

NOTE:

ALL WOOD TO BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD. ALL FENCES SHALL BE PAINTED AND MAINTAINED AS ORIGINALLY FINISHED.

PROTOTYPICAL BACK AND SIDE YARD FENCE

RESOLUTION NO. P-21 -94

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING MODIFICATIONS TO EXISTING USE PERMITS TO ESTABLISH PROTOTYPICAL DESIGNS OR ALTER THE PROCESS FOR REVIEWING PROTOTYPICAL DESIGNS FOR SEVERAL PLANNED DEVELOPMENTS -- UP-85-028B (ALDEN PARK), UP-84-010A (ANTIGUA), UP-85-055B (BAYFRONT COURT), UP-71-056B (EDGEWATER TOWNHOUSES), UP-74-017G (HARBORSIDE), UP-72-008H (ISLE COVE), UP-88-001A (MARTINIQUE COVE), UP-83-024A (MARTINIQUE PLACE), UP-75-008B (PITCAIRN), UP-72-005C (SHELL COVE), UP-75-018F (WHALERS' COVE AND WHALERS' ISLAND), UP-84-012E (WILLIAMS LANDING)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the City desires to streamline the Architectural Review process while still maintaining high standards for the quality of building and site design; and

WHEREAS, the City desires to reduce the cost to applicants of preparing applications, especially for minor property improvements; and

WHEREAS, the Community Development Department has evaluated possible methods to simplify the process for approval of prototypical designs in planned developments and consulted with the Homeowners' Associations in the City; and

WHEREAS, the proposal has been determined by the Director of Planning and Development Services to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration for the proposed amendments to the affected planned developments and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds:

1. The proposed amendment the affected Use Permits to add or alter the process for review of prototypical designs is necessary in order to streamline the Architectural Review process for prototypical designs in planned developments and is in the best interest of the City, property, and residents of the City.
2. The request is consistent with the General Plan of the City of Foster City, specifically Policies LUC-7 calling for maintenance of residential design and character and LUC-38 and LUC-39 calling for Architectural Review as a means to ensure that the design of improvements is appropriate and compatible with existing neighborhoods and Title 17 (Zoning) of the Municipal Code.
3. The request is consistent with Chapter 2.28 and Title 17, Zoning, of the Municipal Code which call for improvements to be properly related to their sites and adjacent uses and to preserve the architectural character and scale of the neighborhoods in the community.
4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

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BE IT FURTHER RESOLVED that the Planning Commission hereby approves the addition of prototypical garage door designs in two planned developments and changes to the process for reviewing prototypical designs in several other developments, as indicated in the attached Exhibits A, B and C.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 5, 1994, by the following vote:

AYES, COMMISSIONERS: DITTMAR, GABBAY, LAWRENCE, McEWEN AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE


JAMES P. DIERKES, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Approved by Planning Commission on May 5, 1994)

The following changes or additions to the prototypes are approved for the following developments:

Development	File Ref.	Improvement	Existing Process	Proposed Process
Alden Park	UP-85-023B	Fence Garage door*	HOA & AR & BP none	AR BP
Antigua	UP-84-010A	Fence	HOA & AR & BP	AR
Bayfront Court	UP-85-055B	Deck<12"	HOA & AR & BP	BP
Edgewater Townhouses	UP-71-056B	Bathroom window	HOA & AR & BP	BP
Harborside	UP-74-017G	Greenhouse window (Model A only)	HOA & AR & BP	BP
Isle Cove	UP-72-008H	Garage door*	none	BP
Martinique Cove	UP-88-001A	Fence	HOA & AR & BP	AR
Martinique Place	UP-83-024A	Fence	HOA & AR & BP	AR
Pitcairn	UP-75-008B	Fence Front doors	AR & BP AR	AR NONE
Shell Cove	UP-72-005C	Greenhouse window (kitchen windows only)	HOA & AR & BP	BP
Whaler's Cove	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Whaler's Island	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Williams Landing	UP-84-012E	Garage Doors	AR & BP	HOA & BP

HOA = Homeowners' Association approval
AR = Architectural Review permit

PR. 98. 030

September 18, 1998

10/7/98

Martinique Homeowners Association
Bernard Edwards, President
923 Clipper Lane
Foster City, CA 94404

Dear Bernard:

I would like to change the fence in my front yard, and would like to get the approval of the homeowners association before I go to the city for final approval.

