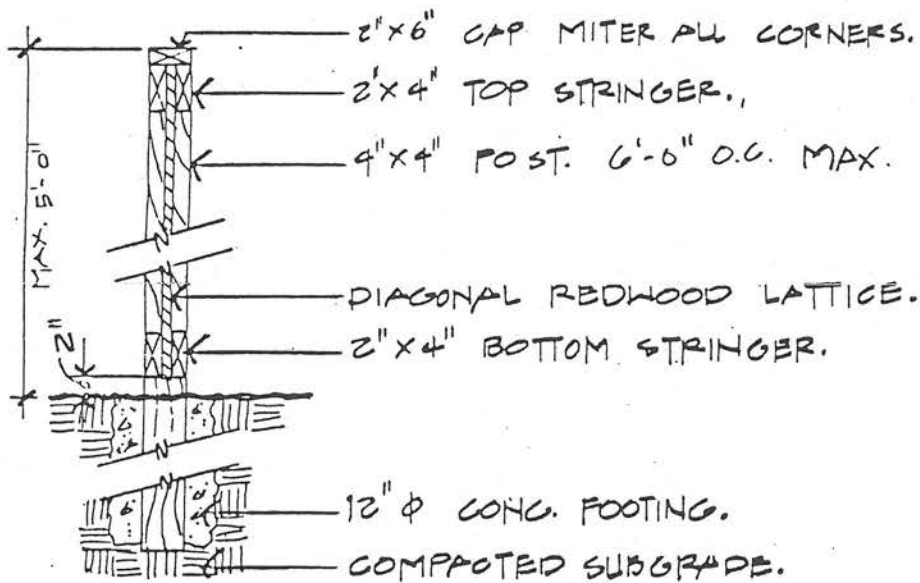


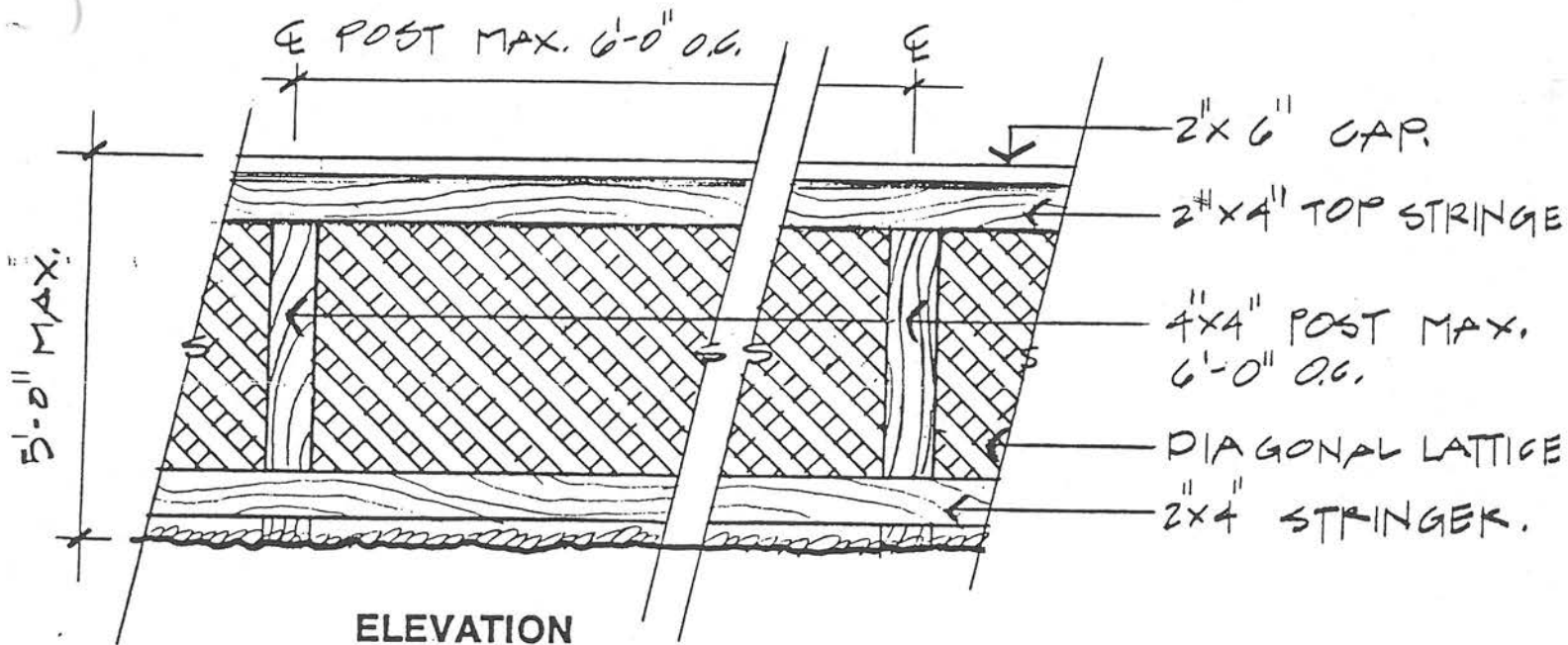
PRO-TYPICAL PATIO LATTICE SCREEN

NOTE:

THE PATIO LATTICE SCREEN AS SHOWN BELOW IS PROVIDED AS A SUGGESTED DESIGN ONLY, AND MAY VARY AS LONG AS IT CONFORMS TO THESE GUIDELINES AND TO THE FOSTER CITY BUILDING AND ZONING CODES.



SECTION



PATIO LATTICE SCREEN CONSTRUCTION TO BE OF REDWOOD OR CEDAR, SURFACED ON ALL SIDES CONSTRUCTION HEART OR BETTER.

PAINT OR STAIN TO MATCH HOUSE AND TRIM, OR CLEAR SEALED.

RESOLUTION NO. P-130-87

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING SUBMITTALS IN SATISFACTION OF CONDITION 1.25 (PROTOTYPICAL DESIGN GUIDELINES) OF THE NANTUCKET COVE TOWNHOMES USE PERMIT (UP-31-85) — NEIGHBORHOOD 7 — BAFFIN STREET, EDGEWATER BLVD. AND PORT ROYAL AVENUE — NANTUCKET PARTNERS — UP-31-85

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, Nantucket Partners has requested approval of submittals in satisfaction of Use Permit Condition 1.25 (Prototypical Design Guidelines) of UP-31-85 for the Nantucket Cove project located in Neighborhood 7, bounded by Baffin Street, Edgewater Blvd. and Port Royal Avenue; and

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

WHEREAS, the Planning Commission did duly consider said request at a public meeting on October 1, 1987.

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

