



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2299  
(415) 349-1200  
FAX: (415) 574-3483

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AUG 11 1995

PLANNING  
DIVISION



CITY OF FOSTER CITY  
PLANNING COMMISSION ACTION

Barbara Cunningham  
President  
Plum Island Homeowners' Association  
825 Grenada Lane  
Foster City, CA 94404

Dear Ms. Cunningham:

For information and easy reference, the Planning/Code Enforcement Division of Foster City, subsequent to Planning Commission meetings, provides a letter describing action taken by the Planning Commission. Should you disagree with our interpretation of the action of the Commission, please contact the Planning/Code Enforcement Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof. The subject of the application is described below:

MEETING DATE:	AUGUST 3, 1995
CASE NO.:	UP-76-007E
APPLICANT:	PLUM ISLAND HOMEOWNERS' ASSOCIATION
APPLICATION FOR:	MODIFICATION TO AN EXISTING USE PERMIT TO ADD A PROTOTYPICAL REPLACEMENT BULKHEAD
LOCATION:	PLUM ISLAND PLANNED DEVELOPMENT
ZONE:	R-1/PD

**ACTION TAKEN:**

On August 3, 1995, the Planning Commission adopted Resolution No. P-42-95 approving modification to UP-76-007E. A copy of the Resolution and Conditions of Approval is attached.

**APPEAL:**

An action of the Planning Commission on a Use Permit application may be appealed within ten (10) calendar days after the date of the Planning Commission decision, in writing, to the City Council. Actual construction on or implementation of projects shall not begin prior to the expiration of the appeal period. If a project/permit is appealed, construction or implementation of it shall not begin prior to a final decision being rendered by either the Planning Commission and/or City Council.

**ACKNOWLEDGMENT BY APPLICANT:**

In order to demonstrate that you are aware of the Commission's action and understand the conditions attached to this approval, please sign the original of this letter and return it to the Planning/Code Enforcement Division.

Sincerely,

*Richard B. Marks*  
Richard B. Marks  
Community Development Director

*Plum Island Homeowners Assoc*  
Applicant (Please Print)

*Barbara Cunningham*  
(Signature) President, PIHOA

cc: Building Division  
Paul Strong, The Manor Association, 1081 The Alameda, #100, Belmont, CA 94002

(Mailed: August 4, 1995)

RESOLUTION NO. P- 42 -95

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A MODIFICATION TO AN EXISTING USE PERMIT TO APPROVE PROTOTYPE GUIDELINES FOR BULKHEADS IN THE PLUM ISLAND PLANNED DEVELOPMENT -- PLUM ISLAND HOMEOWNERS' ASSOCIATION AND BOARD OF DIRECTORS -- UP-76-007E (MODIFICATION TO EXISTING USE PERMIT -- UP-76-007)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Plum Island Homeowners' Association and Board of Directors has requested approval for prototypical design guidelines for bulkheads; 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, a Notice of Public Hearing was duly posted for consideration of the Use Permit request at the Planning Commission meeting of August 3, 1995, and on said date, the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the Staff Report, written and oral testimony, and exhibits presented, finds:

- A. The proposal would be consistent with the Foster City General Plan and Chapter 17.12 (R-1/PD Single-Family Residence/Planned Development District) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype design for bulkheads would blend with the existing development and would therefore, 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 contained in the Land Use and Circulation Element (page 3-36) of the Foster City General Plan, and improve a typical residential use consistent with the Zoning Map designation of R-1/PD, Single-family Residence/Planned Development District; the adoption of guidelines for a specific development is authorized by Section 17.60.060.
- B. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the proposed bulkheads would be compatible with the existing development.

**EXHIBIT A**

(Conditions attached to approval of UP-76-007E by  
Planning Commission on August 3, 1995)

1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance in accordance with the drawings attached to the letter dated June 22, 1995 from the Plum Island Homeowners Association and as described in that letter.
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. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
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 installation, an encroachment permit shall be obtained from the Public Works Department.
6. The poured in place concrete shall match the color and texture of the pre-cast concrete panels, to the satisfaction of the Public Works Director.



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**Plum Island Homeowners Association**  
c/o Manor Association, 1081 Alameda # 100, Belmont, CA 94002  
Telephone: (415) 344-8000

June 22, 1995

Mr. Richard B. Marks  
Community Development Director  
City of Foster City  
610 Foster City Blvd.  
Foster City, CA 94404

RE: Plum Island Replacement Bulkhead

Dear Mr. Marks,

Plum Island Homeowners' Association is currently replacing its original wooden bulkhead located in the common area with concrete panels. The majority of the waterfront homeowners are replacing the portion of the bulkhead located on their property, which they are required to maintain, with the same design as the common area bulkheads and at the same time as the common area.

Consistent with the city's policy stated in your letter dated January 11, 1995, the Homeowners Association would like to establish concrete as the prototype replacement bulkhead for Plum Island.

