



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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

APPLICATION RECEIVED: February 02, 2021

APPLICATION COMPLETE: February 02, 2021

ACTION DATE: February 11, 2021

CASE NO.: UP2021-0004 (Supersedes UP-72-021EE)

OWNER/ADDRESS: Winston Village Homeowners' Association

APPLICANT/ADDRESS: Max Almalidis – PML Management Corp., Managing Agent for the Winston Village Homeowners' Association, 655 Mariners Island Boulevard #301, San Mateo, CA 94404

APPLICATION FOR: Modification to existing prototypical guidelines for replacement windows and patio doors

LOCATION: Winston Village Planned Development

ZONING: R-T/PD (Townhouse 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 Use Permit Modification application based on the following findings:

1. That the proposal to modify the existing Prototypical Guidelines for replacement windows and patio doors, as conditioned in Exhibit A, and illustrated in the attached Exhibits, is 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: 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 be integrated into the existing building and designed such that the architectural character of the house is maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is 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 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 of Chapter 17.58 (Architectural Control and Supervision) because the prototype designs: 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; and 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.
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 prototypical design will ensure that all residential units maintain similar architectural characteristics, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the planned development, or the property values in the area.

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.

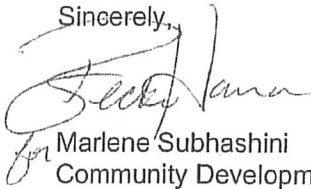
Acknowledgment by Applicant

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 Marlene Subhashini
Community Development Director

Planner Initials: BH

WD Swackhamer

(Owner's Name) (Please Print)

WD Swackhamer

WD Swackhamer (Mar 15, 2021 16:39 PDT)

(Owner's Signature)

EXHIBIT A

WINSTON VILLAGE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement Windows and Patio Doors
Updated on February 11, 2021

The following guidelines shall govern the installation, replacement, and modification of all windows and patio doors in the Winston Village 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 Association and then 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. 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.
6. **All new window/doors except the window in the master bedroom and window in the living room shall conform to the specific design criteria outlined in Exhibits A and B, attached hereto and incorporated herein.**
7. **The prototype master bathroom window shall be 24" high x 25" wide and located as shown in Exhibit B, attached hereto and incorporated herein.**
8. **All new windows in the master bedroom shall be of vinyl or fibrex and match the existing two-panel sliding window or change to a three-panel sliding window to conform to the specific design criteria outlined in Exhibit C, attached hereto and incorporate herein.**
9. **All new windows in the living room shall be of vinyl or fibrex and match the two two-panel sliding windows configuration or be one three-panel picture window or change to a vinyl or fibrex single-panel picture window to conform to the specific design criteria outlined in Exhibit D, attached hereto and incorporated herein.**
10. **All new windows/doors on the house except for the sidelight shall be vinyl or fibrex and be in accordance with approved plans and shall have the same material, design, and color.**
11. The use of grids on windows and patio doors are optional.
12. **If grids are used on any window or patio door, all of the windows on that side of the house shall have grids of the same material and design with the exception of the sidelight, the master bathroom window and the patio doors.**

BOLD indicates site specific conditions

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a building permit from the Building Inspection Division and shall submit the following per the building permit submittal requirements for window and door modifications listed on the City of Foster City website:
 - A letter from the Winston Village Homeowners' Association indicating their action on the proposal
 - Building permit application and applicable fee;
 - Four copies of fully dimensioned plans/drawings and photographs;
 - A completed window schedule; and
 - Manufacturer's brochure/Specifications for the windows/doors
2. The Planning and Code Enforcement Division staff will review the building permit application to confirm that the proposal is consistent with the prototypical design guidelines for replacement windows and doors for Winston Village prior to signing off on the building permit.

Max Almalidis

Max Almalidis (Mar 16, 2021 15:46 PDT)

Max Almalidis, Managing Agent
PML Management Corp. for
Winston Village Homeowners' Association

Mar 16, 2021

Date

Sofia Mangalam

Sofia Mangalam (Mar 16, 2021 16:58 PDT)

Marlene Subhashini, Community Development Director
City of Foster City

Mar 16, 2021

Date

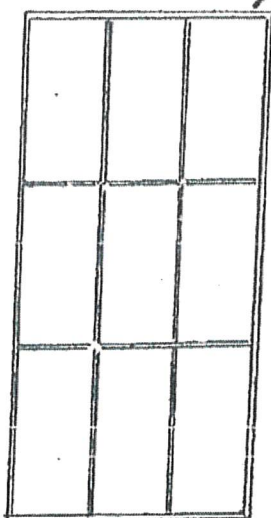
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WINSTON VILLAGE

