



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

MAY 31 2018

PLANNING /
CODE ENFORCEMENT

**NO BUILDING PERMIT
REQUIRED**

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

APPLICATION RECEIVED: May 9, 2018

APPLICATION COMPLETE: May 16, 2018

ACTION DATE: May 25, 2018

CASE NO: UP2018-0030

OWNER: Alden Crossing Homeowners Association

ADDRESS: The Manor Association c/o Eileen Greathouse
353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype amendment to add Fibrex material for replacement
windows and sliding glass doors

LOCATION: Alden Crossing Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development) district

CEQA DETERMINATION: Categorically Exempt – 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 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 Fibrex material for windows and sliding doors in the Alden Crossing Planned Development 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 proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) contained in the Land Use and Circulation Element of the Foster City General Plan, and will be consistent with the residential use in the development and the Whalers' Island

Planned Development Prototypical Guidelines.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the Fibrex material for replacement windows and sliding doors will be compatible with the architectural style, character and proportions of the existing house and will be in keeping with similar improvements in the Alden Crossing Planned 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 1) the replacement windows and sliding glass doors will be white vinyl or Fibrex to match the existing window frames and will match the existing windows in size and style; and 2) the replacement of the garage doors with a door that is either solid or has one row of windows will be compatible with the existing architecture of the houses in the Alden Crossing Planned 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 replacement windows, sliding glass doors and garage doors will be compatible with the design of the houses and the neighborhood and 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, the Alden Crossing 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 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.

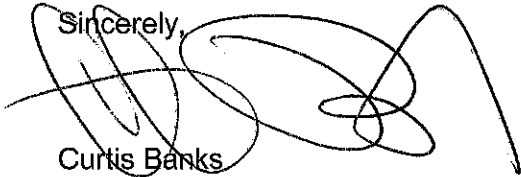
Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification 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 Use Permit Modification 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,



Curtis Banks
Community Development Director

Planners Initials: BH

Eileen Greathouse
(Applicant's Name) (Please Print)

Eileen Greathouse
(Applicant's Signature)

EXHIBIT A
Approved May 25, 2018

ALDEN CROSSING HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Windows, Sliding Glass Doors and Garage Doors

The following guidelines shall govern the installation and replacement of all windows, sliding glass doors and garage doors 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.
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 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.
6. **Replacement windows and sliding glass doors shall have white vinyl or Fibrex frame.**
7. **Replacement windows and sliding glass doors shall match the existing windows in size, style, design, trim and location, including casement vs. double hung, etc. and grids or no grids.**
8. **All windows and sliding glass doors on the same elevation shall match in color and materials.**
9. **Replacement garage doors shall have a raised panel design consistent or equivalent to the examples illustrated in Exhibit B, attached hereto and incorporated herein, except that they may have one row of windows in the top section of the door.**
10. **The material of the garage door shall be wood, wood composite or steel.**
11. **The replacement garage doors shall be either painted white or to match the unit's body color.**
12. **For houses with more than one garage door, both must be replaced at the same time.**

Bold indicates site specific conditions

**APPROVAL PROCESS
FOR WINDOWS, SLIDING GLASS DOORS AND GARAGE DOOR REPLACEMENTS**

1. The homeowner/applicant shall obtain an approval letter from the Alden Crossing Homeowners' Association for the proposed windows, sliding glass door, and/or garage door replacement. The letter shall indicate that the proposed changes conform 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 the following per the building permit submittal requirements for window and garage door modifications listed on the City of Foster City website:
 - HOA approval letter
 - Building permit application and applicable fee;
 - Four copies of fully dimensioned plans/drawings and photographs;
 - A completed window schedule; (if applicable)
 - Manufacturer's brochure/specifications for the replacement windows, sliding glass door, or garage door indicating the materials, color, and style of the garage door
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 Alden Crossing Homeowners' Association.

**APPROVAL PROCESS
FOR NEW WINDOWS AND/OR SLIDING GLASS DOORS THAT ARE OF A DIFFERENT
OPERATIONAL STYLE AND/OR SIZE**

1. An approval letter from the Alden Crossing Homeowners' Association indicating their action on the proposal. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype.
2. Prior to issuance of a building permit, the homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - An Architectural Review application and filing fee.
 - A copy of the Alden Crossing Homeowners' Association letter stating the actions taken on the proposal.
 - Information requested in the Window and Door Modifications Checklist including 4 copies of fully dimensioned plans, measuring 8.5" x 11" or 11" x 17".
 - An existing and proposed material sample or photographs if applicable.
3. The Planning and Code Enforcement staff will review the application to see if it is in conformance with the prototypical design guidelines for windows and sliding glass doors for Alden Crossing prior to approving the Architectural Review permit.

4. Once the Architectural Review permit is approved, 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:

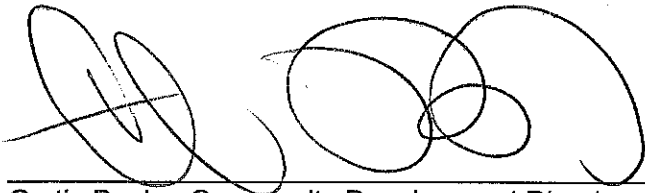
- HOA approval letter
- Building permit application and applicable fee;
- Four copies of fully dimensioned plans/drawings and photographs;
- A completed window schedule; (if applicable)
- Manufacturer's brochure/specifications for the replacement windows and/or sliding glass door indicating the materials, color, and style



Eileen Greathouse, Managing Agent
The Manor Association, for
Alden Crossing Homeowners' Association

MAY 31, 2018

Date



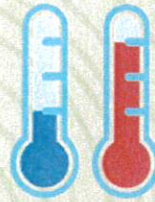
Curtis Banks, Community Development Director
City of Foster City

5/31/18

Date



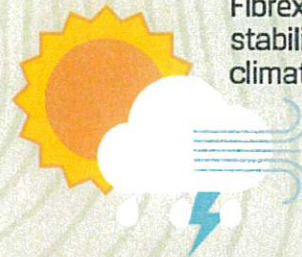
Fibrex® material is
2 times
stronger than vinyl



Fibrex® material insulates
700x
better than aluminum



Fibrex® material reduces VOC
(Volatile Organic Compound)
emissions because no wood
preservative treatments or
painting is required



Fibrex® material retains its
stability and rigidity in all
climates



Offers long product life cycle,
reducing landfill waste



Resists rot and
won't corrode*

Material Features

What it means to be a low-maintenance
composite material _____

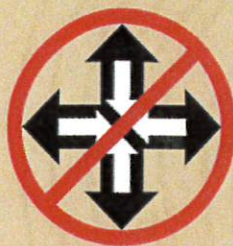


We can build windows with
narrower frames, giving you
more glass area

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Unlike vinyl, Fibrex® material
won't bow or crack

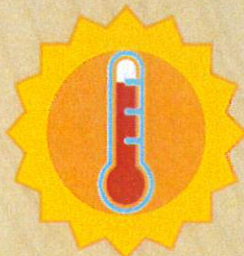


Fibrex® material expands and
contracts very little, even with
extreme temperature swings



CITY OF FOSTER CITY
PLANNING DEPARTMENT
UP2018-0030
MAY 25 2018

ADMINISTRATIVE APPROVAL
WITH CONDITIONS
No more painting
or scraping



Because Fibrex® material can
take the heat, we're able to
offer more dark exterior colors
-even black!



How does Fibrex® material match up against vinyl & wood?