



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

**FOSTER CITY
RECEIVED**

OCT 06 1999

**PLANNING
DIVISION**

FILE
cc'd ✓
prototype
rinder

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

APPLICATION RECEIVED: September 30, 1999

APPLICATION COMPLETE: September 30, 1999

ACTION DATE: September 30, 1999

CASE NO.: UF-76-003E

APPLICANT: Betty Anderson, The Manor Association

APPLICANT ADDRESS: 500 Harbor Blvd., Belmont, CA 94002

APPLICATION FOR: Fence Prototype Amendment

LOCATION: Carmel Village

ZONING: R-3/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 location, size, height, colors and materials of the fence 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 the fence 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 the fence 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 the fence 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

Planners Initials: LJC


BETTY S. ANDERSON
(Applicant's Name) (Please Print)

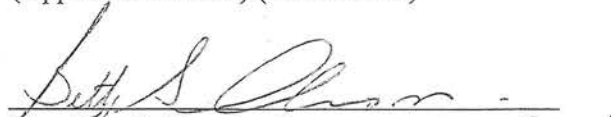

(Applicant's Signature) *Managing Agent*

EXHIBIT A

CARMEL VILLAGE HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Replacement of Fences


The following guidelines shall govern the design, location, and placement of all new fences installed in the Carmel Village Planned Development:

CONDITIONS OF APPROVAL

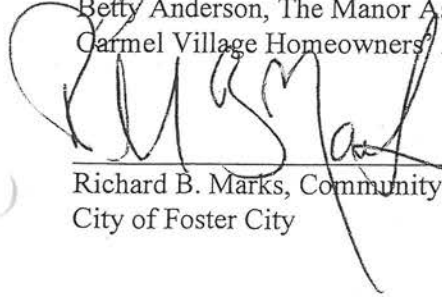
1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.
3. Within one week of completion, the applicant shall request final inspection approval from the Planning Division.
4. Prior to any final inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. Fences shall be solid wood 4'6" in height with an optional additional 18" of lattice, as indicated in Exhibits B and C attached, except that fences along the Beach Park Boulevard frontage and the border with St. Luke's Catholic Church shall be limited to 4'6" solid wood without lattice, as indicated in Exhibit D, attached.

APPROVAL PROCESS

1. The homeowner or the Carmel Village Homeowners' Association shall submit a complete application for an Architectural Review permit which includes the following:
 - Architectural Review application signed by the property owner if for an individual property or by a representative of the Homeowners' Association if for a group of properties.
 - Filing fee (current fee for a prototype fence is \$25.00, one-half the typical \$50.00 filing fee for fences)
 - Three copies of a site plan showing the proposed location of the fence, indicating its dimensions
2. The Planning/Code Enforcement Division staff will review the Architectural Review application and plans to confirm that the proposal conforms to the Prototypical Design Guidelines.