Because the new bulkhead is essentially one structure, the Association would like to set the following appearance standards as the prototype to ensure a consistent and uniform appearance (see attachment *Plum Island Standard Bulkhead Details* for specific dimensions):

1. Material. The bulkhead will be constructed of concrete panels approximately eight feet in length and topped with a concrete cap approximately 16 inches wide by 14 inches wide. A 3 inch by 6 inch red cedar rub bar will be attached to the outer face of the concrete cap.
2. Color. The color of the concrete should be a natural concrete of light gray (no artificial color added).
3. Alignment. Every replacement bulkhead will abut and be aligned with the new concrete wall which will be located between one to two feet in front of the old wooden bulkhead.

4. Height. The elevation will match that of the new wall with the top of the concrete cap at +100.0 feet City datum.

The goal of establishing a prototype is to ensure that those waterfront homeowners who have elected to replace their bulkhead at a later date will aesthetically conform to the common area bulkhead and that the entire replacement wall will appear to be one contiguous concrete bulkhead.

This request for a prototype is for aesthetics only, and not to set engineering standards for construction. Attached is an artist's concept of what the new concrete bulkhead will look like after construction.

Please call Barbara Cunningham, (415) 345-0132, President of the Plum Island Homeowners Association with any questions or if any additional information is needed.

Sincerely,

Board of Directors  
Plum Island Homeowners Assoc.

Enclosures:

- 1a & 1.b Artists concept, Plum Island Replacement Bulkhead - front view and top view
2. Plum Island Standard Bulkhead Details

Copies

Director, Public Works, City of Foster City  
Plum Island Board of Directors  
Chair, Bulkhead Committee  
Noble Consultants  
Manor Association

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Artist's conception

# Plum Island Bulkhead Replacement Prototype



Concrete Cap

Concrete Panels

UP-76-007E  
CITY OF FOSTER CITY  
PLANNING DIVISION

JUN 23 1995  
*gpc*  
APPROVED  
WITH CONDITIONS

Enc 1a

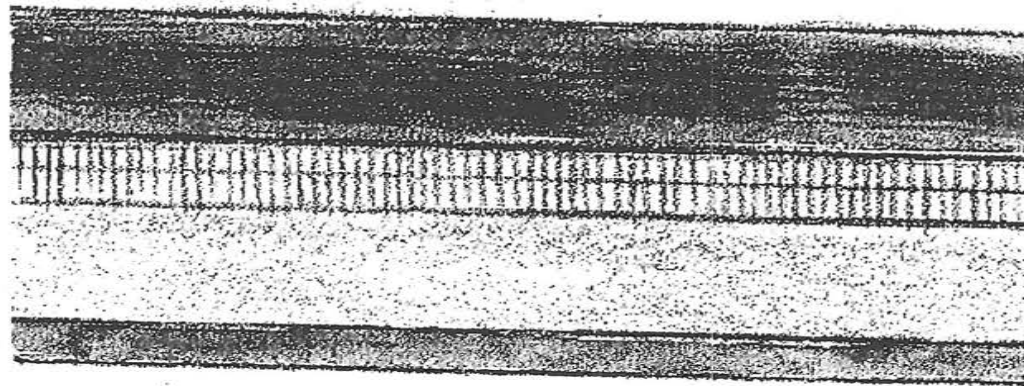
# Plum Island Bulkhead Replacement Project Top View (not to scale)

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original wooden cap  
gray plastic drainage grate  
concrete cap  
cedar rub bar



