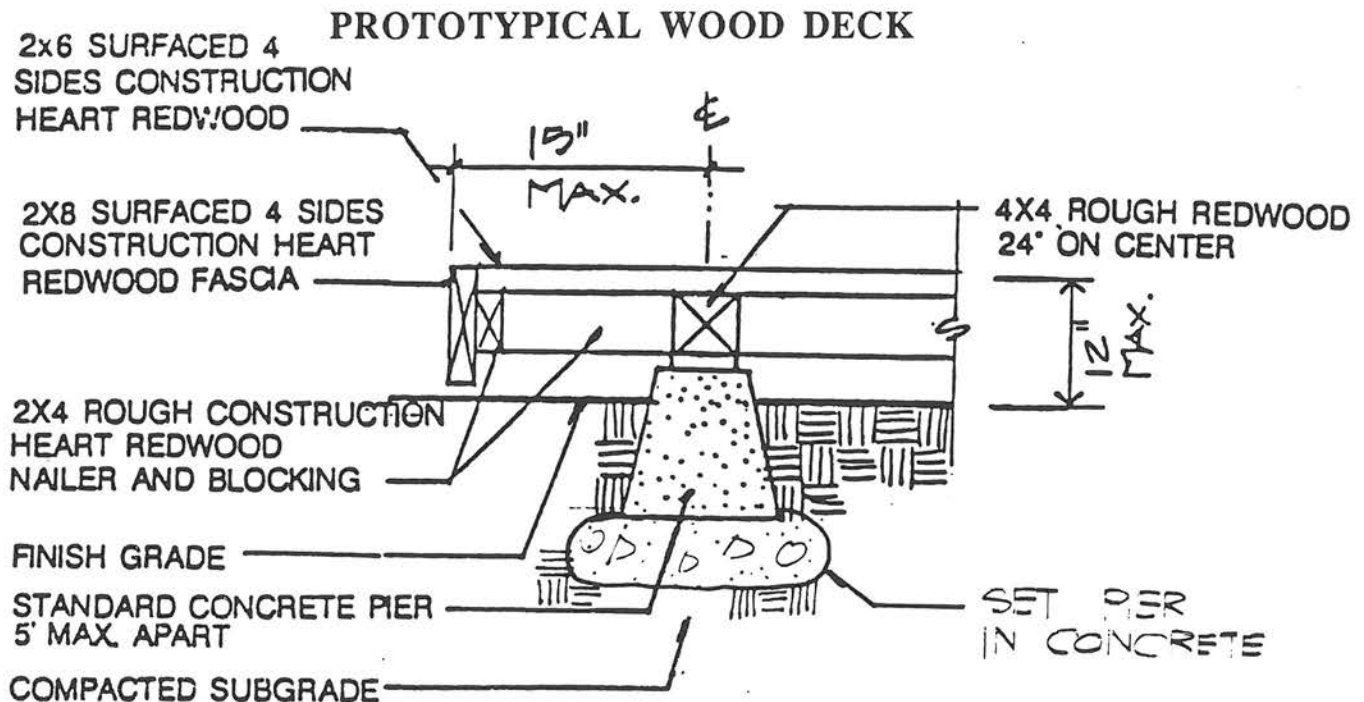
Allowable only in side and rear yards within an area as defined by illustration on pages 3-4.

HEIGHT:

Maximum height from ground level to the top of wood deck is 12 inches.

NOTE:

LUMBER TYPE AND DIMENSIONS AS NOTED BELOW ARE PROVIDED AS A SUGGESTED DECK DESIGN ONLY, AND MAY VARY AS LONG AS IT CONFORMS TO THESE SUGGESTED GUIDELINES AND TO THE FOSTER CITY BUILDING AND ZONING CODES.