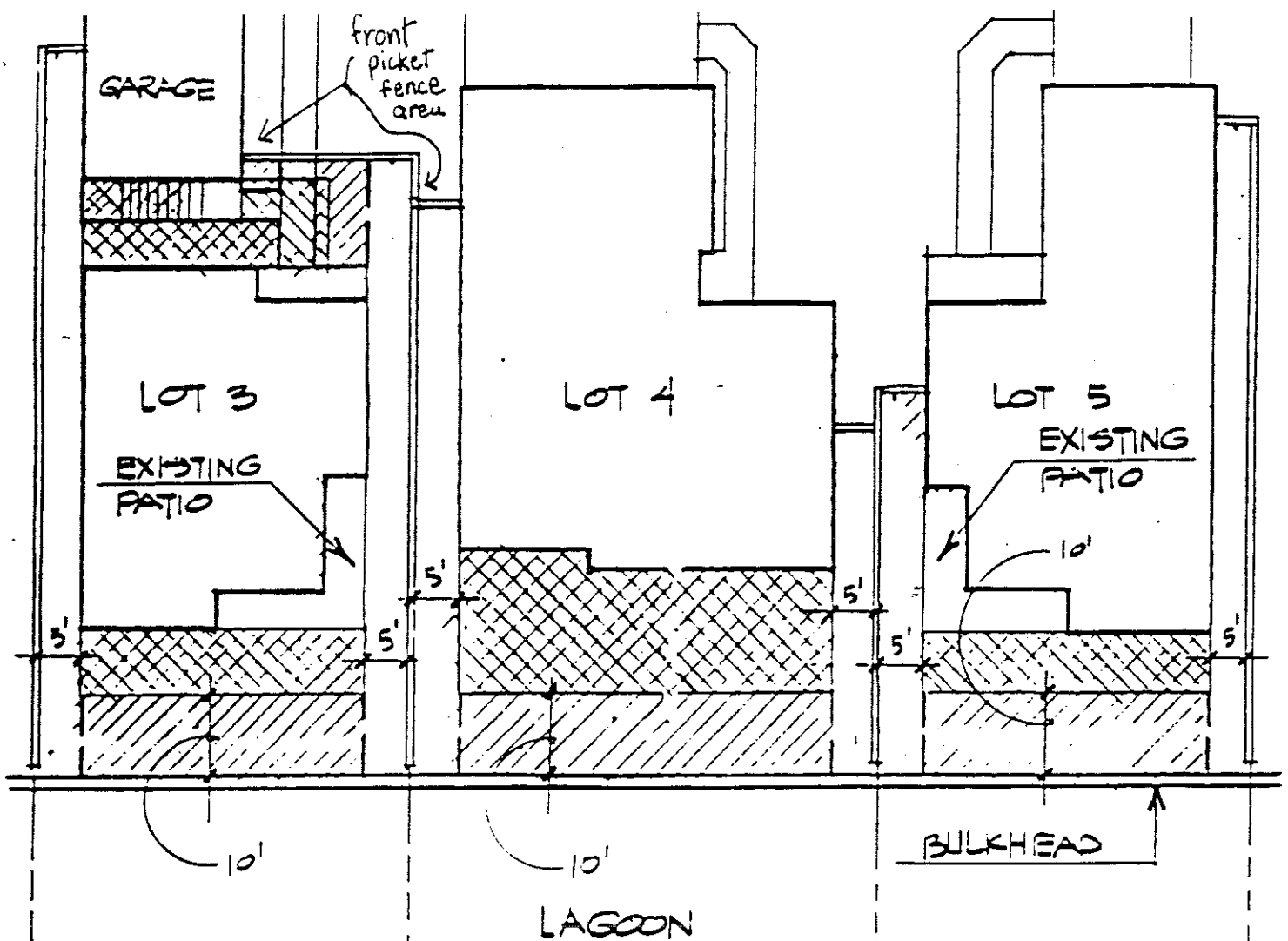
My front yard now has a 3-foot high fence, with a gate. I would like to keep the fence posts as is, but replace the boards with picket fences instead of flat plywood. I would then have them painted white. I feel that this would improve the curb appeal of my home. I have attached a copy of my lot plans, with the area in front where I would like to change the fence.


I understand from our CC&R's that any improvement in my lot must first be approved from our Architectural Board for our Association, and then from the city. As stated in 7.8 Architectural Control (in our CC&R's), I would use high quality workmanship and design, and shall be in harmony of external design with existing structures. Per the CC&R's, I am submitting this request to the Association for approval, prior to requesting city approval and beginning construction.