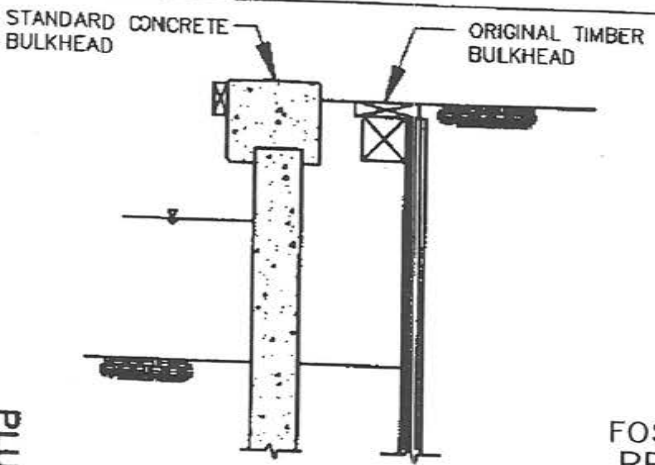
UP-76-007E  
CITY OF FOSTER CITY  
PLANNING COMMISSION

JUN 23 1995  
*spj*  
APPROVED  
WITH CONDITIONS

Enc 1b

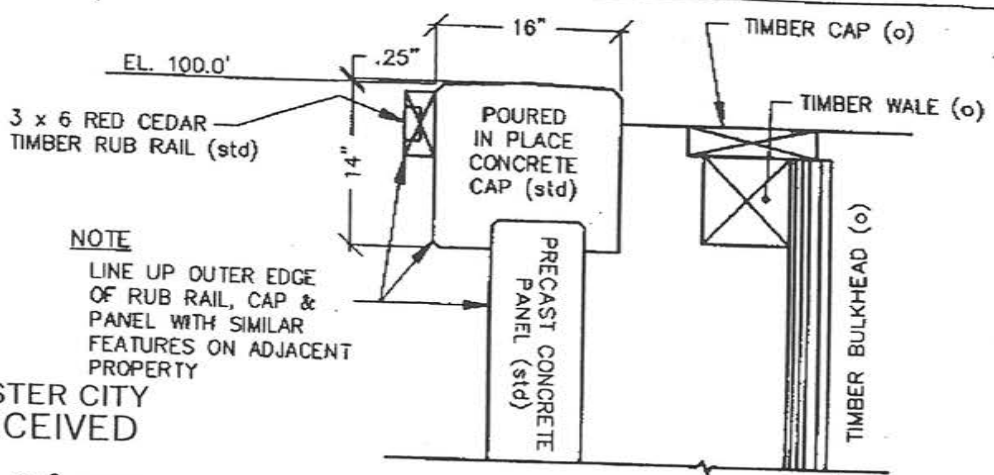
Enc 2

PLUM ISLAND  
STANDARD BULKHEAD DETAILS



WALL CROSS-SECTION

SCALE: 1" = 2'-6"



WALL CROSS-SECTION DETAIL

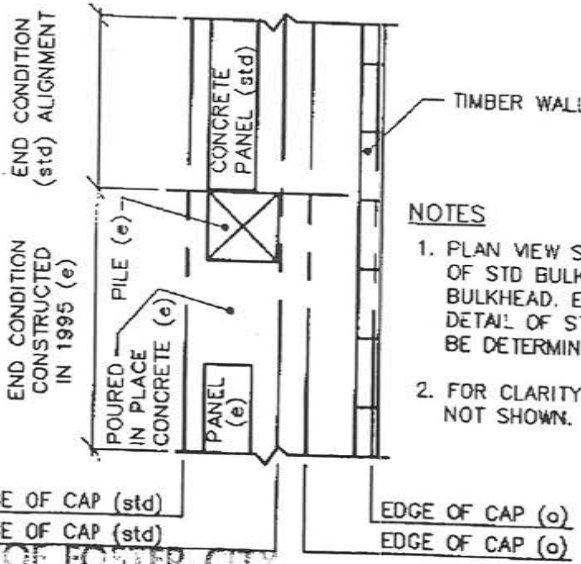
SCALE: 1" = 1'-3"

**NOTE**  
LINE UP OUTER EDGE  
OF RUB RAIL, CAP &  
PANEL WITH SIMILAR  
FEATURES ON ADJACENT  
PROPERTY

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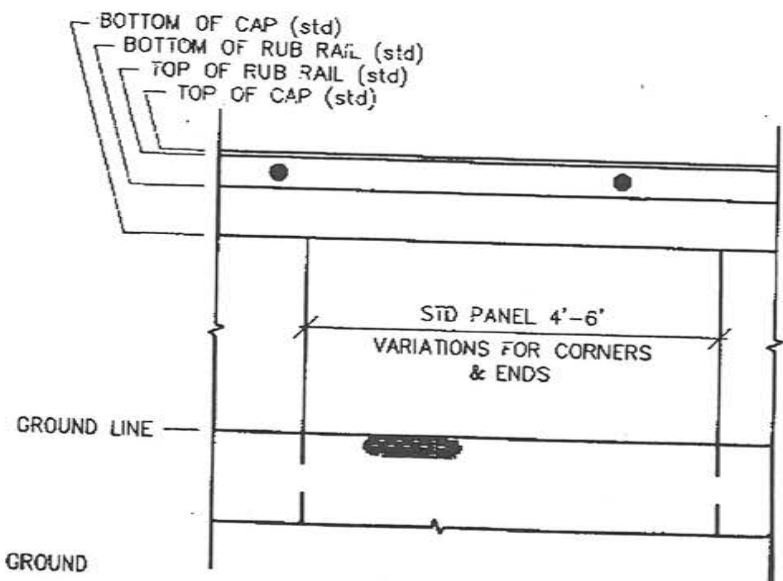


WALL PLAN VIEW

SCALE: 1" = 2'-6"

**NOTES**

1. PLAN VIEW SHOWS ALIGNMENT OF STD BULKHEAD TO EXISTING BULKHEAD. END CONDITION DETAIL OF STD BULKHEAD TO BE DETERMINED BY DESIGNER.
2. FOR CLARITY, RUB RAIL IS NOT SHOWN.



WALL PROFILE

SCALE: 1" = 2'-6"

(e) GROUND EXISTING  
 (o) ORIGINAL  
 (std) STANDARD

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APPROVED  
BY COND.