RESOLUTION NO. P-21 -94

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING MODIFICATIONS TO EXISTING USE PERMITS TO ESTABLISH PROTOTYPICAL DESIGNS OR ALTER THE PROCESS FOR REVIEWING PROTOTYPICAL DESIGNS FOR SEVERAL PLANNED DEVELOPMENTS -- UP-85-028B (ALDEN PARK), UP-84-010A (ANTIGUA), UP-85-055B (BAYFRONT COURT), UP-71-056B (EDGEWATER TOWNHOUSES), UP-74-017G (HARBORSIDE), UP-72-008H (ISLE COVE), UP-88-001A (MARTINIQUE COVE), UP-83-024A (MARTINIQUE PLACE), UP-75-008B (PITCAIRN), UP-72-005C (SHELL COVE), UP-75-018F (WHALERS' COVE AND WHALERS' ISLAND), UP-84-012E (WILLIAMS LANDING)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the City desires to streamline the Architectural Review process while still maintaining high standards for the quality of building and site design; and

WHEREAS, the City desires to reduce the cost to applicants of preparing applications, especially for minor property improvements; and

WHEREAS, the Community Development Department has evaluated possible methods to simplify the process for approval of prototypical designs in planned developments and consulted with the Homeowners' Associations in the City; and

WHEREAS, the proposal has been determined by the Director of Planning and Development Services to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration for the proposed amendments to the affected planned developments and on said date the Public Hearing was opened, held and closed.

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

1. The proposed amendment the affected Use Permits to add or alter the process for review of prototypical designs is necessary in order to streamline the Architectural Review process for prototypical designs in planned developments and is in the best interest of the City, property, and residents of the City.
2. The request is consistent with the General Plan of the City of Foster City, specifically Policies LUC-7 calling for maintenance of residential design and character and LUC-38 and LUC-39 calling for Architectural Review as a means to ensure that the design of improvements is appropriate and compatible with existing neighborhoods and Title 17 (Zoning) of the Municipal Code.
3. The request is consistent with Chapter 2.28 and Title 17, Zoning, of the Municipal Code which call for improvements to be properly related to their sites and adjacent uses and to preserve the architectural character and scale of the neighborhoods in the community.
4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the addition of prototypical garage door designs in two planned developments and changes to the process for reviewing prototypical designs in several other developments, as indicated in the attached Exhibits A, B and C.

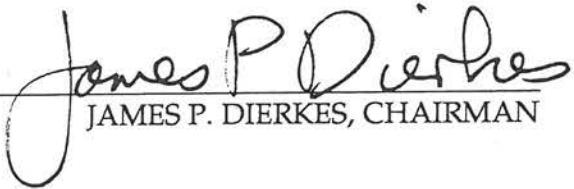
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 5, 1994, by the following vote:

AYES, COMMISSIONERS: DITTMAR, GABBAY, LAWRENCE, McEWEN AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE


JAMES P. DIERKES, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Approved by Planning Commission on May 5, 1994)

The following changes or additions to the prototypes are approved for the following developments:

Development	File Ref.	Improvement	Existing Process	Proposed Process
Alden Park	UP-85-023B	Fence Garage door*	HOA & AR & BP none	AR BP
Antigua	UP-84-010A	Fence	HOA & AR & BP	AR
Bayfront Court	UP-85-055B	Deck<12"	HOA & AR & BP	BP
Edgewater Townhouses	UP-71-056B	Bathroom window	HOA & AR & BP	BP
Harborside	UP-74-017G	Greenhouse window (Model A only)	HOA & AR & BP	BP
Isle Cove	UP-72-008H	Garage door*	none	BP
Martinique Cove	UP-88-001A	Fence	HOA & AR & BP	AR
Martinique Place	UP-83-024A	Fence	HOA & AR & BP	AR
Pitcairn	UP-75-008B	Fence Front doors	AR & BP AR	AR NONE
Shell Cove	UP-72-005C	Greenhouse window (kitchen windows only)	HOA & AR & BP	BP
Whaler's Cove	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Whaler's Island	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Williams Landing	UP-84-012E	Garage Doors	AR & BP	HOA & BP

HOA = Homeowners' Association approval
AR = Architectural Review permit

Attachment to 5/16/94 letter to Homeowners' Associations

Notice to the Community Development Department regarding requirements for Association letters prior to issuance of permits:

The Bayfront Court Homeowners' Association has a previously approved prototype for decks that includes a specific design and specific location as part of the prototype. Our Association prefers when an individual homeowner requests a permit, he/she follow the process circled below:

1. Submit a letter from the Homeowners' Association indicating the Association's action on the proposal and then obtain a building permit from the City, to be reviewed for conformance with the prototype.
2. Submit an application for a building permit from the City, to be reviewed for conformance with the prototype (no letter required).

Cyl Beresford
Signature

5-20-94

Cyl Beresford
Name (please print)

Manager
Position (Association President or Manager)

**FOSTER CITY
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MAY 24 1994

**PLANNING
DIVISION**