

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
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JUN 19 2000

PLANNING
DIVISION

FILE

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

APPLICATION RECEIVED: March 3, 2000

APPLICATION COMPLETE: April 20, 2000

ACTION DATE: May 9, 2000

CASE NO.: ~~UP-77-010N~~ UP-72-008R

APPLICANT: Pat Keller, c/o Keller Daseking Architects

APPLICANT ADDRESS: 825 Oak Grove Avenue, Menlo Park, CA 94025

APPLICATION FOR: Prototype for Second Floor Balconies

LOCATION: Isle Cove Homeowners' Association

ZONING: R-3 (Medium Density Multiple Family Residence) District

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 Use Permit Modification 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 proposal to construct second floor balconies as conditioned, will maintain "Proper Site Planning, Architectural Design, and Property Maintenance" as stated in the Land Use and Circulation Goals (LUC A and LUC B) and the Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan.
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, size, design, colors, materials and finish of the balconies, as conditioned, will reasonably blend with the existing character of the buildings and will be in keeping with similar improvements in the vicinity.
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, of the

Foster City Municipal Code because the balconies will be similar in size, material and proportion to existing balconies and will have siding that will blend well with the building.

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 balconies will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the residential buildings.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Architectural Review/Use Permit Modification 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

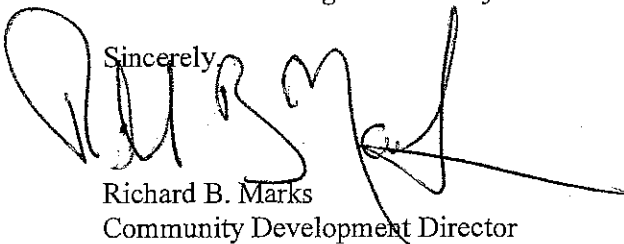
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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/Use Permit Modification 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/Use Permit Modification 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. *Please be advised that a Building Permit will not be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely



Richard B. Marks
Community Development Director

for WALTER L. (PAT) KELLER
(Applicant) (Please Print)

by PAT KELLER
(Contact Person)

Planners Initials: JAR

EXHIBIT A

ISLE COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Second Floor Balconies

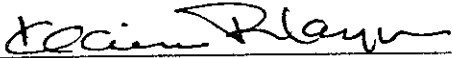
The following guidelines shall govern the installation second floor balconies in the Isle Cove Planned Development:

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. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to installation, a Building Permit shall be obtained from the Building Division.
6. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
- * 7. Installation of balconies on a building shall only be permitted when the building permit includes two of the potential balconies on that building, as indicated on Sheets A-1 and A-2 prepared by Keller Daseking Architects, dated February 28, 2000.
- * 8. The sliding glass door leading to the balcony shall exactly match the door indicated in Exhibit B, attached.
- * 9. The balcony shall be painted to match the "trim" color of the unit.
- * Site Specific Conditions

APPROVAL PROCESS

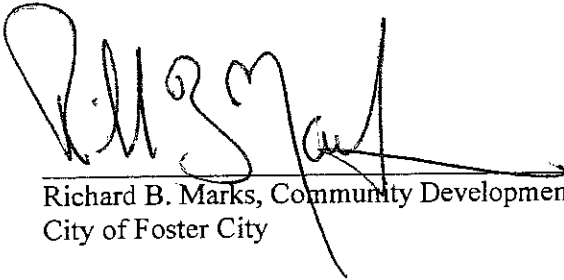
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for installation of new balconies.



Klaire Finlayson, Association Manager
Franciscan Property Management, LLC, for
Isle Cove Homeowners' Association