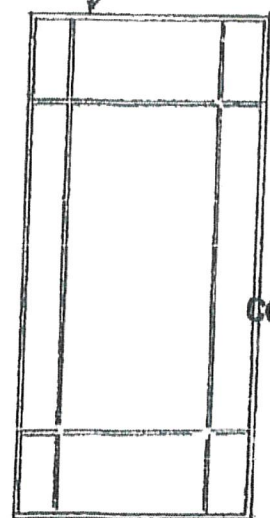
Homeowners Association

EXHIBIT B

WHITE FRAMES
Vinyl or Fibrex Wood



WINDOW
STD. GRIDS



WINDOW
CRAFTSMAN

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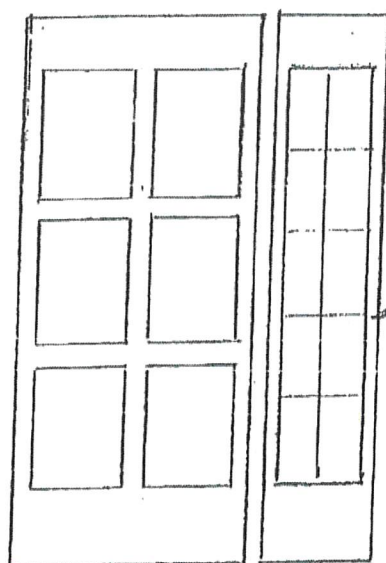
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CITY OF FOSTER CITY
PLANNING DEPARTMENT
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WITH CONDITIONS

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WINSTON VILLAGE

Homeowners Association

EXHIBIT B



GLAZED SIDE LIGHT
WITH STAINED OR
ETCHED GLASS
WITH OR WITHOUT
GRIDS

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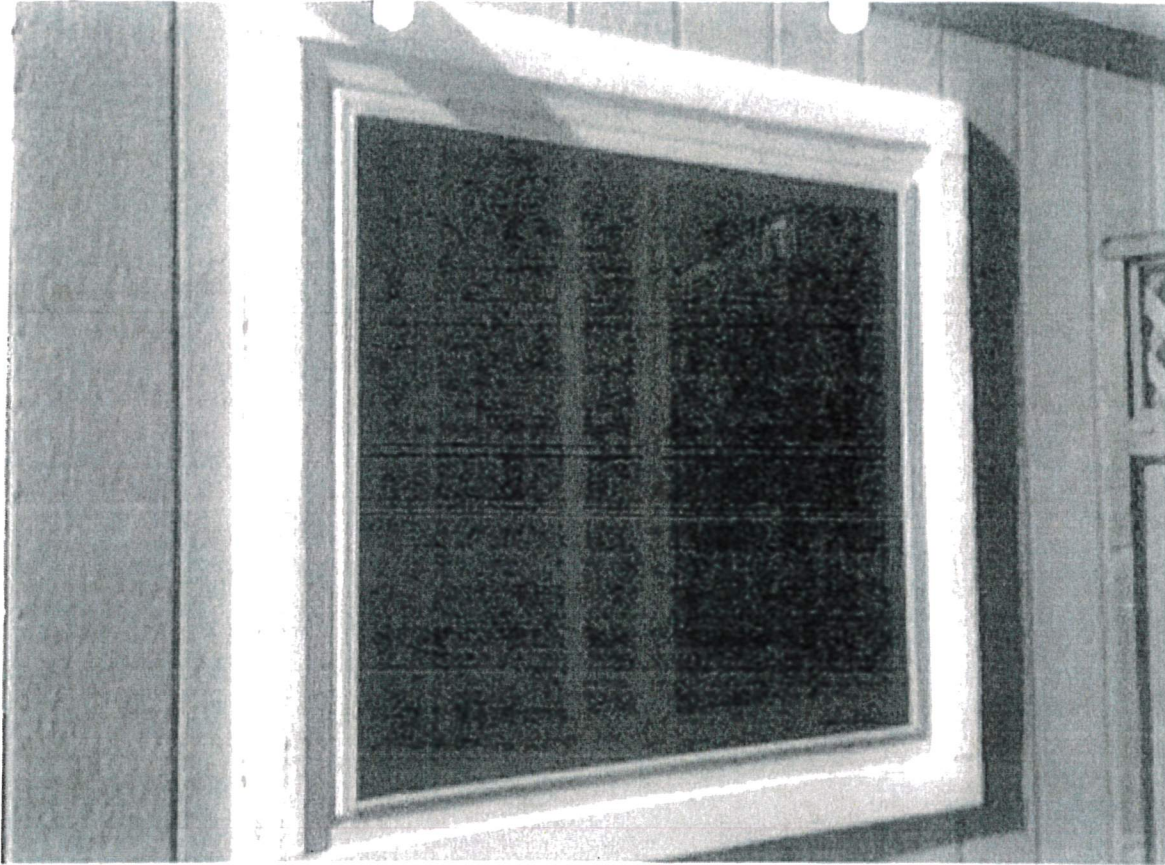
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ENTRY DOOR WITH
SIDE LIGHT