1. The request will not be detrimental to the health, safety, morals, comfort or general welfare of the persons or property in the neighborhood of the proposed use or to the City of Foster City;
2. The request meets the purposes and principles of good architecture and site plan review as described in Sections 2.28.110-120 and 17.58 of the Municipal Code; and
3. The request is consistent with the General Plan of the City of Foster City and meets the requirements of the Zoning Ordinance as described in Title 17 of the Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves submittals in satisfaction of Condition 1.25 of UP-31-85, entitled "Prototypical Landscape Guidelines for Property Improvements - Nantucket Cove", subject to the conditions of approval in Exhibit A attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on October 1, 1987, by the following vote:

AYES, COMMISSIONERS: DITTMAR, HAUGH, KUNDUPOGLU AND CHAIRMAN
DIERKES.

NOES, COMMISSIONERS: NONE.

ABSTAIN, COMMISSIONERS: NONE.

ABSENT, COMMISSIONERS: LITTLETON.


JAMES P. DIERKES, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Conditions of approval attached to submittal in satisfaction of Conditon 1.25 of UP-31-85
by Planning Commission on October 1, 1987)

- 1.35 The applicant shall submit a front elevation plan of the patio lattice screen for staff review and approval. Such plan shall be incorporated into the Prototypical Design Guidelines.