6/14/00

Date

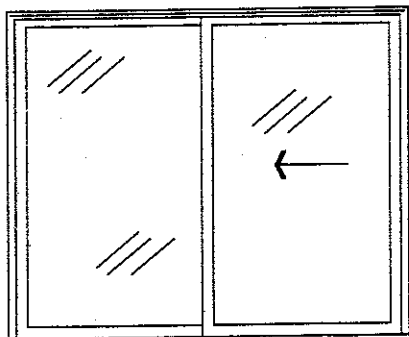


Richard B. Marks, Community Development Director
City of Foster City

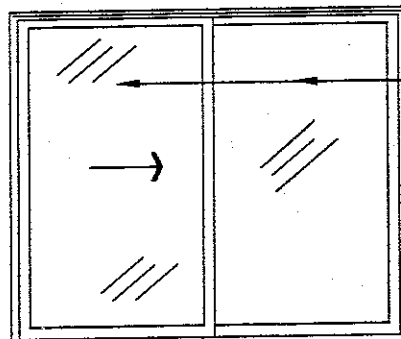
6/27/00

Date

EXHIBIT B



Bldg Type C-4



Bldg Type C-4R

VIEWED FROM EXTERIOR

SLIDING DOOR MANUFACTURER:
Bonelli Enterprises
1776 Grandview Dr.
South San Francisco, CA 94080
(650) 873-3222
(650) 873-3245 FAX

Door: Series 800, No. 8068
8'0" wide x 6'-8" high
Finish - Dark Bronze Anodized

Other acceptable manufacturer:
Blomberg Window Systems
1453 Blair Ave.
Sacramento, CA 95822
(916) 428-8060
(916) 422-1967 FAX
Series 680