I am submitting a copy of a white picket fence that would be very similar to the one I would like to have built. If possible, I would like approval from the Architectural Board as soon as possible. I need a letter from the board, approving this request, before I go to the city planner for their approval.

Thank you,

Susan Berrini
907 Clipper Lane (Lot 3)
Foster City
650-341-2310



 IMPROVEMENTS UP TO 2' ABOVE GROUND LEVEL SUCH AS DECKS, SPAS, PATIOS, AND OTHER MASONRY/CONCRETE FLATWORK SHALL BE LOCATED AS SHOWN ABOVE SUBJECT TO FOSTER CITY CODES, ORDINANCES AND SETBACKS.

 GARDEN STRUCTURES INCLUDING ATTACHED GREENHOUSES, TRELLISES, RAISED DECKS, SPAS, AND OTHER STRUCTURES MORE THAN 2' ABOVE GRADE SHALL BE LOCATED WITHIN THE AREA AS SHOWN SUBJECT TO FOSTER CITY CODES, ORDINANCES AND SETBACKS.

Lots 3,4 & 5 are rather limited in the use of structures due to the water orientation. These lots are not recommended for gazebos, freestanding greenhouses or other structures that might restrict the neighbor's view. Fencing along the bulkhead is allowable, however, it must be the ornamental iron fencing as approved by the City. (Page 14) Lot 3 is unique due to the detached garage. An area in front of the house has been included in the structures over 2' in height to accommodate the possible addition of a trellis or a storage area under the garage stairs.

NOTE: Backyard layouts as shown are not to scale.

INDIVIDUAL LOT PLOT PLANS - USE AREA

Pickets

Picket fences have an irrepressible charm, and their character has carried them from cottage to village to town to city throughout many generations. They have a welcoming appearance and a gentle way of marking a boundary. Their classic style fits well in many different settings.

The fancy cut tops and special finial frills associated with picket fences in the past are now hard to find. Lumberyards still carry pickets, but only in limited shapes. You can cut your own tops, of course, but that can be quite time-consuming because of the great number of pickets needed to make a fence. Cabinet shops can do special milling and shaping, or the lumberyard may be able to cut the pickets for you for an extra fee. The basic cost for pickets is low, but construction time for a fence is generally medium to high.

Protection and security. Will keep children and pets in or out, and the pointed pickets make the fence tricky to hop over.

Visual privacy. Very little, though pickets tend to capture the eye and hold it.

