



*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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JAN 07 2004

PLANNING  
DIVISION

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

APPLICATION RECEIVED: December 13, 1999

APPLICATION COMPLETE: February 3, 2000

ACTION DATE: February 9, 2000

CASE NO.: UP-72-014F

APPLICANT: Dan Kane for the Sand Harbor South Homeowners' Association

APPLICANT ADDRESS: c/o The Manor Association, 500 Harbor Blvd., Belmont, CA 94402

APPLICATION FOR: Prototype Design for Balcony Enclosures

LOCATION: San Harbor South Planned Development

ZONING: R-3/PD (Medium Density Multiple Family Residence/Planned Development) District

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 proposal balcony enclosures, as conditioned, will maintain "Proper Site Planning, Architectural Design, and Property Maintenance" as stated in the Land Use and Circulation Goals (LUC A and LUC B) and the Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan.
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, size, design, colors, materials and finish of the new balcony enclosures, as conditioned, will reasonably blend with the existing character of the buildings and will be in keeping with similar improvements in the development.

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, of the Foster City Municipal Code because the balcony enclosures, as conditioned, will have materials that will blend well with the development.
  
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 new balcony enclosures will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood.

This action is subject to any conditions contained in Exhibits A and B, 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

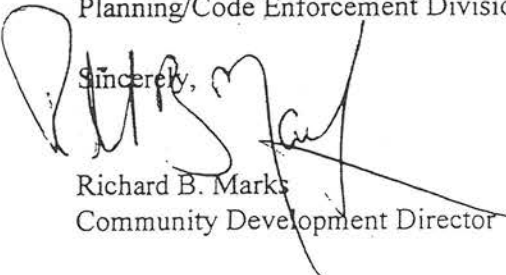
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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

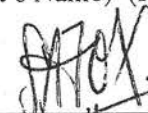
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the 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.

Sincerely,

  
 Richard B. Marks  
 Community Development Director

STEPHEN A. FOX  
 (Applicant's Name) (Please Print)

  
 (Applicant's Signature)

Planner Initials: JAR

## EXHIBIT A

### SAND HARBOR SOUTH HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Balcony Enclosures

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The following guidelines shall govern the installation and replacement of all balcony enclosures in the Sand Harbor South Planned Development:

#### CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
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. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the 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.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. 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.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.
- \* 8. The balcony enclosures shall be clear Plexiglas or black plastic mesh or black or silver metal hardware cloth.
- \* 9. The smoke colored Plexiglas is not approved for balcony enclosures in the Sand Harbor South Planned Development.
- \* Site Specific Conditions

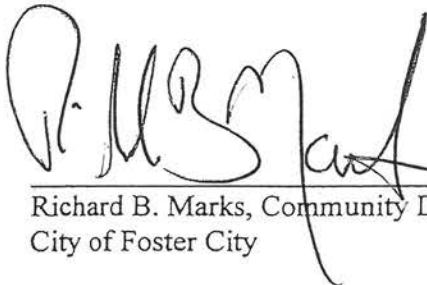
APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Sand Harbor South Homeowners' Association for the proposed balcony enclosure. The letter shall indicate that the proposed balcony enclosure conforms to the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Sand Harbor South Homeowners' Association.
3. 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 new and replacement balcony enclosure(s).



\_\_\_\_\_  
~~\_\_\_\_\_~~ Stephen Fox  
~~\_\_\_\_\_~~ PML Management  
Sand Harbor South Homeowners' Association

