

*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

AUG 17 2000

PLANNING  
DIVISION



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

APPLICATION RECEIVED: June 29, 2000

APPLICATION COMPLETE: July 14, 2000

ACTION DATE: August 4, 2000

CASE NO.: UP-76-013F

OWNER: Longwater Homeowners' Association, c/o Monica Gentry

OWNER ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Bulkhead replacement prototype

LOCATION: Longwater Planned Development

ZONING: R-1/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 bulkhead would be harmonious with the existing house and operate to integrate with the existing neighborhood and therefore, would promote "proper site planning, architectural design and property maintenance" and preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals LUC-A and LUC-B and Policies LUC-38 and LUC-39 contained in the Land Use and Circulation Element of the General Plan and improve a typical residential use consistent with the Land Use Plan designation of the R-1, Single-Family Residence District.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the bulkhead would be of a size and design that is generally consistent with the existing bulkhead.
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 bulkhead would enhance the site and be harmonious with the highest standards of improvements in the surrounding area consistent with Section 17.58.010.B.4.

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 bulkhead will not have significant impacts on adjacent properties and would be compatible with similar improvements in the vicinity; would not interfere with the public's enjoyment of waterways, and therefore would comply with the intent and purpose of the zone in which the property is located, with the General Plan of the City.

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.

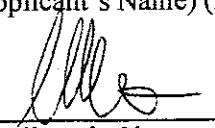
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit will not be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

  
Richard B. Marks  
Community Development Director

LONGWATER HOMEOWNERS ASSOCIATION  
MONICA GENTRY, PRESIDENT

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

  
\_\_\_\_\_  
(Applicant's Signature)

8/10/2000

Planners Initials: LJC

cc: Richard Hogan, ALANTEC, 580 Ruby Road, Livermore, CA 94550  
Dan James, Mulqueeny & Associates, P.O. Box 4726, Foster City, CA 94404

## EXHIBIT A

### LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Bulkhead Replacement

The following guidelines shall govern the installation and replacement of all replacement bulkheads in the Longwater Planned Development:

#### CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
2. No boat docks and/or access gangways and ramps or any other structure shall be attached to the bulkhead.
3. The applicant shall obtain a building permit for the bulkhead prior to construction. Prior to issuance of a building permit, four sets of construction plans shall be submitted to the Building Division for subsequent plan check.

#### APPROVAL PROCESS

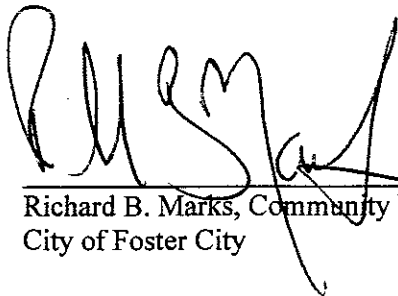
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical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