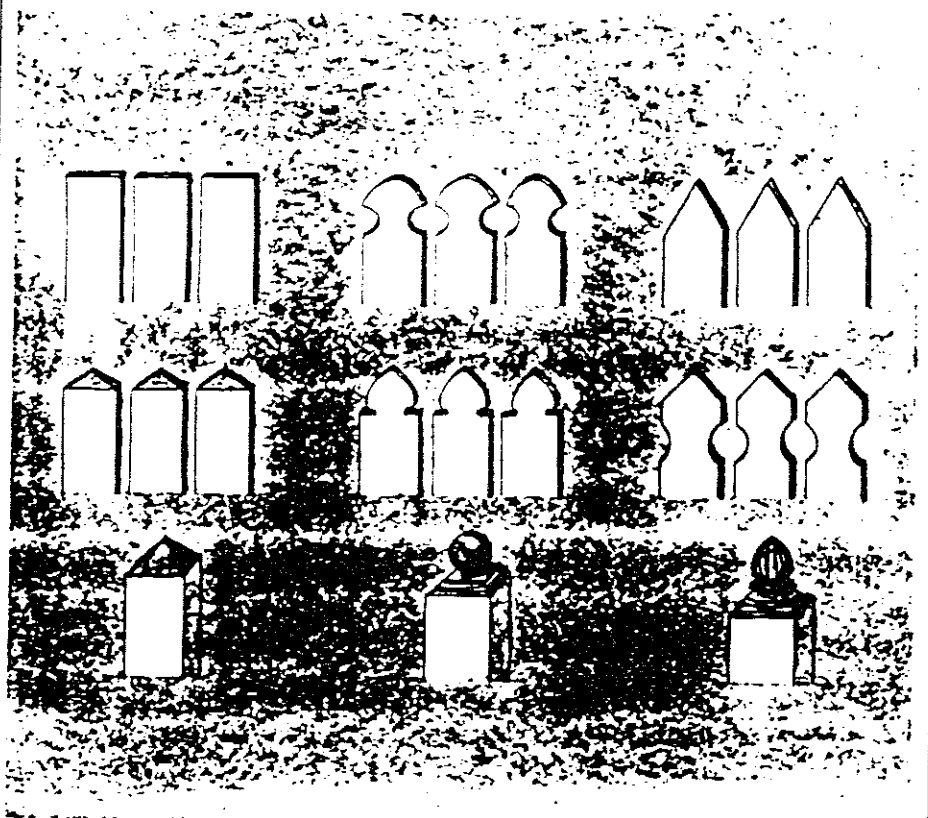
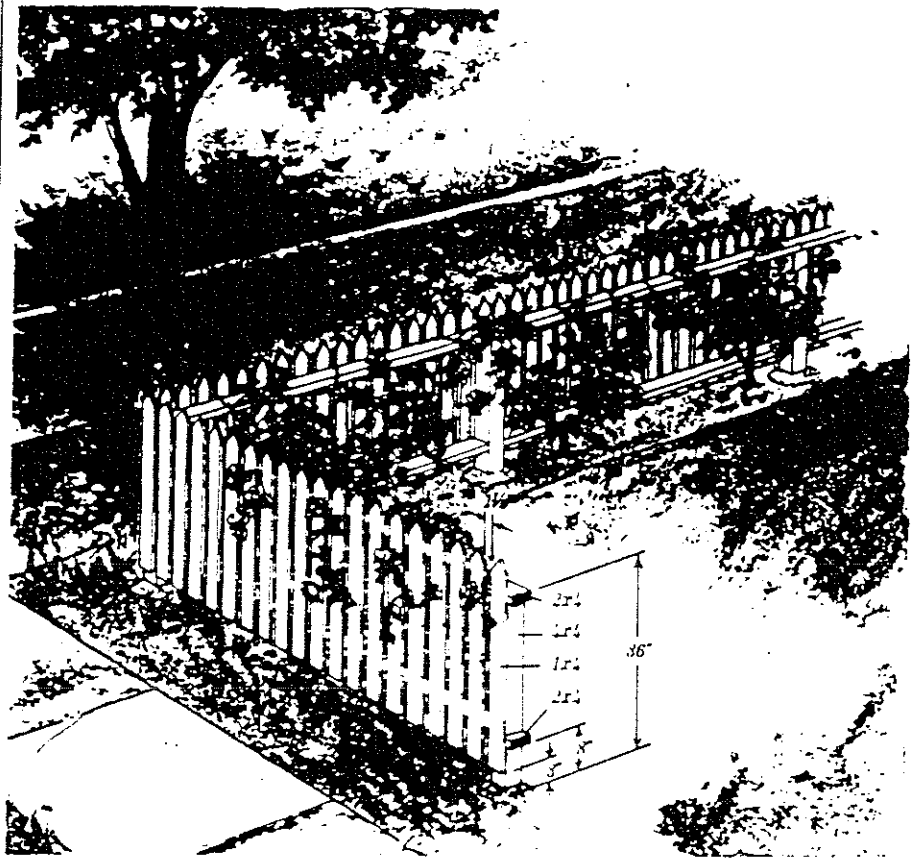
Tempering the environment. Will block drifting snow, and close spacing between pickets can soften breezes.