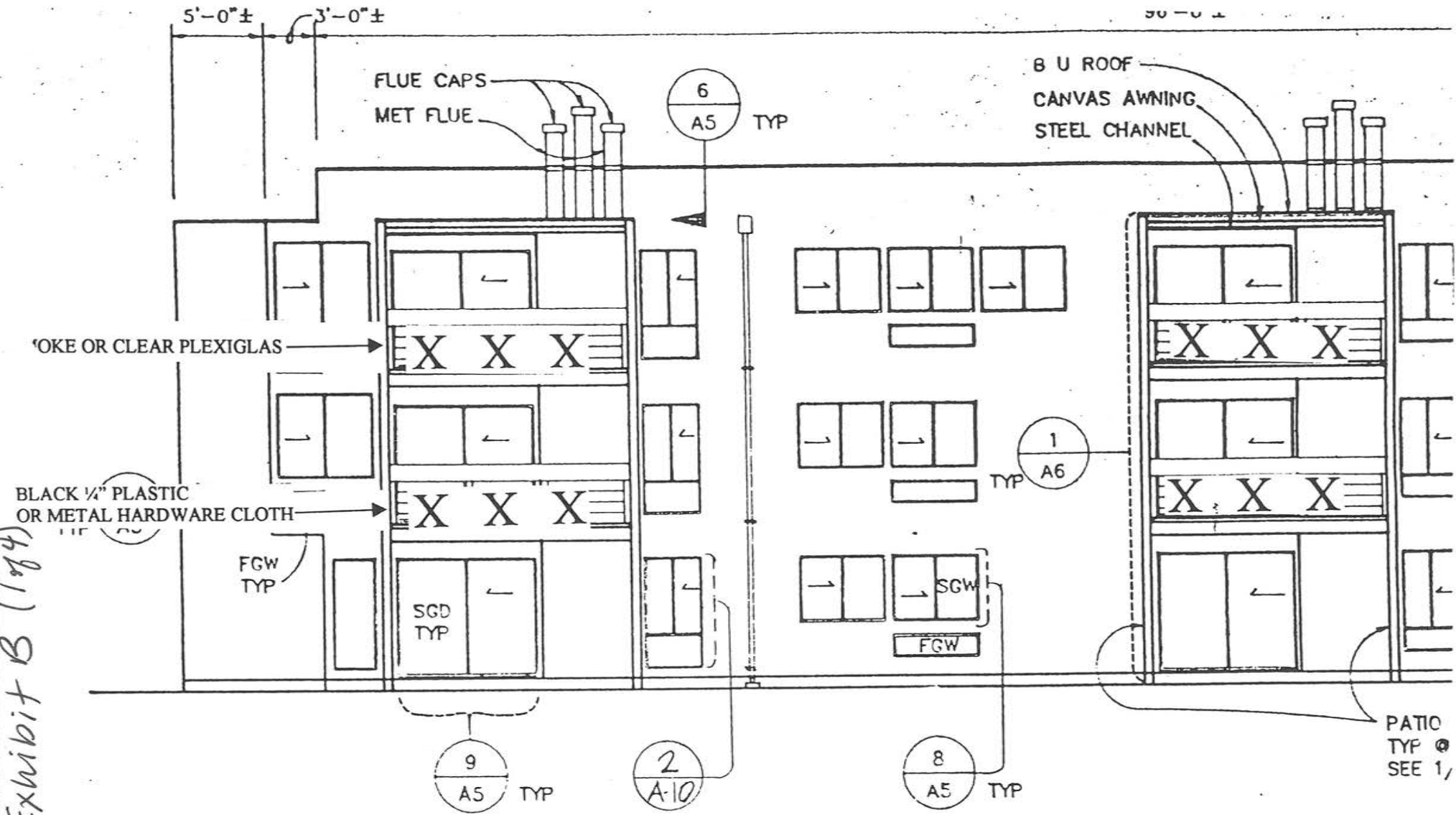
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Date



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

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\_\_\_\_\_  
Date

Exhibit B (1994)



# TYPICAL SAND HARBOUR SOUTH BUILDING

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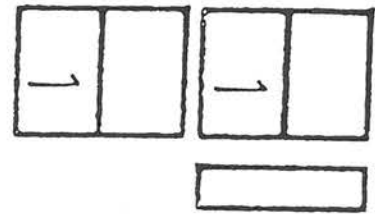
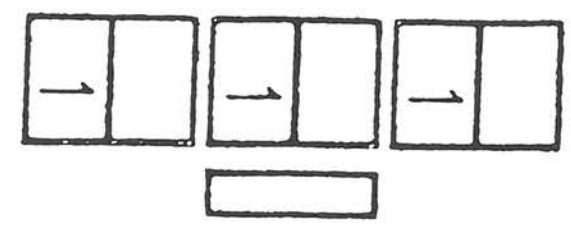
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Exhibit B (2 of 4) U ROOF