\_\_\_\_\_  
Monica Gentry, President  
Longwater Homeowners' Association

\_\_\_\_\_  
Date

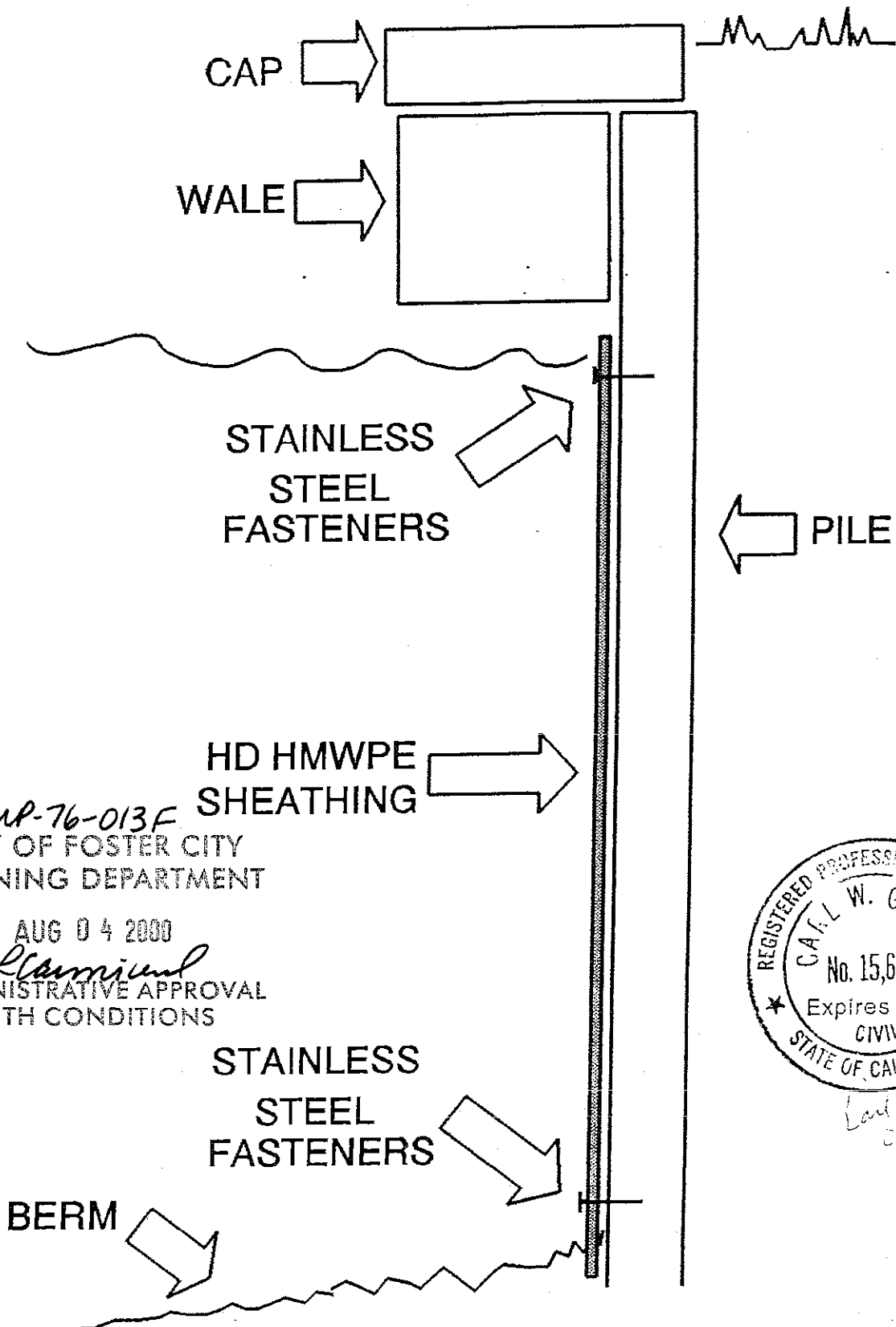
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Richard B. Marks, Community Development Director  
City of Foster City

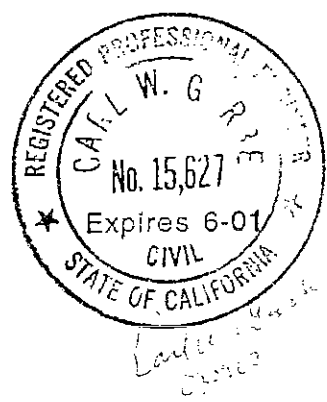
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Date

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UP-76-013F  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT

