

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

**BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION**

RECEIVED

AUG 24 2009

PLANNING
DIVISION

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

APPLICATION RECEIVED: July 15, 2009

APPLICATION COMPLETE: August 7, 2009

ACTION DATE: August 11, 2009

CASE NO: UP-84-008L

OWNER: Alden Crossing Homeowners' Association

ADDRESS: The Manor Association, 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype design: Repair the 1st floor window/ skylight bump-out

LOCATION: Alden Crossing Planned Development

ZONING: R1/PD (Single Family residential/Planned Development)

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. The proposal to establish prototype designs for the repair to the first floor window/skylight bump-out, 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 design: 1) will be architecturally compatible with the house and Alden Crossing Planned Development; 2) 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; 3) will be consistent with Section 2.28.010 of the Foster City Municipal Code; and 4) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.
2. That the design of the prototype would be consistent with and appropriate to Alden Crossing Planned Development and the City because the location, size, and design of the prototype will be compatible with the location, size, and design of the houses in Alden Crossing Planned Development in which it is located.

3. That the design of the prototype would be compatible with the site's environment with respect to design as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the prototype design will be compatible with the existing house and therefore, will preserve the architectural character of Alden Crossing Planned Development.

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 design of the prototype will not: 1) impact the privacy of adjacent properties; 2) reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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


 Richard B. Marks
 Community Development Director


 (Owner's Name) (Please Print)


 (Owner's Signature)

Planners Initials MF

EXHIBIT A

ALDEN CROSSING HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for repair of the first floor window/skylight bump-out.

The following guidelines shall govern the installation and replacement of the first floor window/skylight bump-out in the Alden Crossing Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
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. The window/skylight bump-out can be replaced with a new roof section with up to two skylights where the current ceiling windows are and vertical framing for new windows where the current vertical windows are. See Exhibit B for location and details replacement windows, roof section and skylight(s). The drawing is dated 7/1/09 and date received 8/7/09.
7. The new windows shall have a white frame color, slider style and no grids.
8. The skylight(s) shall be low profile with frame color to match the roof color and may be fixed or operable.
9. The new roof shall be match in color and material as the existing roof material and color.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.

Handwritten signature of Joel Martins, CPM.

Joel Martins, Managing Agent
The Manor Association, for
Alden Crossing Homeowners' Association

8/21/09

Date

Handwritten signature of Richard B. Marks.

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

2/23/10

Date

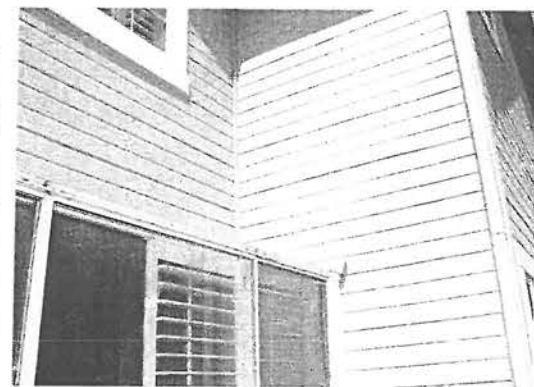
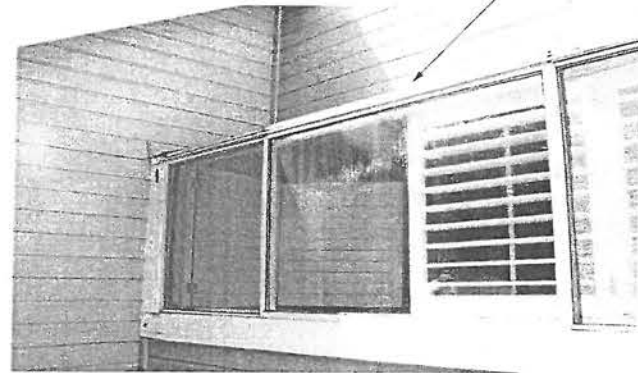
General Notes:

- All wall fill-in's for removed doors and windows, shall be w/2x4 df @ 16" O.C. w/ 1/2" gyp. bd, both sides, if interior or if on external wall, exterior shall match E) sole plate and dbl. top pl. must be included.
- All new windows, shall be dual pane.
- All bath room windows shall be w/obscure glazing.
- All windows at or near tub level, shall have tempered glazing.
- All shower walls and doors, that are glass shall be tempered.
- Wall straight for showers, shall be with cement bd. or equiv. with a tile surface up to a min. of 70" from shower pan.
- All windows within 12" or less, of doors shall have tempered glazing.
- All windows and doors, with glazing lower than 18", shall have tempered glazing.
- All water closets shall have a max. flush of 1.6gal.
- Showers shall have individual control valves for pressure balance or thermostatic mixing control.