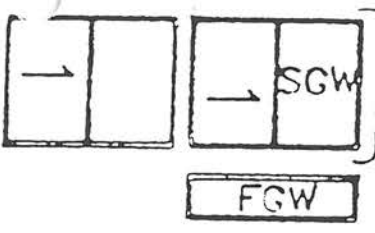
CANVAS AWNING  
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TYPICAL  
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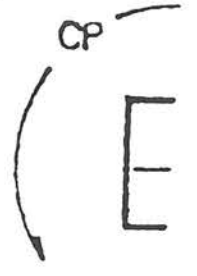
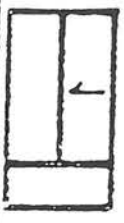
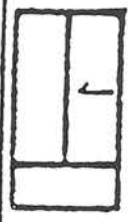
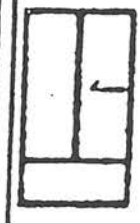
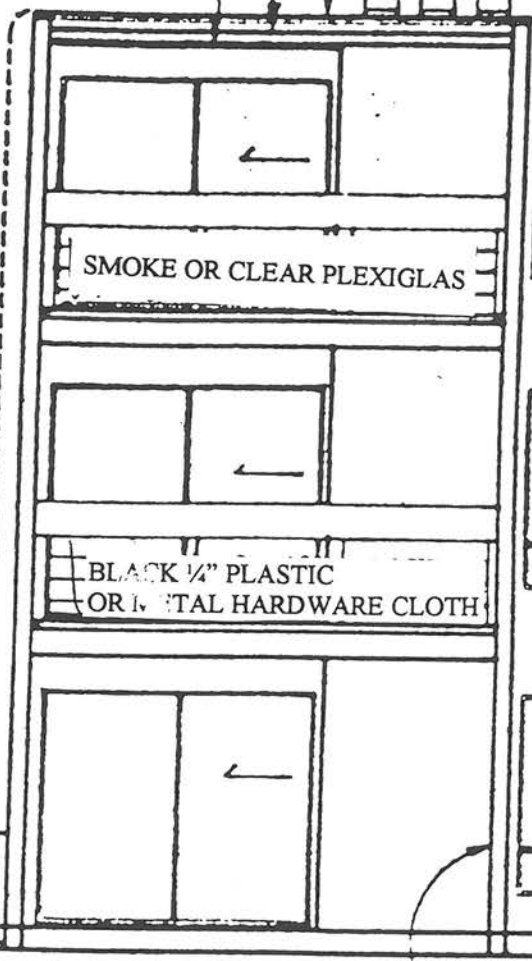
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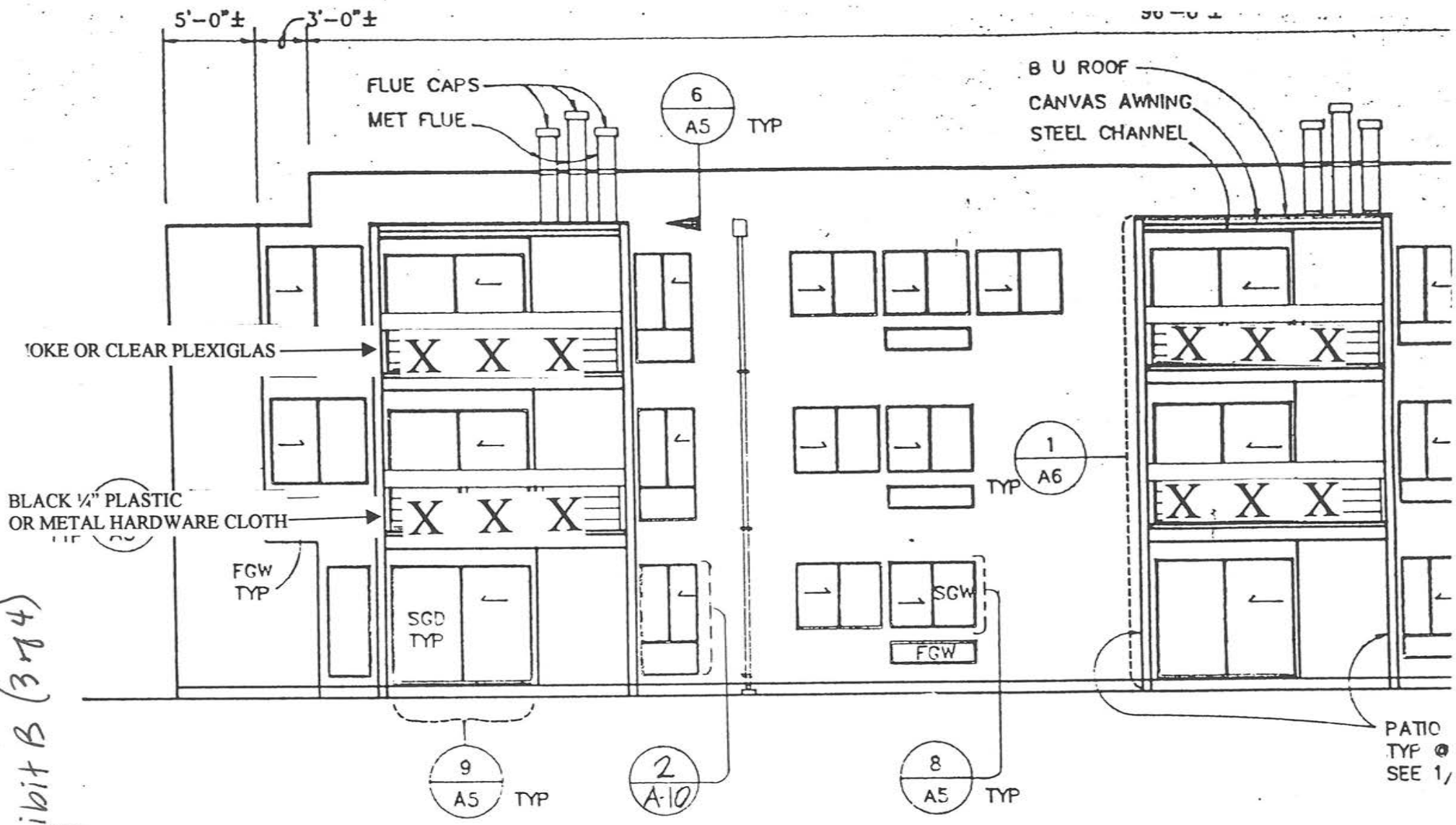