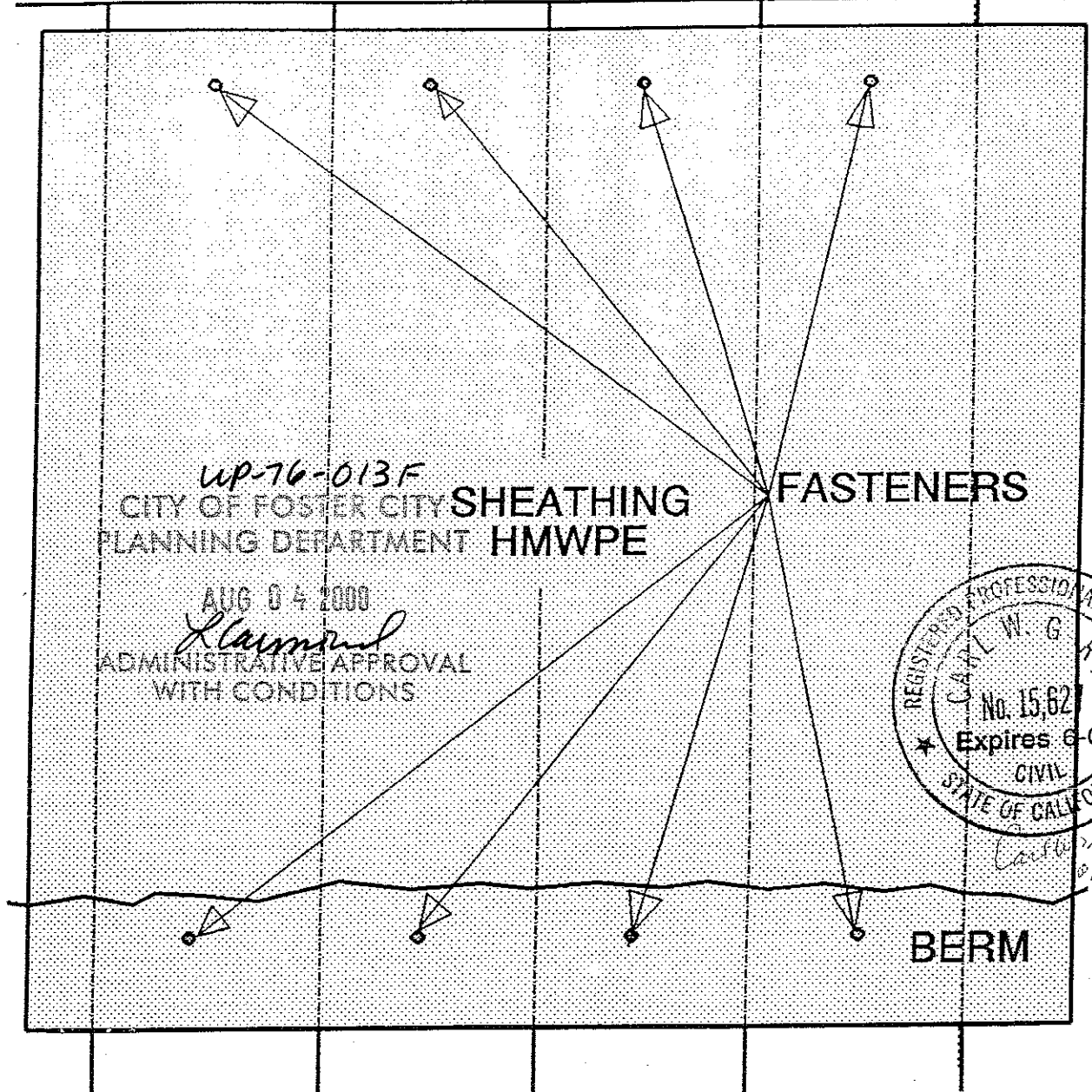
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*Hammond*  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS



**LONGWATER TREATED TIMBER BULKHEAD**  
 DETAIL 99-1 - END VIEW  
 3X12-INCH CAP, 8X8-INCH WALE, 3X12-INCH X 10 FOOT PILE

BULKHEAD CAP

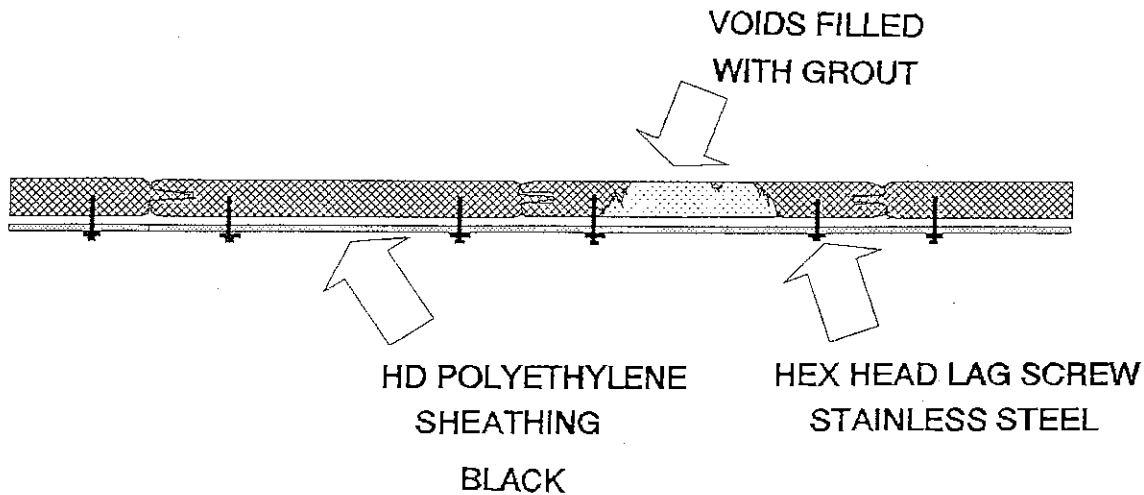
WALE



LONGWATER TREATED TIMBER BULKHEAD  
DETAIL 99- 2 - FRONT VIEW  
FASTENER PLACEMENT

# PLAN VIEW

NOT TO SCALE



UP-76-D13 F  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

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*Slamm*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

## TREATED TIMBER BULKHEAD

### DETAIL 99-3

### HMW/PE ENCAPSULATION



*Carl W. Garb*  
01/01/00