Applicable when replacing or installed as new



Sky light



* = All marked symbols are Code mandatory, not options.

ELEC. LEGEND	
9	NATURAL GAS OUTLET w/valve
☐	CEILING OR WALL LITE
☐	CEILING CANNED LITE
☐	CEILING EXHAUST FAN (LIGHT MAY BE INCLUDED)
☐	SMOKE ALARM
☐	All bed Rm's, Hallways shall have 120V powered smoke detectors w/battery back-up in new or remodeled construction in existing Bed Rm's, w/ Battery Alarms
☐	IID OUTLET, Duplex
☐	SWITCH, Single P, Single Act.
☐	3-WAY SWITCH
☐	CEILING CANNED FLOURESCENT LITE
☐	FanLite
☐	Pendant light
☐	WP Weather protected GFCI outlet
☐	TV CABLE
☐	DEL (Computer Data Line)
☐	SOUND
* ☐	Florescent (Min. 40 lumens /w/ permanently installed. Req'd in Kitchens, Bath Rm., Utility Rm. as primary luminaires. Must be on their own switch. 50% of wattage in Kitchens, may be non Fluorescent and switched at an alternate location. Bath Rm., Bed Rm., Garage, Utility Rm. may use Obscure frosted type of Fluorescent lights.
* ☐	All receptacles in Bed Rm. shall have Arc Fault Protection (re-modeled and new construction)
* ☐	All receptacles in Kitchens, Bath Rm., Utility Rm shall be with GCFI
* ☐	Occupant sensors

HEL= High Efficiency Luminaries

Note:
2 small branch circuits are required for small appliances in Kitchen, these shall not supply other supply any other outside outlets, ranges, hoods, and disposals. Refrigerator may be included.
A separate 20A circuit shall be used for each bath room outlets.
All canned lights, in ceilings, shall be installed in IC rated, electronic ballast and Air -Tight containers.
All exterior lighting, mounted to buildings, shall be controlled by motion sensor w/photo control.

Termination of all enviremental air ducts, shall be a minimum of 3' from property lines inclusive of doors, windows and skylights. (dryers and bath utilit fans)

Applicable Codes:

- California Building Code 2007 Edition (2006 IBC)
- California Mechanical Code 2007 Edition (2006 UMC)
- California Plumbing Code 2007 Edition (2006 UPC)
- California Electrical Code 2007 Edition (2005 NEC)
- California Fire Code 2001 Edition (2000 UFC)
- California Energy Code Title 24, Part 6 (2007 Edition)

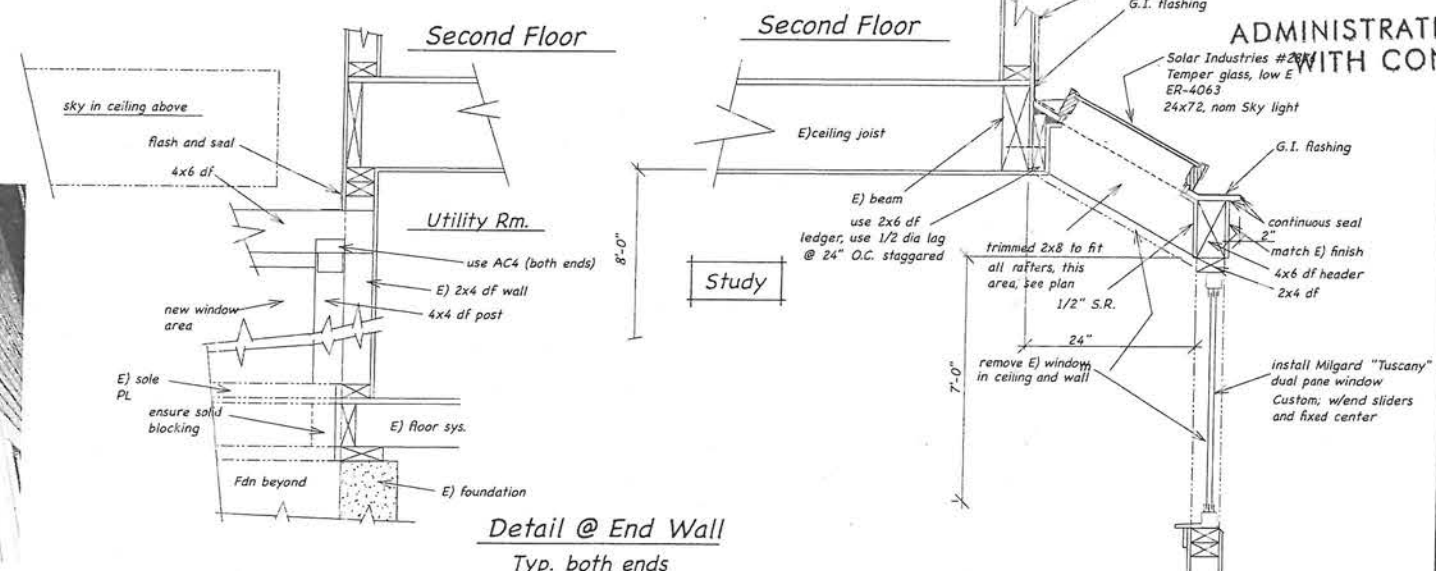
And any other applicable local and State laws and regulations not listed