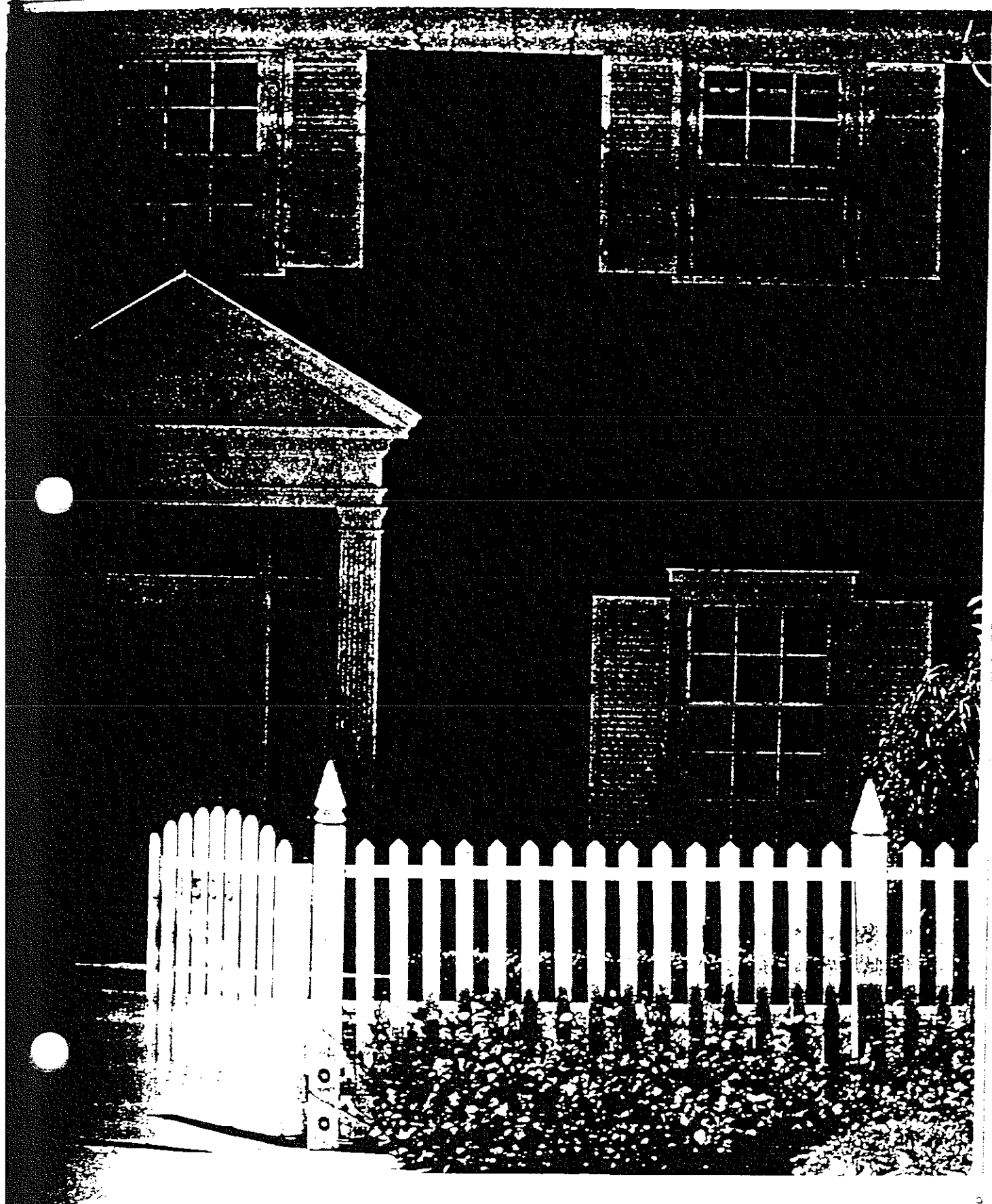
Defining space. Good. Clearly defines any boundary.

Suitable finish treatment. Paint generally looks best, but stain can also be effective.

Variations

Pickets offer you a world of variations. Some of the standard ones are shown here, but fancy filigree and other whimsical ways of cutting pickets can delight passersby with their special visual interest. Designing picket tops is a lot of fun, and planning their fabrication is a challenge in ingenuity. Wide-diameter hole saws can easily cut concave curves; a saber or band saw will produce convex ones. To lay out the pickets for shaping, use a hardboard template.



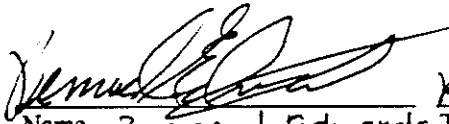


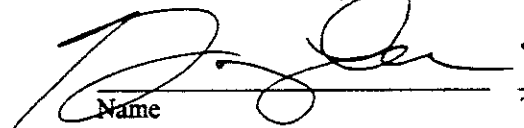
September 22, 1998

Foster City Planning Department
Foster City, California

RE: Fence change at 907 Clipper Lane
(Martinique Cove Homeowners Association)

The Architectural Board has received a copy of Susan Berrini's plans to make changes to her front fence. (See attached letter.) We have approved this change to a white picket fence.


Name Bernard Edwards Title President Phone 574-0257 Date 9/22/98


Name Gary Lee Title Secretary Phone 573-8670 Date 9-22-98