WP-32-021EE
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EXHIBIT B



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WINSTON VILLAGE

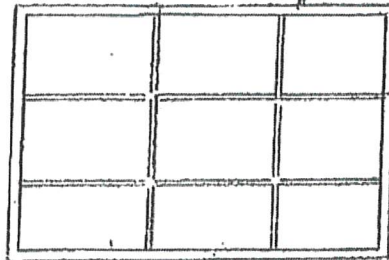
Homeowners Association

EXHIBIT B MASTER BATHROOM

Vinyl or Fibrex Wood

WHITE

FRAME



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RECTANGULAR
WINDOW
FOR MASTER BATHROOM
(WITH OR WITHOUT GRIDS)

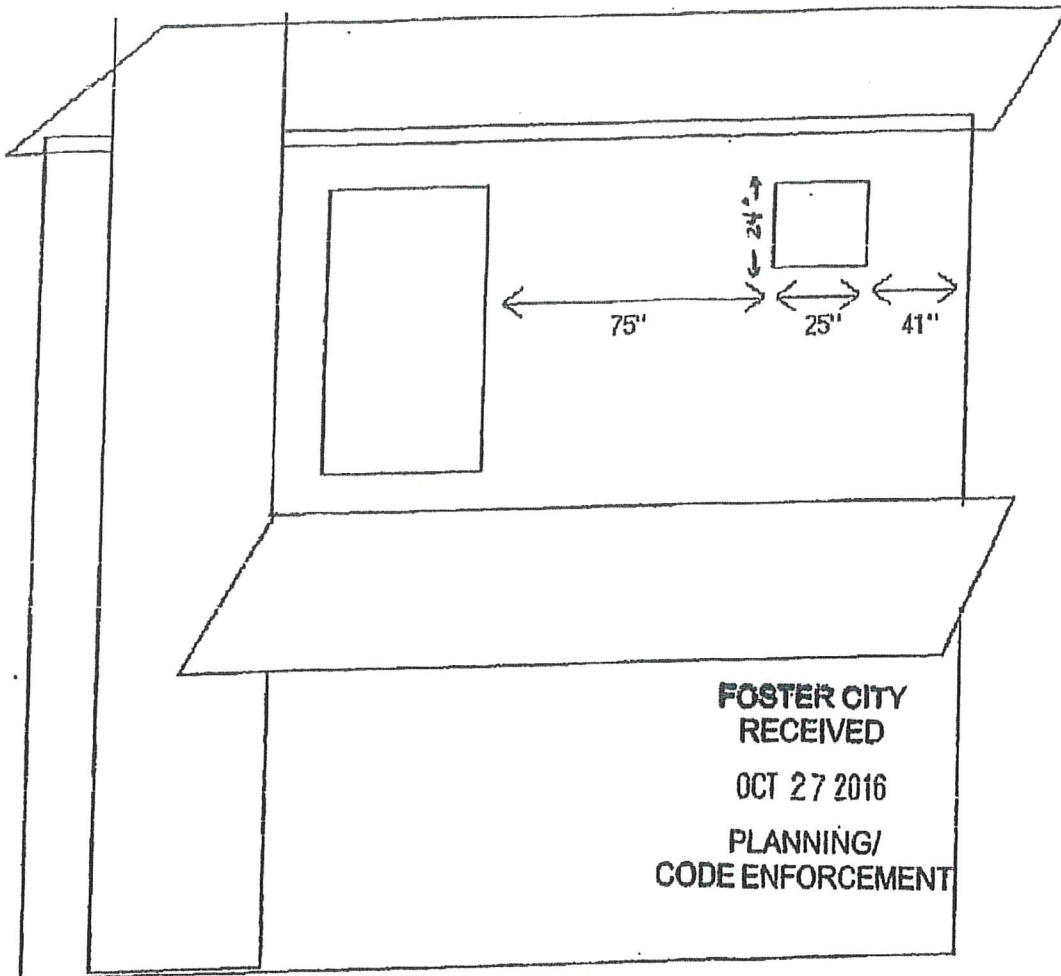
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EXHIBIT B

MASTER
BATHROOM



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CITY OF FOSTER CITY
PLANNING DEPARTMENT