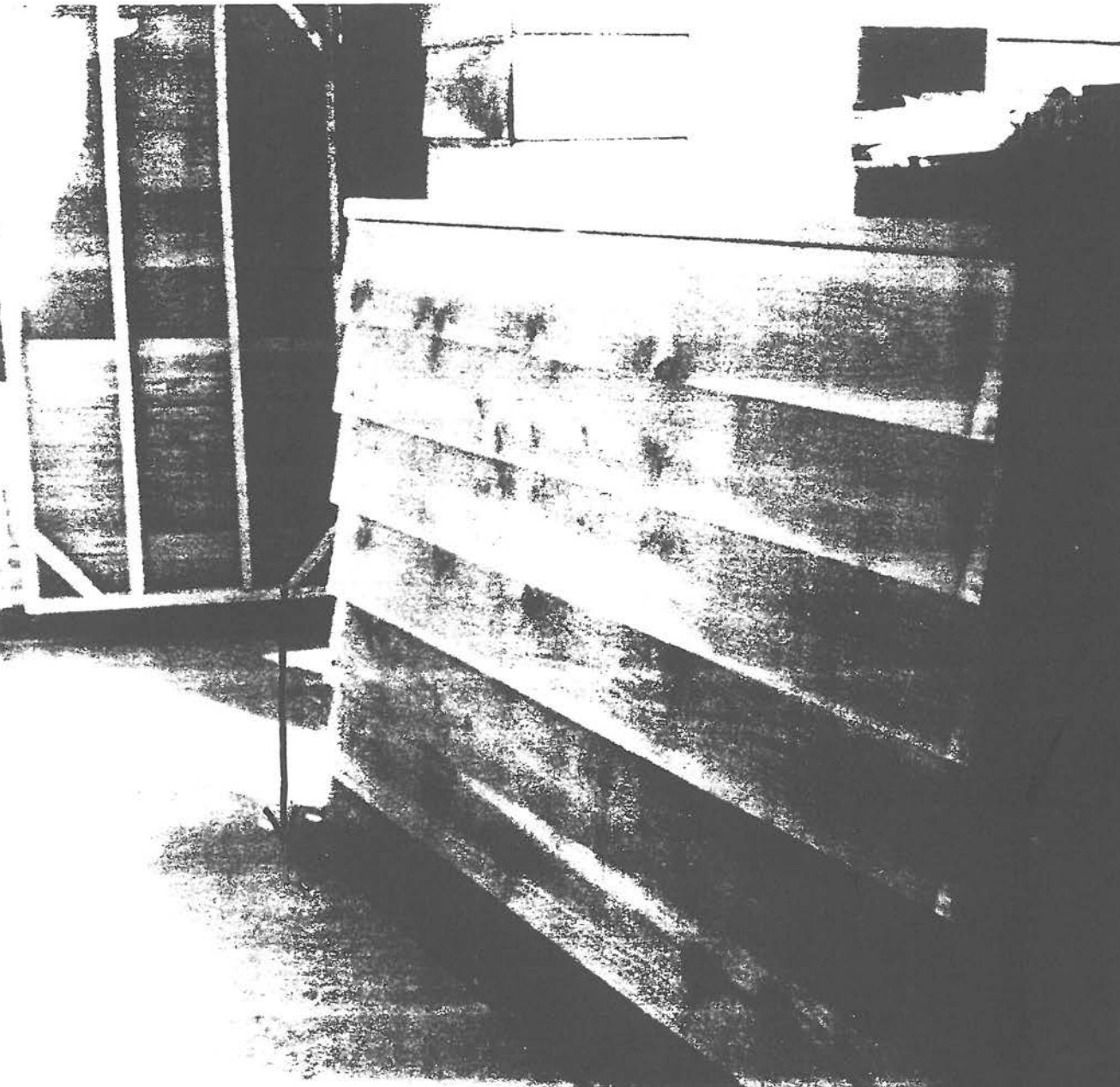

Betty Anderson, The Manor Association
Carmel Village Homeowners' Association


Date


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


Date

EXHIBIT B



UP-76-003 E
CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 30 1999
K. Carmichael
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT C

2" x 4" DADO TOP



CITY OF LOS ANGELES
PLANNING DEPARTMENT

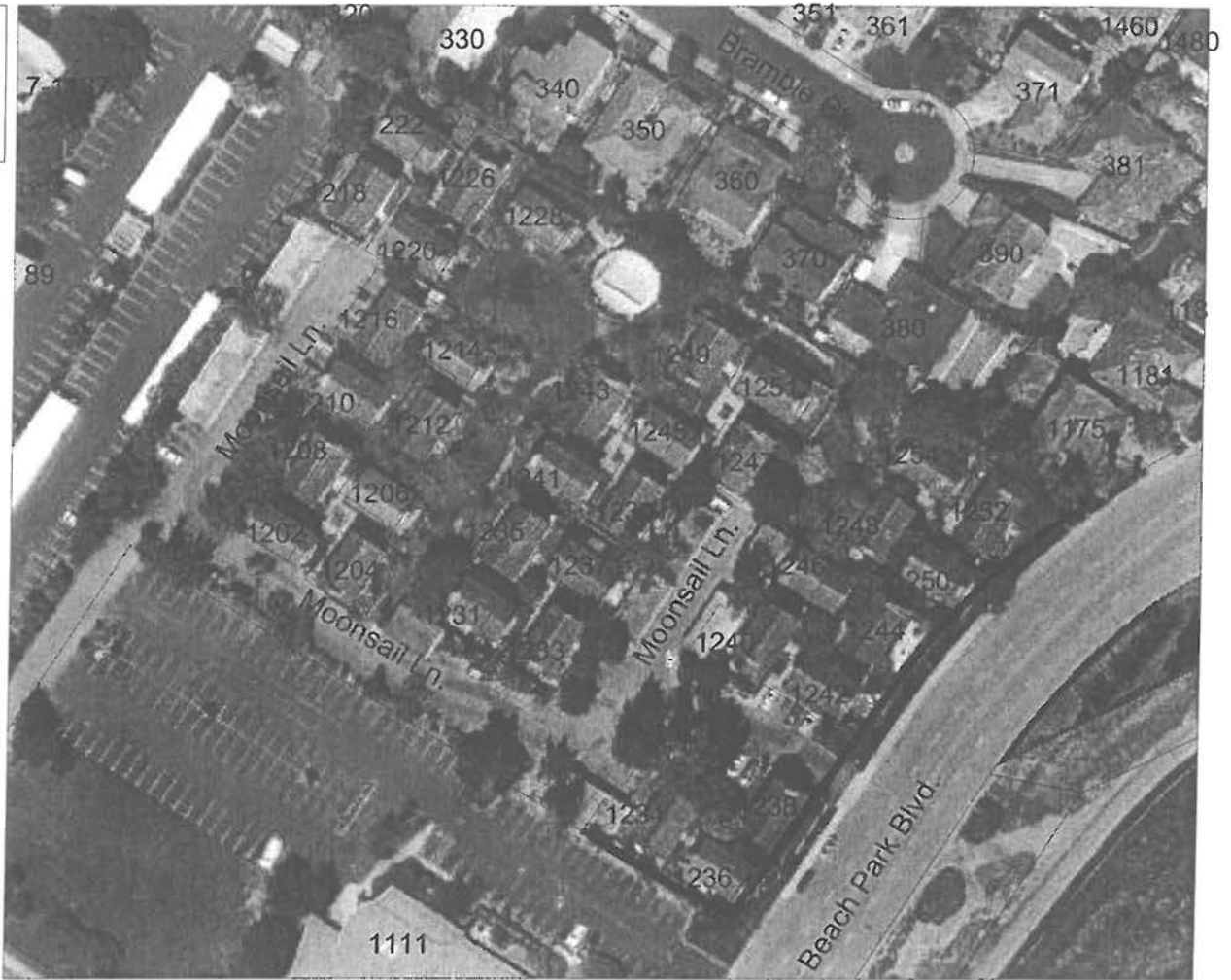
SEP 30 1999

Harmind
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT D

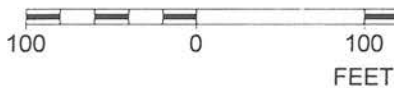
Aerial Map

- Address
- Parcels
- Street Names



SCALE 1 : 1,382

- no lattice



HP-76-003E

CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 30 1999

Harmon
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

