

*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

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

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SEP 11 2007

PLANNING  
DIVISION

**BUILDING PERMIT IS REQUIRED**  
**NOT APPROVED FOR CONSTRUCTION**

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

APPLICATION RECEIVED: September 5, 2007

APPLICATION COMPLETE: September 6, 2007

ACTION DATE: September 6, 2007

CASE NO: UP-73-007N

OWNER: Edward L. Pierce Jr., Pierce Property Management, 969-D Edgewater Blvd., PMB #333, Foster City, CA 94404

APPLICANT: Same

APPLICATION FOR: Exterior Stairway Prototype

LOCATION: Lido Isle Homeowners Association

ZONING: R-3PD

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 and height of the exterior stairway will be consistent with the requirements of the Foster City Municipal Code and will be consistent with the residential use of the subject property and the neighborhood.
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 and design of the exterior stairway will be in keeping with similar improvements in residential areas and will be compatible with the existing house and other houses 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, and Section 17.50.020, Accessory Buildings and Structures, of Chapter 17.50, Accessory Buildings and Uses, of the Foster City Municipal Code because the location, size, height, color and material of the exterior stairway will be appropriate for the yard in which it is located and will be consistent with the design criteria for bulk, mass, height, design, 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 location, size, height, colors and materials of the exterior stairway will be such that it will be set back sufficiently from the rear and side property lines, will meet the requirements of Section 17.50.020, Accessory Buildings and Structures, of Chapter 17.50, Accessory Buildings and Uses, of the Foster City Municipal Code and will avoid detrimental noise, privacy and view impacts to adjacent 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. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

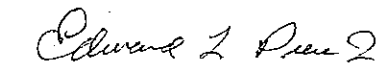
Sincerely,



*f* Richard B. Marks  
Community Development Director

Edward L. Pierce Jr  
(Association mgr.)

\_\_\_\_\_  
(Owner's Name) (Please Print)



\_\_\_\_\_  
(Owner's Signature)

Planner Initials: kas

## EXHIBIT A

### LIDO ISLE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Exterior Stairway Improvements

The following guidelines shall govern the installation and replacement of the exterior stairways in the Lido Isle Planned Development:

#### **CONDITIONS OF APPROVAL**

1. Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.
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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
3. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
4. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of 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.
5. 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.
6. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
7. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
8. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
- \*9. Replacement exterior stairways shall be constructed of prefabricated concrete stairs without blue tiles on the risers.

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**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 replacement of the exterior stairways.

*Edward A. Pierce*

Ed Pierce, Managing Agent  
Pierce Property Management  
Lido Isle Homeowners' Association

*8/1/08*

Date

*Richard B. Marks*

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

*8/4/08*

Date

**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 replacement of the exterior stairways.
3. The Homeowner or applicant shall submit the following:
  - A letter from the Lido Isle Homeowners Association (HOA), indicating their action on the proposal.

*Edward L. Pierce II*

Ed Pierce, Managing Agent  
Pierce Property Management  
Lido Isle Homeowners' Association

*9/10/07*

Date

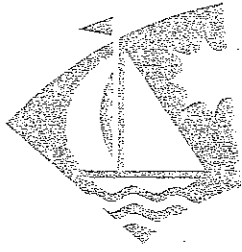
*Richard B. Marks*

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

*9/12/07*

Date

*Superseded  
by 8/14/08.*



*Lido Isle*

*Homeowners Association  
Foster City, California 94404*

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August 2, 2007

City of Foster City  
610 Foster City Blvd.  
Foster City, CA 94404  
Attn: Planning & Building Dept.

To whom it may concern:

This letter is being sent to you at the request of our contractor; Arends Construction & Design who we previously contracted to do a new and better stairway design @ 1045 Lido Lane of Lido Isle HOA (formerly Island I). It is our understanding and intention that Arends Construction was to work with the City of Foster City to develop a prototype design for reference on all future stairway replacements at Lido Isle HOA. This design change was needed because of leaks and dry rot inside the units that have been discovered due the original stairway design. Included in the new stairway design is the use of prefabricated concrete stairs that will no longer have blue tile on the risers. Adding tile to the face will change the layout causing problems with the code requirements for rise / run. It would also cause potential problems in the future with tripping hazards as the grout wears out. It is important that in the future we use this new design and remain the same structurally and aesthetically throughout the complex addresses of 900 to 1047 Lido Lane. Thank you for your cooperation and please feel free to call me if you have any questions @ 312-8562 or David of Arends Construction & Design, Inc. @ 280-4312.

Sincerely,

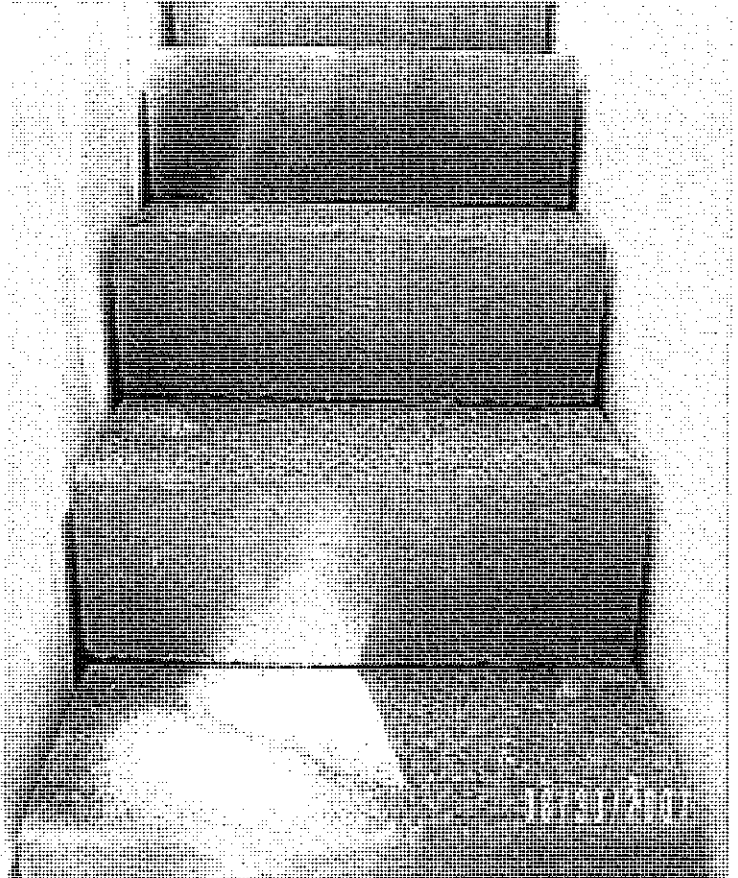
*Edward L. Pierce Jr.*

Edward L. Pierce Jr.  
Pierce Property Management

Cc. Doug Olsen, President, Lido Isle HOA  
Cc. Ken Arends, President, Arends Construction & Design, Inc.

UP-73-00714  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

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ADMINISTRATIVE APPROVAL  
WITH CONDITIONS  
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KOB

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