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WITH CONDITIONS

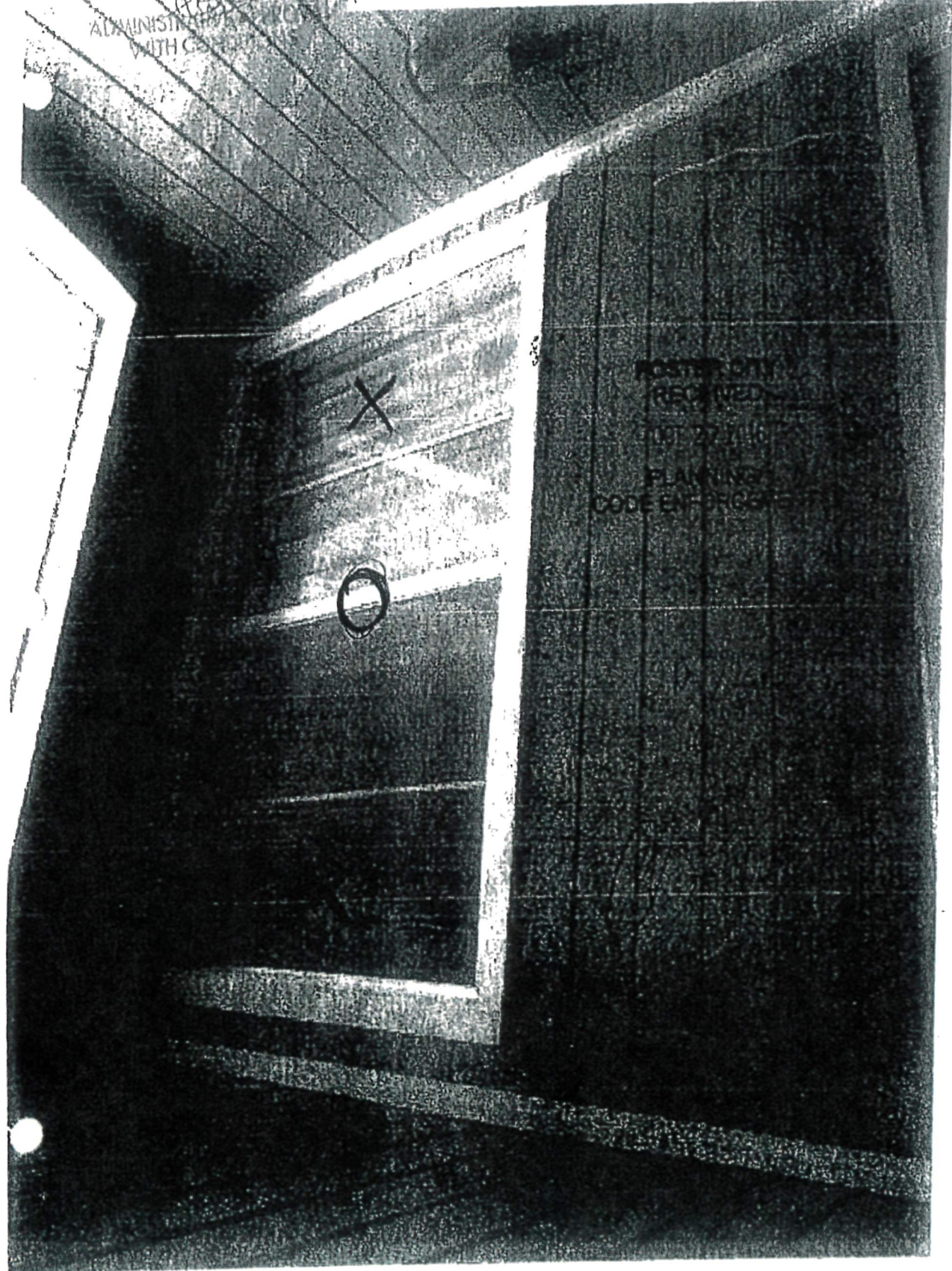
3B

UP 72-021EE
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PLANNING DEPARTMENT

NOV 14 2013
ADMINISTRATIVE SERVICES
WITH C...

EXHIBIT C 1 OF 2

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PLANNING
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 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

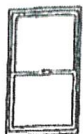
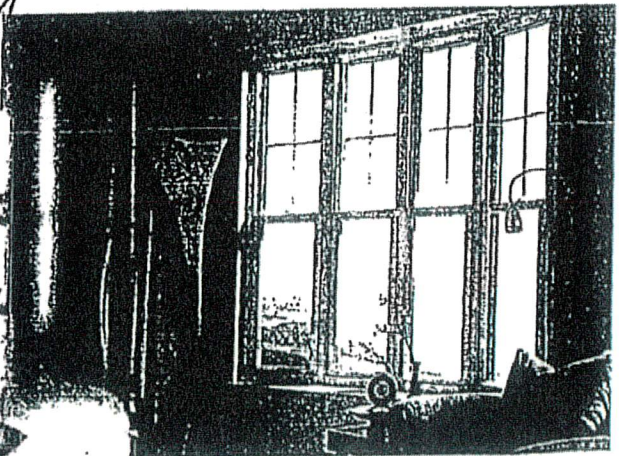
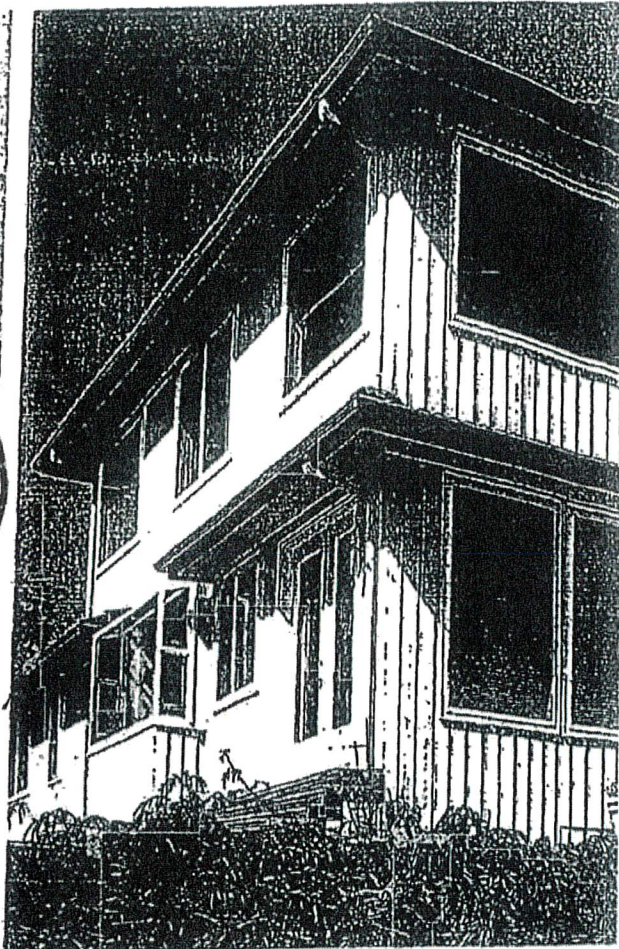
Select your operating style.



