

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

PROTOTYPE



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

APPLICATION RECEIVED: February 6, 2017

APPLICATION COMPLETE: February 23, 2017

ACTION DATE: March 22, 2017

CASE NO: UP2017-0001 (Original Use Permit UP-72-005)

OWNER: Shell Cove Homeowners' Association

ADDRESS: CMS, Inc., c/o David Rooney, 1935 Dry Creek Road, Campbell, Ca 95008

APPLICATION FOR: Second Story Deck Prototype

LOCATION: Shell Cove Planned Development

ZONING: R-T/PD (Townhouse Residence/ Planned Development) District

CEQA DETERMINATION: Exempt as per Section 15301, Existing Facilities

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 Use Permit Modification application based on the following findings:

1. The proposal to establish prototype designs for second story decks to allow a 4"x 4" wood post, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence 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 designs for second story decks: 1) will be sympathetic to the character and style of the existing house and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.
2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the location, size, and design of

the improvements will be compatible with the location, size, and design of the houses in the planned development in which it is located.

3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the prototype designs for second story decks: 1) will be compatible with the existing house and planned development, and therefore, will preserve the architectural scale and character of the planned development and community consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties, and therefore, will be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; 3) will be sympathetic to the proportions and character of the existing house and neighborhood, and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.; and 4) will provide guidelines to ensure that deck replacements are orderly and consistent for all units in the development and therefore the overall architectural style and characteristics throughout the Planned Development will be preserved.
4. That the proposal would 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, property values in the area, or the general welfare of the City because the proposed 4"x4" railing posts for the second story decks will allow repair or replacement of existing decks in a manner that will meet building code requirements; 2) will ensure that all residents maintain similar characteristics consistent with city code and 3) will not have any detrimental visual impact on the neighborhoods, the Shell Cove Planned Development or property values in the neighborhood.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Use Permit Modification 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

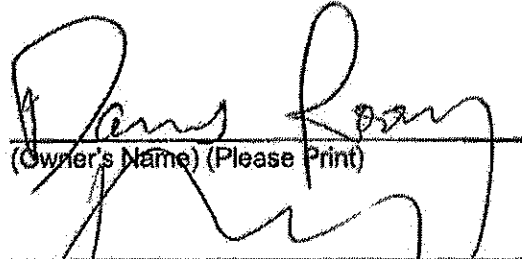
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on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

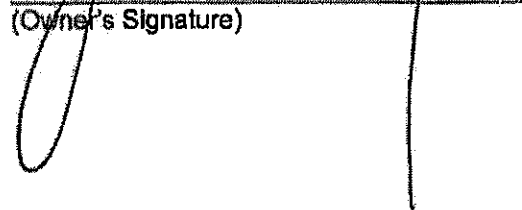
In order to demonstrate that you are aware of and understand the Use Permit Modification conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised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

Sincerely,

for 
Curtis Banks
Community Development Director

Planners Initials AD



(Owner's Name) (Please Print)


(Owner's Signature)

EXHIBIT A

SHELL COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Second Story Deck Repair/Replacement UP2017-0001

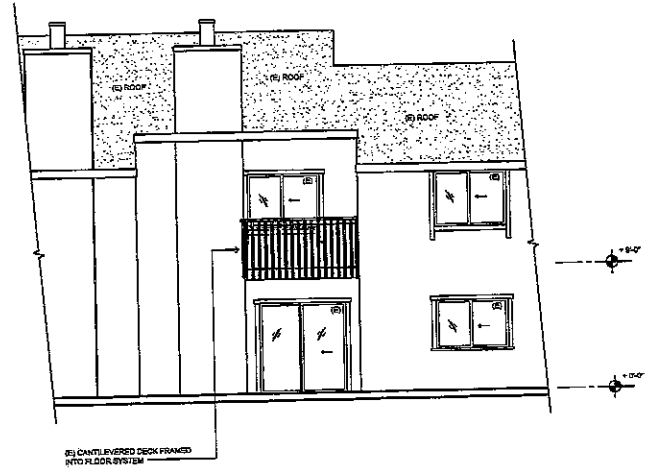
The following guidelines shall govern the repair/ replacement of second story decks with the Shell Cove Planned Development.

CONDITIONS OF APPROVAL

1. **Prior to commencement of work, the homeowners shall obtain a building permit from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
2. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.
3. 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.
4. 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.
5. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
7. **The material for the new 4"x4" post shall be pressure treated wood.**
8. **For second story deck repairs and replacements, construction with a post is permitted, but not required.**
9. **No changes to the size of the deck or the railing design is permitted as part of this approval.**
10. **The pressure treated 4"x4" posts shall be treated/ painted to match the deck railings.**
11. **All second story deck construction for repair and/or replacement shall conform to current Foster City Building Code.**
12. **A sample of the second story deck construction is attached as Exhibit B.**

Bold: Indicates Site Specific Conditions

THESE DRAWINGS ARE INTELLECTUAL PROPERTY AND SHOULD BE KEPT FOR PUBLIC RECORD DOCUMENTS. IT IS UNLAWFUL TO COPY OR REPRODUCE THESE DRAWINGS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JAMES NEUBERT ARCHITECTS. CONTACT TO OBTAIN PERMISSION.



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

James Neubert Architects
603 Third Avenue
Redwood City, CA 94063
Tel: 866.327.4033
www.jamesneubert.com



SCALE: 1/4" = 1'-0"
DATE: 11.1.18
REVISIONS:

EXISTING & PROPOSED REAR ELEVATION
ALLAWAY RESIDENCE
164 BEACH PARK BLVD, FOSTER CITY, CA, 94024

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