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ELEVATION

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Exhibit B (374)



# TYPICAL SAND HARBOUR SOUTH BUILDING

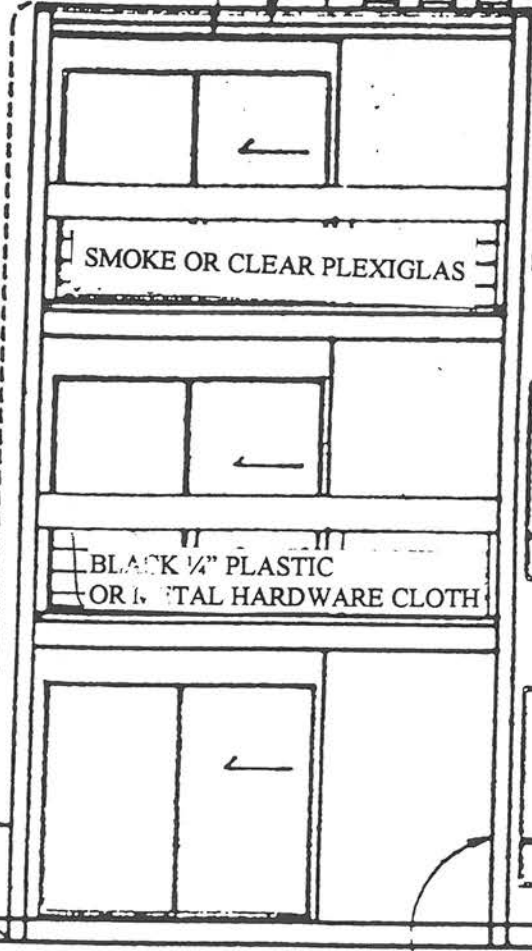
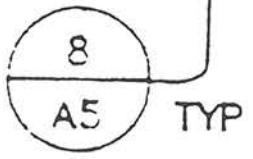
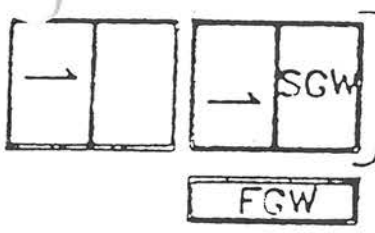
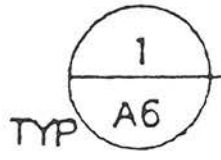
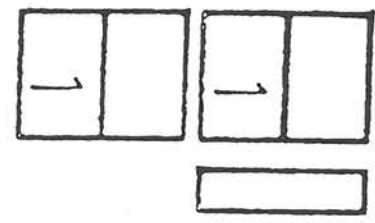
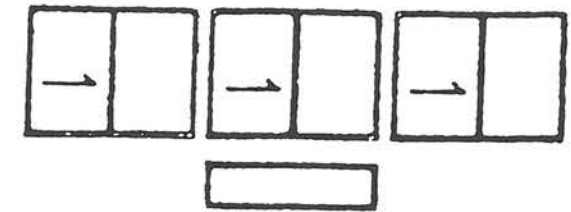
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DIVISION