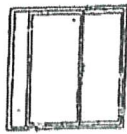
EXHIBIT C 2 OF 2

Dare to dream.

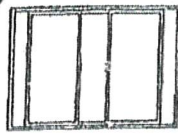
Replacing your old windows with beautiful Simonton DaylightMax windows and doors is the perfect opportunity to transform your home with exciting geometries, completely new styles or milled configurations. If you can dream it, you can make it happen with Simonton and DaylightMax.



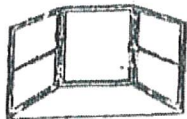
Single Hung



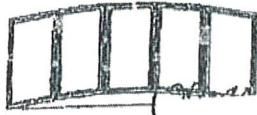
Single Slider



End Vent Slider



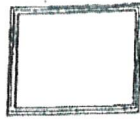
Bay



Bow



Awning



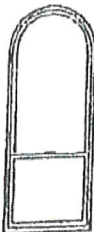
Picture



Geometric

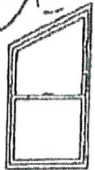


Casement

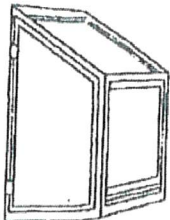


Operable Radius Geometric

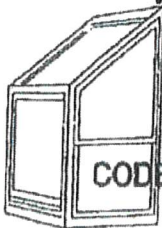
A geometric window provides an unforgettable style accent. DaylightMax operable geometric windows are fully functional.



Operable Trapezoid Geometric



Garden Window Operable Casement



Garden Window Operable Single Hung

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Replace a Picture window with a bay or bow window and help open up your home and bring the outside in.