Occupancy Group:.....Group R, Division 3

Construction Type..... V N

No fire sprinklers are installed

UP-84-008L
CITY OF FOSTER CITY
PLANNING DEPARTMENT
AUG 11 2009
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Detail @ End Wall
Typ. both ends

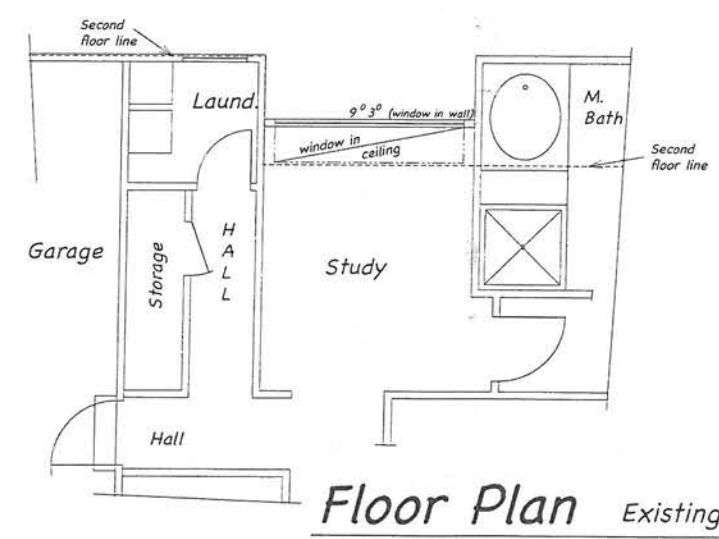
Section at Sky light
Scale: 1"=1'-0"

remove all exterior finish to sheathing prior to replacing ceiling window.

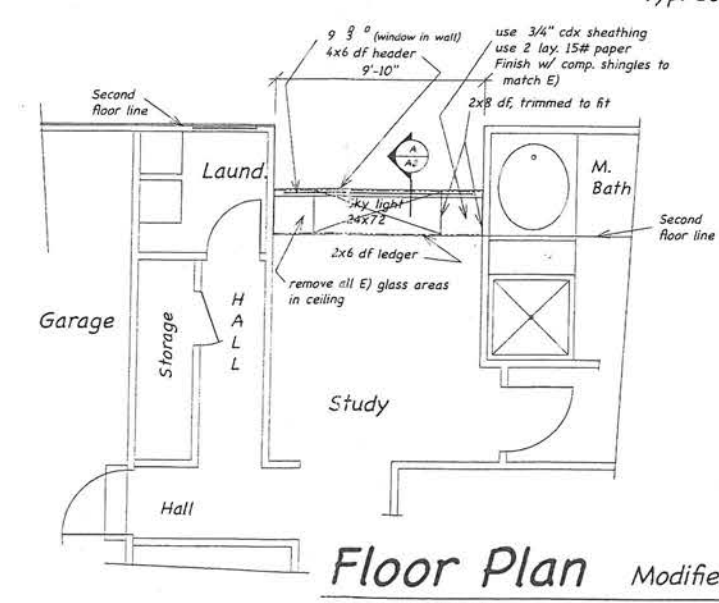
FOSTER CITY RECEIVED
AUG 7 2009
PLANNING DIVISION

FILE COPY

Scope of work
remove window area in ceiling of study
upgrade bath rooms.
any relocation of electrical in bath area shall comply to E) code, per listed Legend.



Floor Plan Existing
Scale: 1/4"=1'-0"



Floor Plan Modified
Scale: 1/4"=1'-0"

REVISION	BY

Technical Service
Arseneau's
Eb Arseneau
4839 Alherton Ave.
San Jose, Ca. 95130
tel. 408.205.2100
fax 408.374.8196
e-mail
ebs@arseneau.com

Floor Plan

Joe
Address
Kevin & Jackie Hoof
285 Thatcher Way
Foster City, Ca. 94404

DESIGNER	E. Arseneau
DATE	07/01/09
SCALE	1/4"=1'-0"
SHEET	A 2
OF	X SHTS