Exhibit B (474) U ROOF

CANVAS AWNING  
STEEL CHANNEL

TYPICAL  
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YP



SMOKE OR CLEAR PLEXIGLAS

BLACK 1/4" PLASTIC  
OR METAL HARDWARE CLOTH

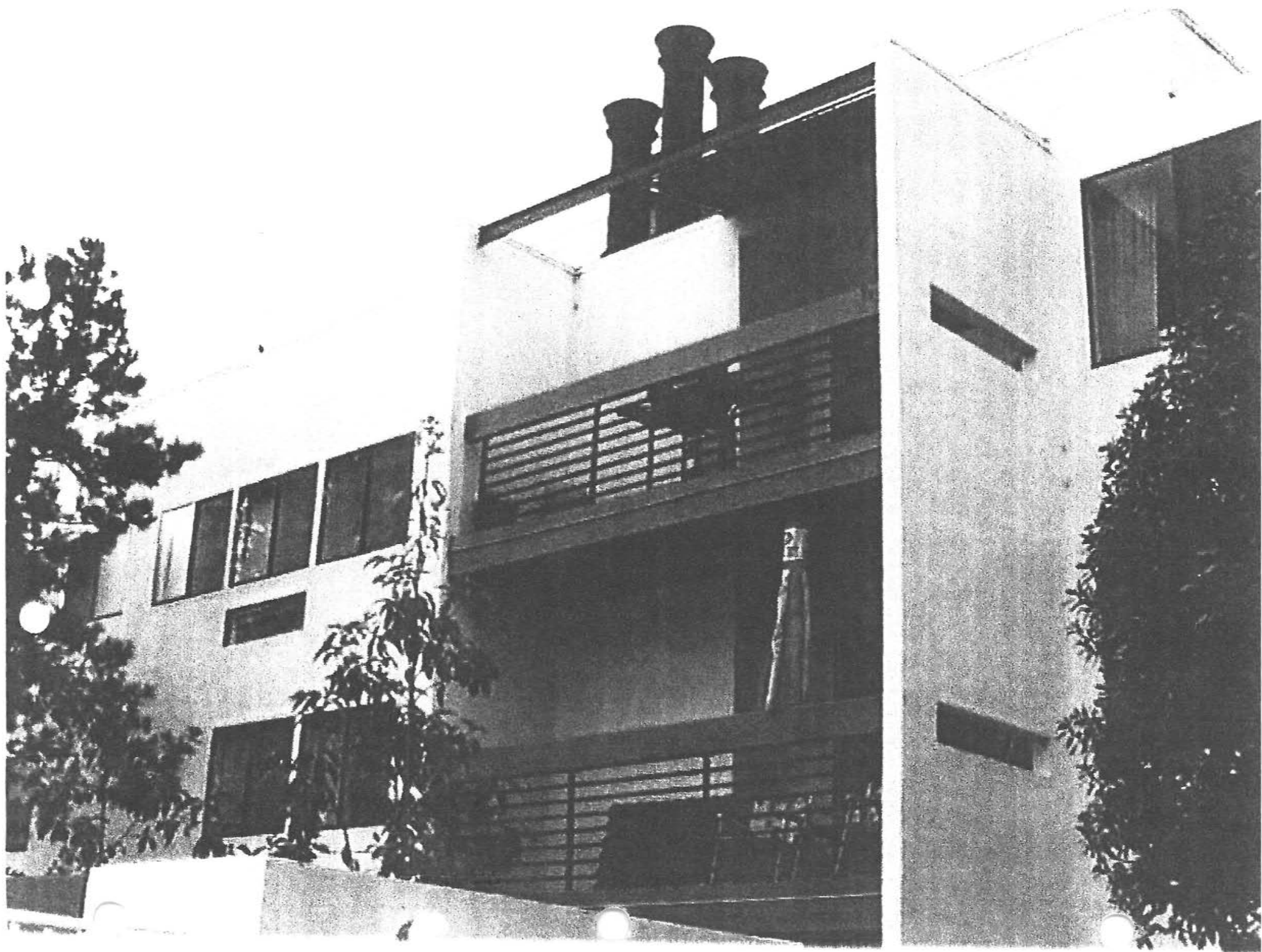
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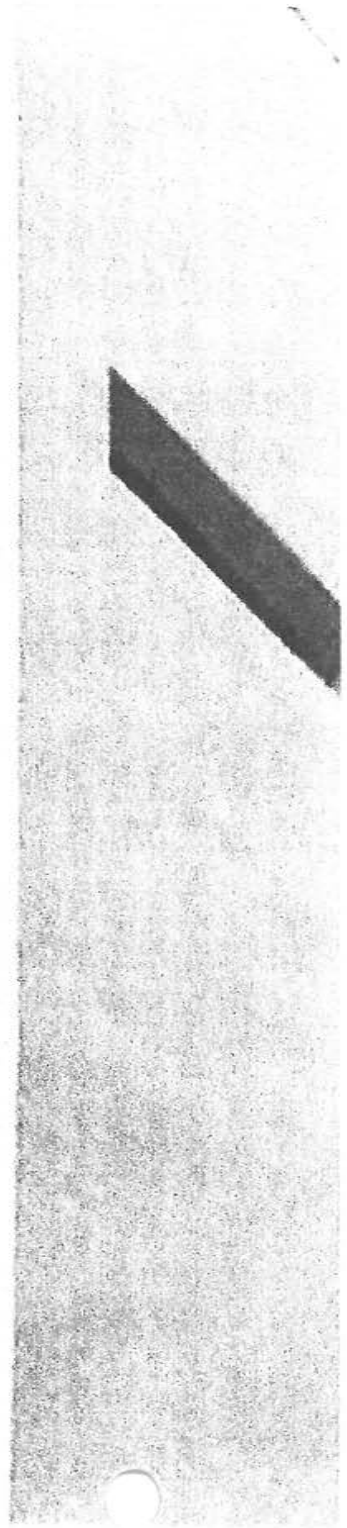
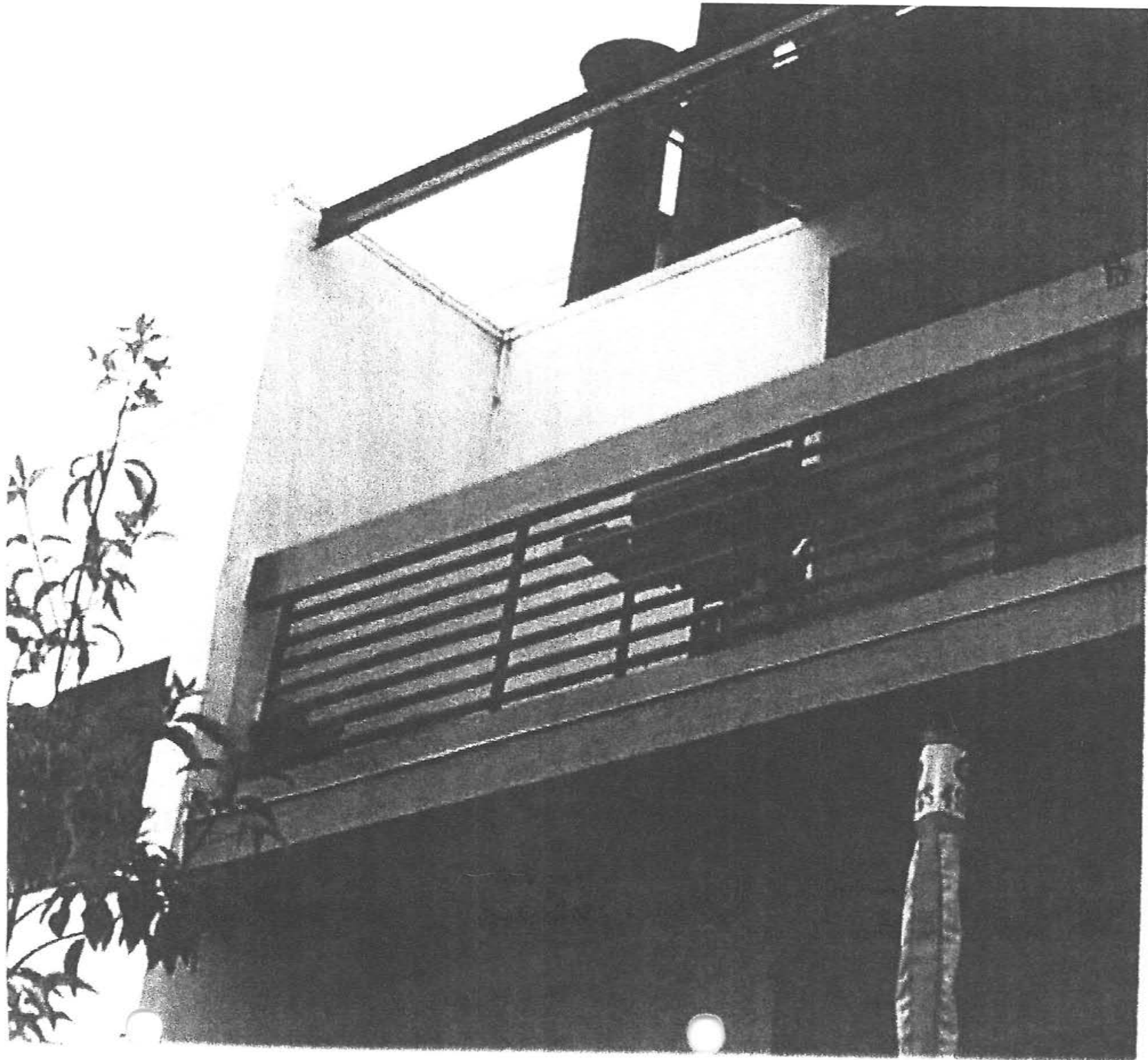