EXHIBIT C

MASTER BEDROOM

FILE
COVER

MASTER BEDROOM



CITY OF FOSTER
PLANNING DEPARTMENT

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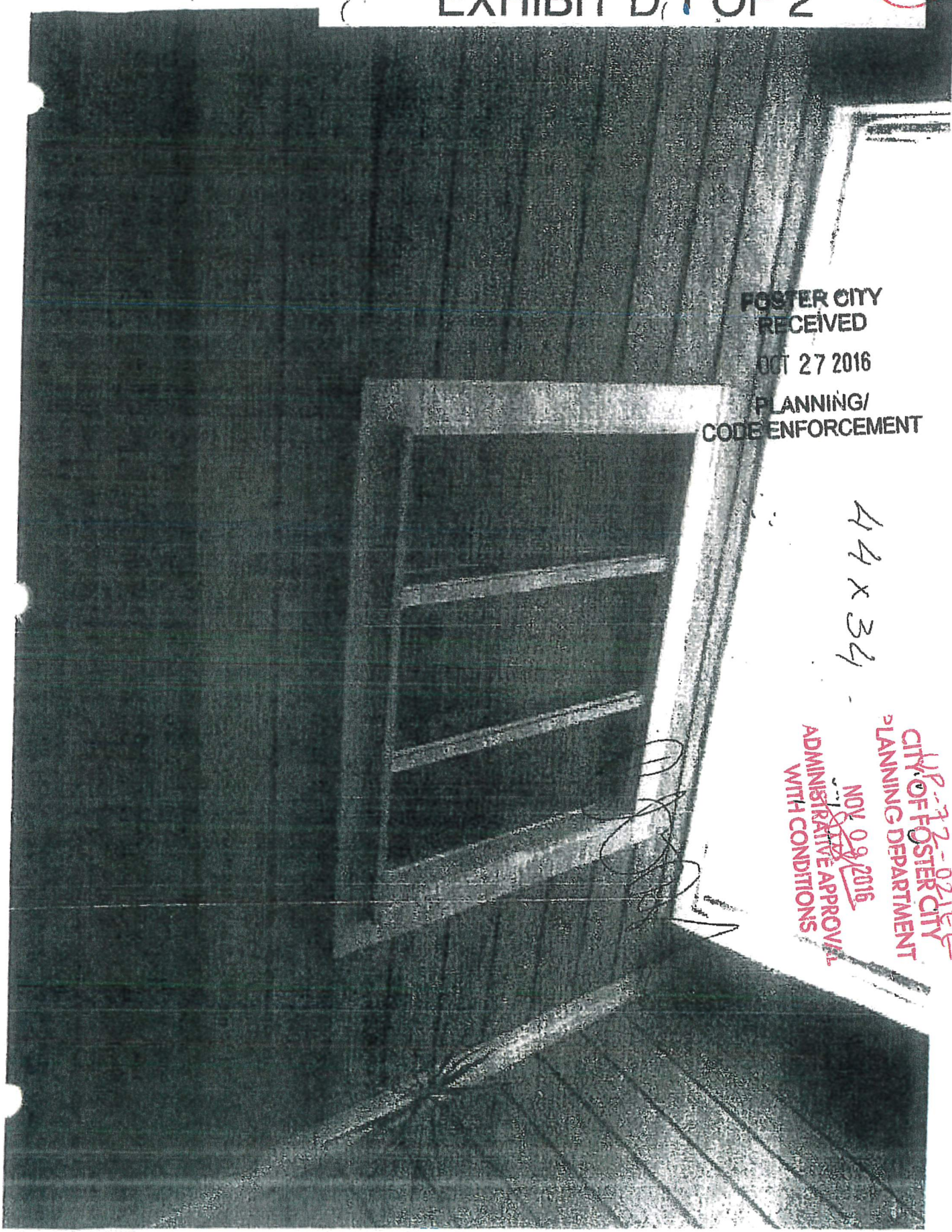
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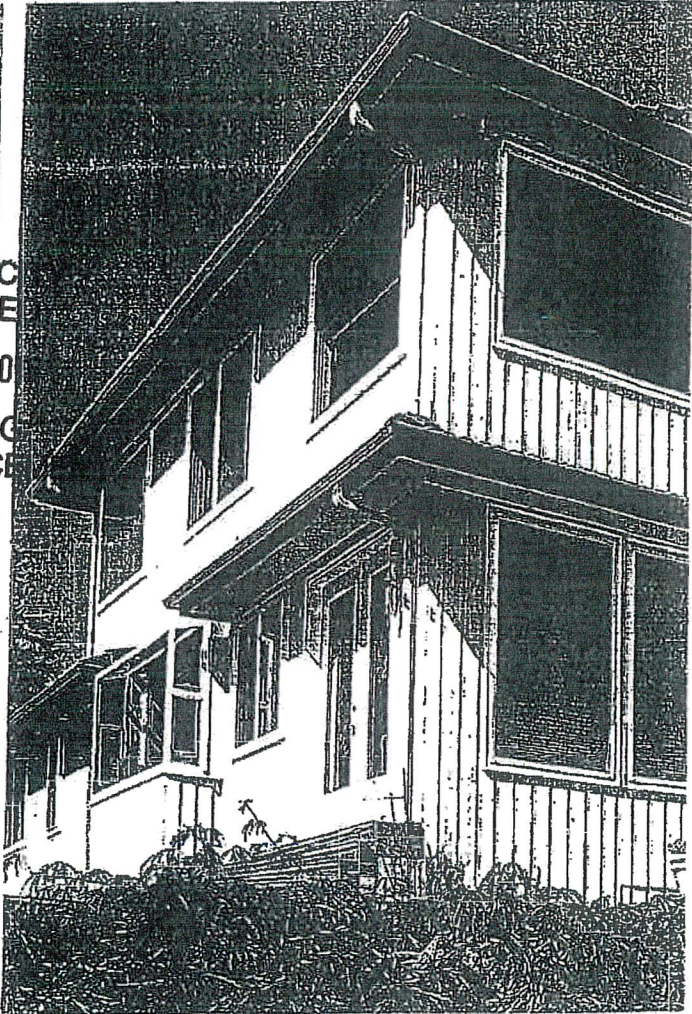
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 DaylightMax Step
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

Select your operating style.

Dare to dream

Replacing your old windows with beautiful Simonton DaylightMax windows and doors is the perfect opportunity to transform your home with exciting geometrics, completely new styles or milled configurations. If you can dream it, you can make it happen with Simonton and DaylightMax.

