

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
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SEP 10 1998

PLANNING
DIVISION

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE: May 21, 1998

CASE NO.: UP-72-0080

APPLICANT: Isle Cove Homeowners' Association
c/o Scott Kelly of Franciscan Property Management

APPLICANT ADDRESS: 570 Price Avenue, Suite 200, Redwood City, CA 94063

APPLICATION FOR: Hand Railing Prototype Design for Entry of Living Units

LOCATION: Isle Cove Planned Development, 825 Dorado Lane

ZONING: R-3 (Medium Density Residential) 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 Modification to an existing Use Permit application, as indicated in Exhibits A and B, 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 material of the railings will meet the requirements of the Foster City Municipal Code, Uniform Building 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 it will provide a prototypical design for stair railing in the entire development such that all future railing installations adjacent to the front door of dwelling units will have a consistent location, design, height, color, and material.
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 location, height, setbacks, colors, and material of the railings will be harmonious with the residential use of the development, will preserve the architectural integrity of the development, and will enhance pedestrian safety in the development.

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, property values in the area, or the general welfare of the City because the railings will be an attractive addition to the residential complex, will be in conformance with the standards of the adopted Uniform Building Code, and will not adversely affect the character of this property or the neighboring properties.

This action is subject to any conditions contained in Exhibits A and B, attached.

Expiration

Any Architectural Review/Modification to an existing Use Permit 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

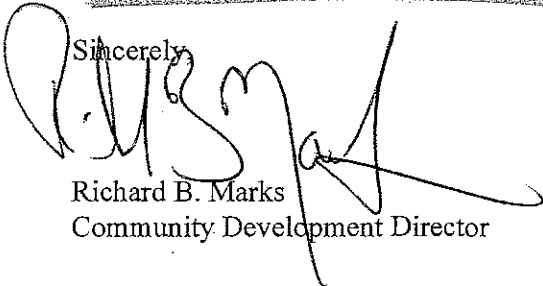
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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/Modification to an existing Use Permit 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/Modification to an existing Use Permit 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: VEJ

for ISLE COVE HOMEOWNERS ASSOCIATION
(Applicant) (Please Print)

by Scott Kelly
(Contact Person)

EXHIBIT A

Isle Cove Homeowners' Association

Iron Railing Prototypical Design Guidelines for Entry of Dwelling Units

The following guidelines shall govern the installation of stair railing adjacent to the front entrance of dwelling units for buildings at 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to installation, a building permit shall be obtained from the Building division. Four (4) sets of final drawings shall be submitted with the building permit application.
5. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
6. All architectural elements such as soffits, screens, etc., not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
- * 7. All replacement railings shall conform to all applicable requirements of the Uniform Building Code.
- * 8. All railings shall be consistent with the design indicated in Exhibit B.
- * 9. If iron railings are installed in areas other than adjacent to the front entrance of a dwelling unit, their design shall substantially conform to the design indicated in Exhibit B, subject to review and approval by the Chief Building Official.
- * Site Specific Conditions

APPROVAL PROCESS

1. The applicant shall submit a Building Permit application, including four copies of drawings indicating the following:
 - proposed location of new or replacement railing
 - elevations which show dimensions of railing height, length, tube spacing, design, and overall composition
 - the material and color of the proposed railing
2. Planning/Code Enforcement Divisions staff will review the building permit application to confirm that the proposed design substantially conforms with the Prototypical Design Guidelines.