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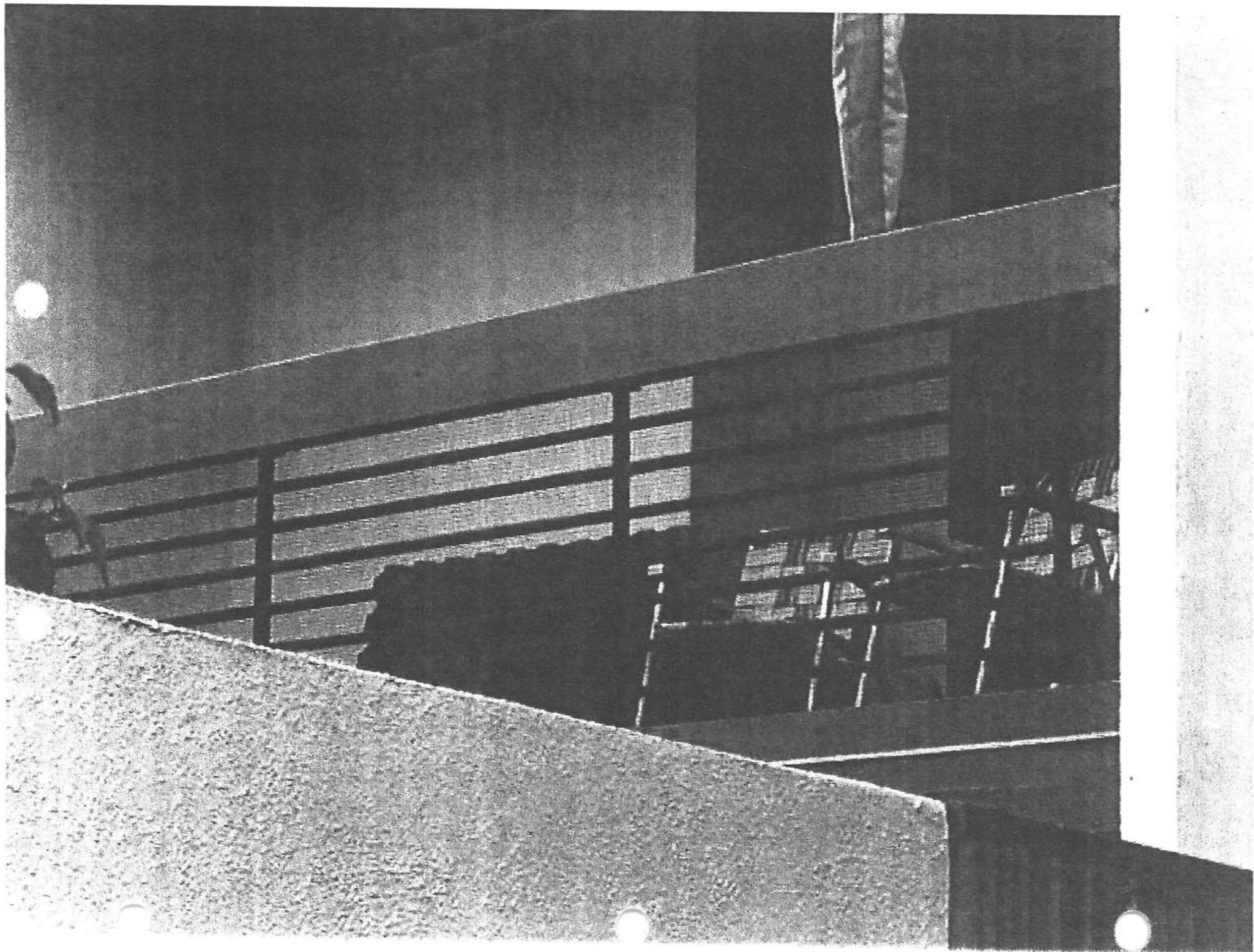














First Floor Enclosure at 926=OK





First Floor Enclosure = OK