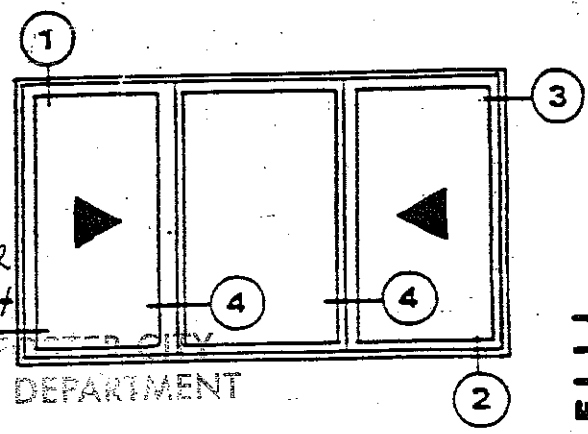
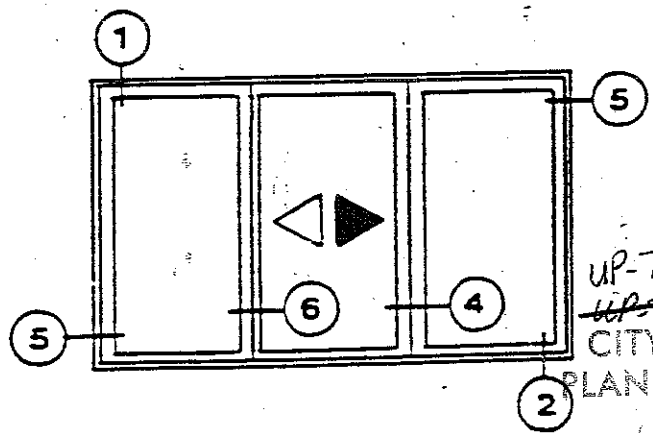
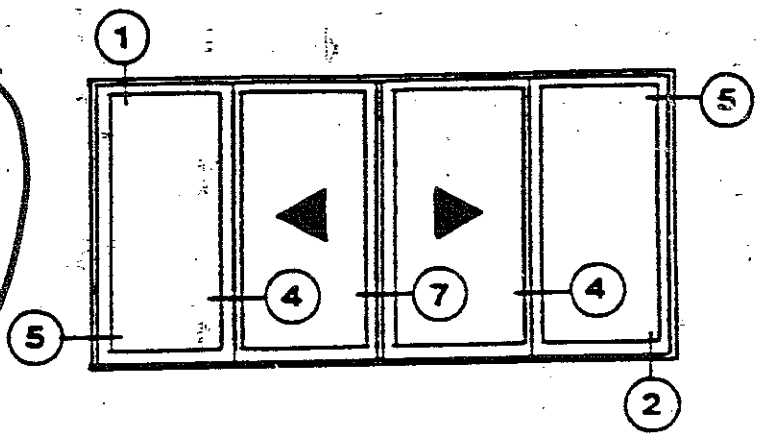
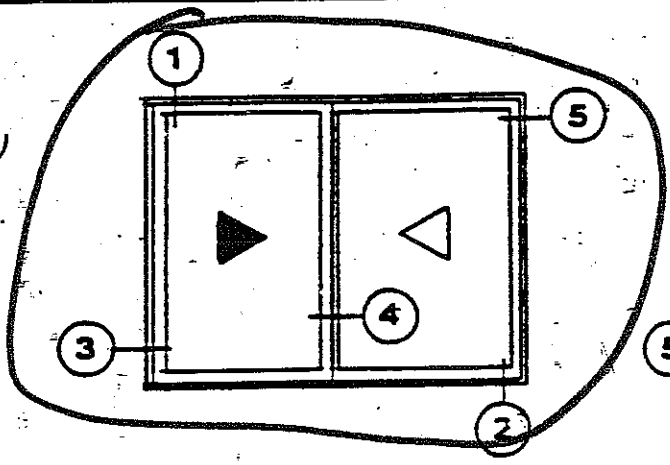
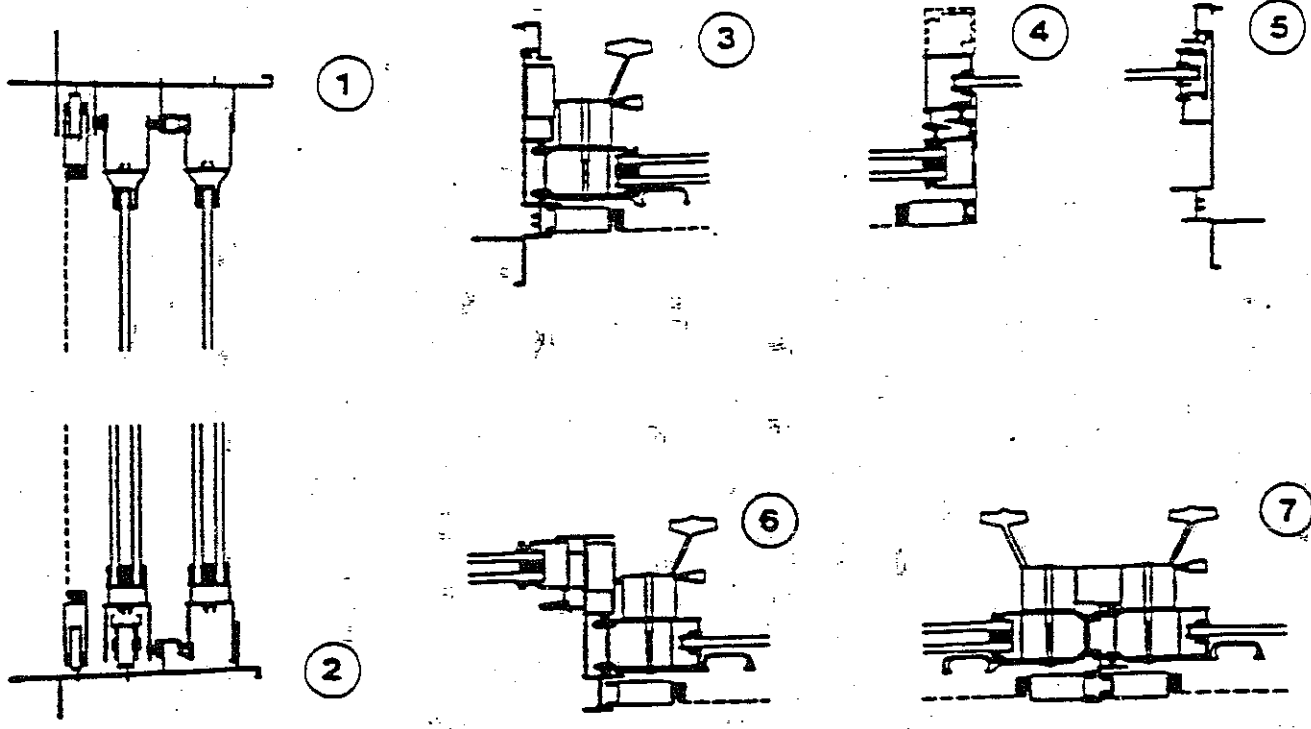
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CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 09 2000
L. Carmine
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

PROTOTYPE BALCONIES
Isle Cove Condominiums
Foster City, California

90018.35
5-5-00



UP-72-008R
 UP-77-214Y
 CITY OF FORT WORTH
 PLANNING DEPARTMENT

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 WITH CONDITIONS

SERIES 800
 QUARTER SIZE DETAILS

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