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Single Hung Single Slider End Vent Slider

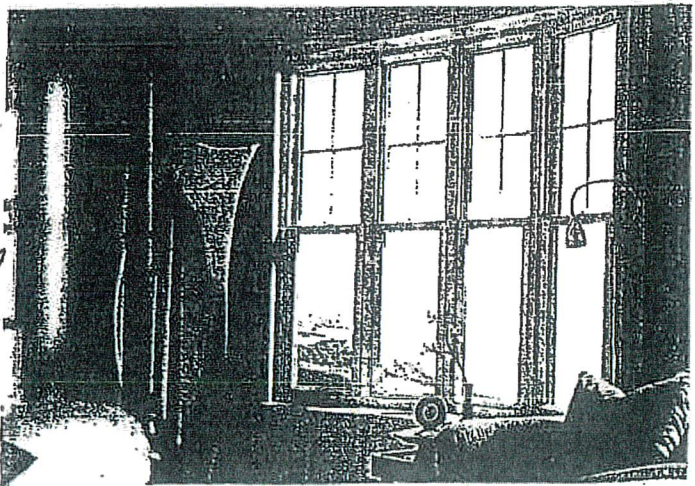
Bay Bow

Awning Picture Geometric

Casement Operable Radius Geometric Operable Trapezoid Geometric

Garden Window Operable Casement Garden Window Operable Single Hung

A geometric window provides an unforgettable, stylish accent. DaylightMax operable geometric windows are fully functional.



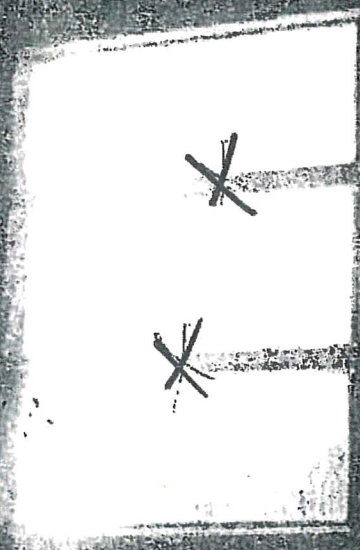
▲ Replace a Picture window with a bay or bow window and help open up your home and bring the outside in.

EXHIBIT D

LIVING ROOM

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100 N. ZEEB
FOSTER CITY, CA 94503
415.361.2200



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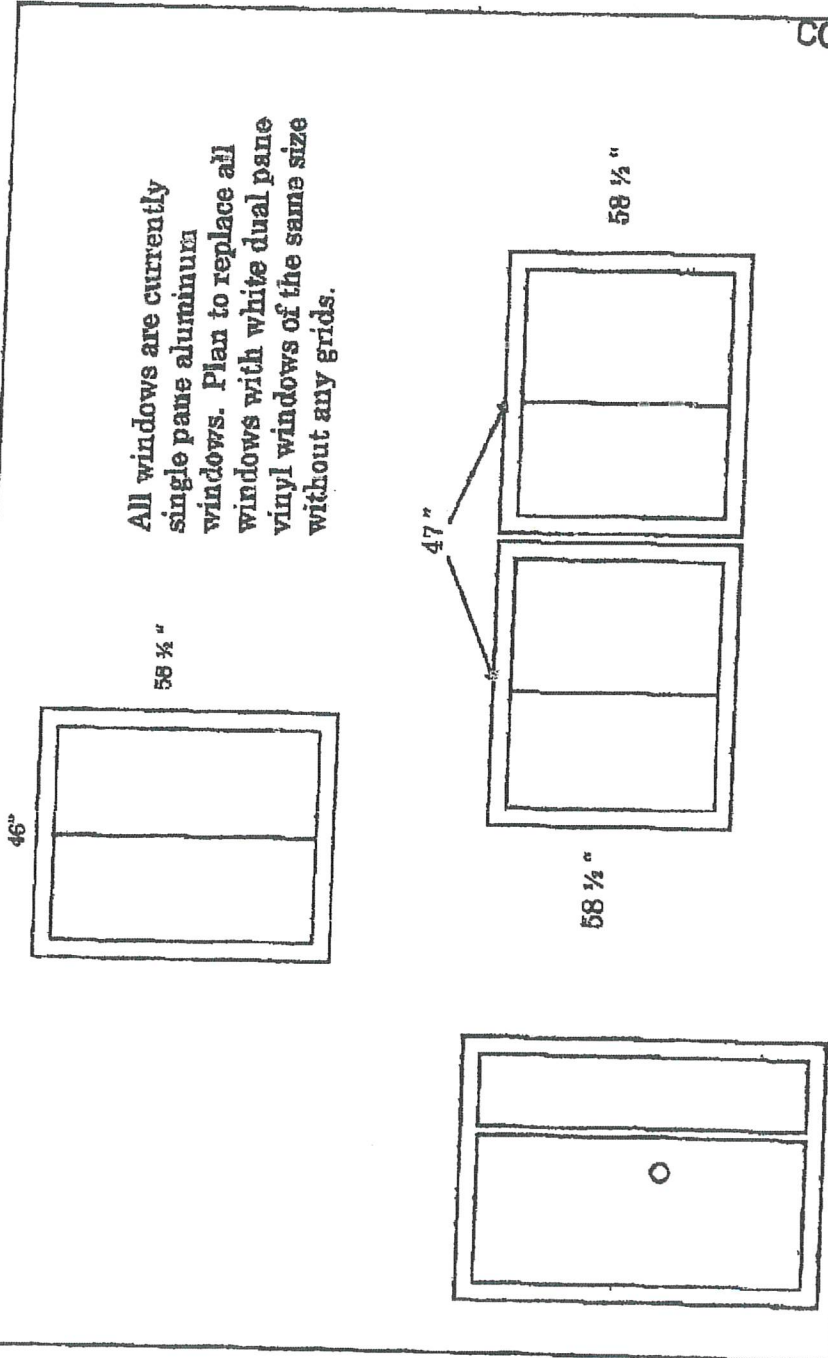
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Maria P. Aldanese
Winston Village - 823 Peary Lane - Front