Scott Kelly

Scott Kelly, Managing Agent
Franciscan Property Management

Richard B. Marks

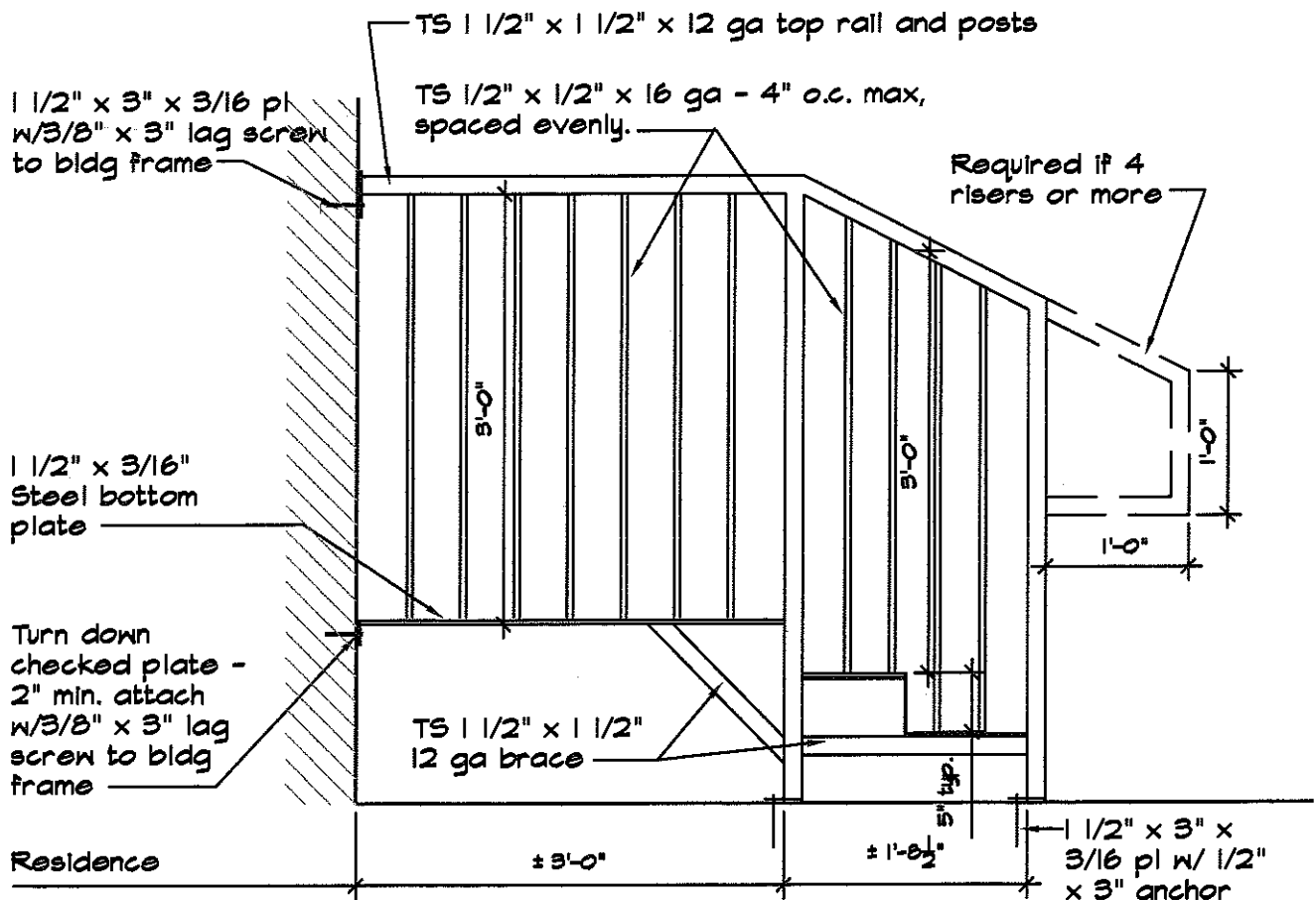
Richard B. Marks, Community Development Director
City of Foster City

June 10, 1998

Date

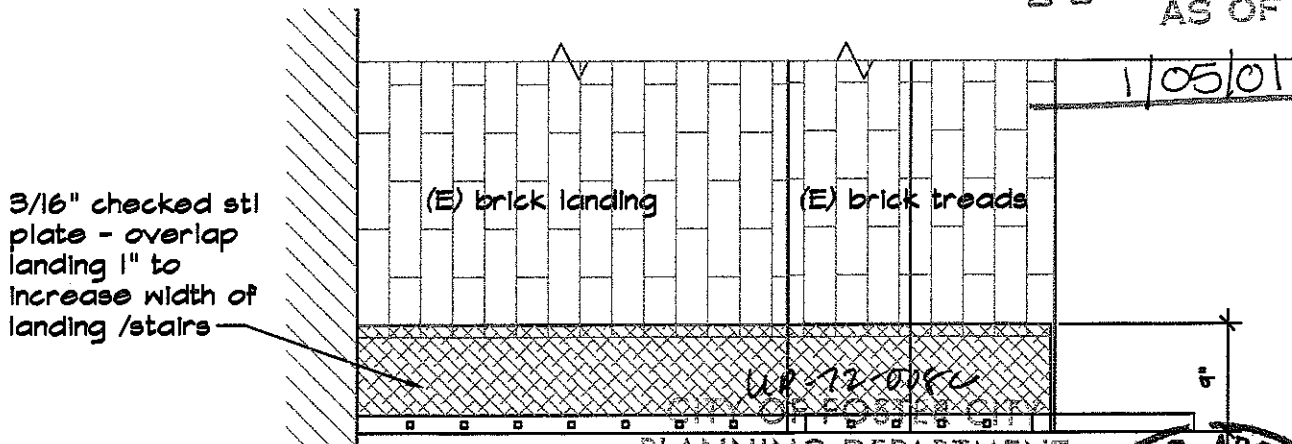
Sept. 10, 1998

Date



ELEVATION

REVISED
AS OF



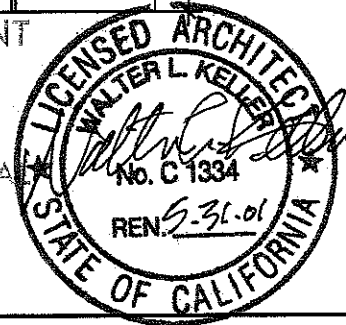
PARTIAL PLAN

Dimensions may vary slightly. Verify at site.
All joints welded and ground smooth. Paint all metal black.
Reference: UBC 1997, Section 1003.3.3.6, exception 3
Install new railing where applicable.
Scale 3/4" = 1'-0"

PLANNING DEPARTMENT

JAN 05 2001

ADMINISTRATIVE APPROVAL WITH CONDITIONS



PROTOTYPE - HAND RAILING
AT RESIDENTIAL BLDG ENTRY
ISLE COVE CONDOMINIUMS
FOSTER CITY, CALIFORNIA

KELLER and DASEKING • ARCHITECTS
WALTER L. KELLER, AIA
WILLIAM H. DASEKING, AIA
KD
825 OAK GROVE AVENUE, SUITE 203 MENLO PARK, CALIFORNIA 94025
(650) 322-5366 FAX (650) 322-9581 E-MAIL kldasek@pacbell.net

DATE: 12/28/00
PROJECT: 90018.0
SHEET:
1 OF 1