All windows are currently
single pane aluminum
windows. Plan to replace all
windows with white dual pane
vinyl windows of the same size
without any grids.

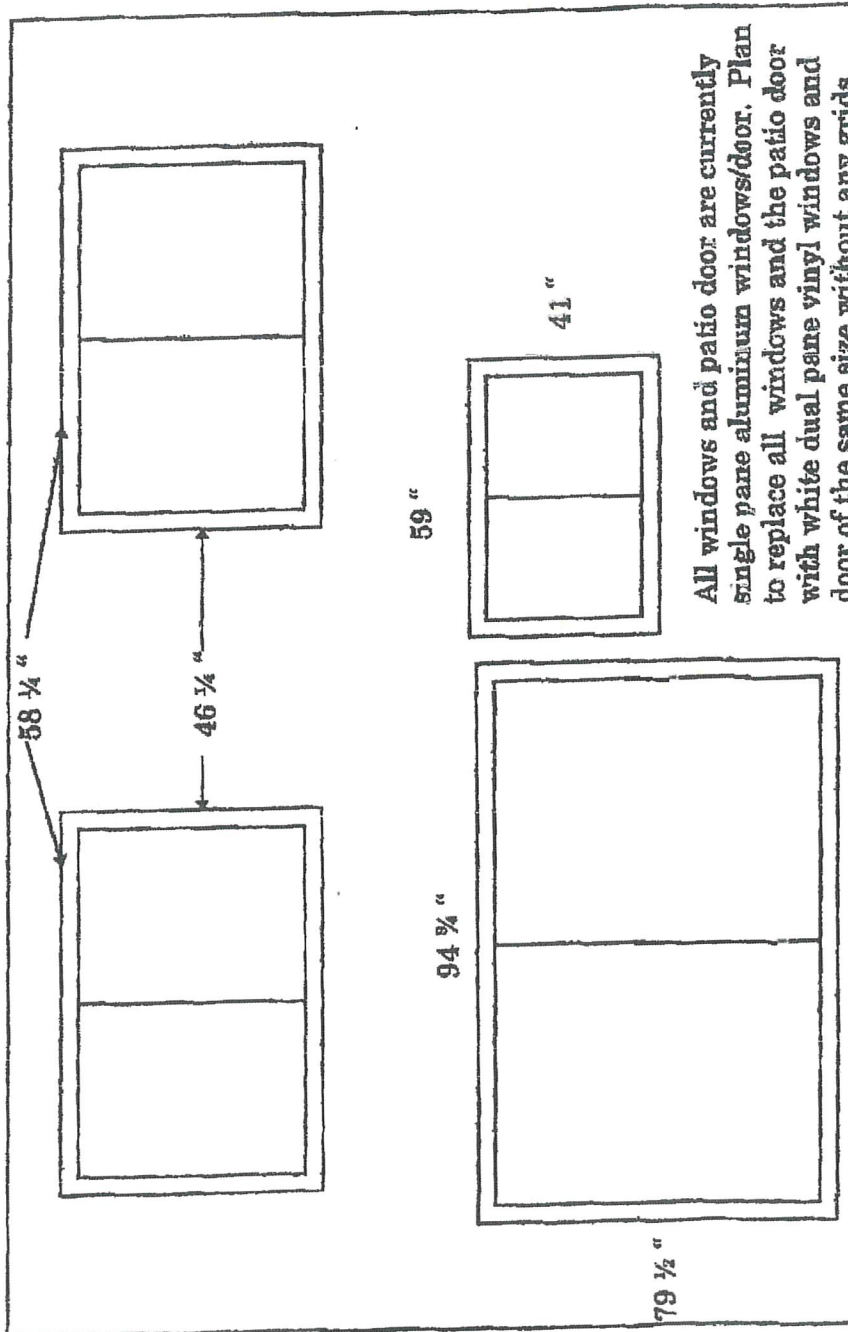


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Maria P. Aldanese
Winston Village - 823 Peary Lane - Back



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