

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: March 31, 2015

APPLICATION COMPLETE: May 11, 2015

ACTION DATE: May 11, 2015

CASE NO: UP-76-003I

OWNER: Carmel Village Homeowners' Association c/o The Manor Association
Attn: Debi Powers, 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Establish Window and Patio Door Prototype

LOCATION: Carmel Village HOA

ZONING: R-3/PD

CEQA DETERMINATION: Categorically exempt pursuant to CEQA Section 15301, Class 1 –
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 Architectural Review application based on the following findings:

1. The proposal to establish a prototype for the replacement of windows and/or doors in the Carmel Village Planned Development, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.18 (R-3 Medium Density Multiple 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 prototypical design guidelines for window and/or patio door replacements: 1) will be sympathetic to the character and style of the existing houses in the development 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; and 2) will be integrated into the existing building and designed such that the architectural character of the house throughout the development 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.

2. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the prototype for window and/or door replacements: 1) will be compatible with the existing houses 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.
3. 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 colors and materials of the replacement windows and/or doors prototype will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly 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.*

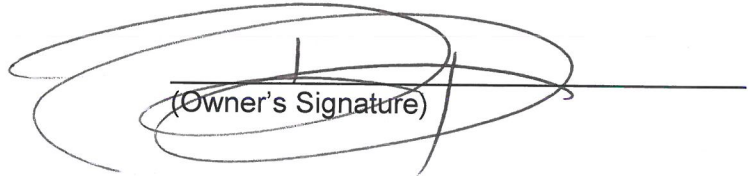
Sincerely,



Per Curtis Banks
Community Development Director

Debi Powers ~~for~~ *for B.O.D Carmel Village*
(Owner's Name) (Please Print)

Planners Initials: kak



(Owner's Signature)

EXHIBIT A

CARMEL VILLAGE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Window and/or Door Replacements UP-76-003I

The following guidelines shall govern the replacement of windows and/or doors in the Carmel Village 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. **All XO horizontal sliders must be replaced with XO horizontal sliders.**
7. **All XOX 3 lite sliders must be replaced with XOX 3 lite sliders that are equal thirds. $\frac{1}{2}$ $\frac{1}{4}$ style is NOT approved.**
8. **The master bedroom side fixed windows may be replaced with a fixed picture window or a hinged casement window. No single hung or sliding windows are permitted.**
9. **All 2-panel patio doors must be replaced with sliding patio doors. The frame size, measured from the inside edge of the glass to the outside edge of the frame, may not be wider than 2 $\frac{1}{2}$ ". No French swinging doors or French sliding doors are approved.**
10. **The master bedroom 4-panel fixed window but be replaced like for like. No operable sliding windows allowed on lower 2-panels.**
11. **All windows and patio doors shall have dark bronze exterior frames only and shall not have grids.**
12. **California Deluxe Window Cal series and any vinyl window with bronze frame that meets the requirements of the prototype (except Anlin Catalina or Anlin Del Mar) are approved.**
13. **All visible parts, locks, screen frames must be bronze if they can be seen from standing directly in front of an operable window.**
14. **All windows shall have a maximum frame size between 2 - 3 $\frac{1}{2}$ " measured from the**

inside edge of the glass to the outside edge of the frame.

15. All second story “fixed” window glazing must be installed in such a way that will allow the manufacturer to easily replace the glass from the interior of the home if service is needed.
16. The method used to replace the windows must be consistent. All windows and patio doors shall either be replaced entirely using the retrofit method or entirely as the new construction method. Combining retrofit and new construction methods is not allowed.
17. Obscure glass may be used with bathroom windows only.
18. All windows must meet all applicable California Building Code and Title 24 requirements including egress, energy tint and U-factor.

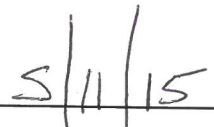
Bold: Indicates Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Carmel Village Homeowners' Association for the proposed window and/or patio door replacements. The letter shall indicate that the proposed changes conform with 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 Carmel Village 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 Carmel Village.



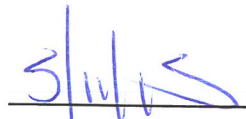
Debi Powers, c/o The Manor Association
Carmel Village Homeowners Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date

**FILE
COPY**

The HOA wants to stick with the bronze exterior color so "Color 922" matches the bronze aluminum frame exactly.

1. All XO Horizontal sliders must be replaced with XO horizontal sliders.



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PLANNING DEPARTMENT
MAY 11 2015 *VAR*
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



2. All XOX 3 lite sliders must be replaced with XOX 3-lite sliders that are equal thirds. 1/4 1/2 1/4 style is NOT approved.

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PLANNING DEPARTMENT
MAY 11 2015 *Kae*
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



3. All XOX 3 lite sliders must be replaced with XOX 3-lite sliders that are equal thirds. 1/4 1/2 1/4 style is NOT approved.

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MAY 11 2015 *KAE*
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



4. Master bedroom window large 4-panel fixed window must be replaced like for like. No operable sliding windows allowed on lower 2- panels.

5. Master bedroom "side" fixed windows may be replaced with a fixed picture window or a hinged casement window. No single hung or sliding windows are approved

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MAY 11 2015 *Woe*
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6. All 2-panel patio doors must be replaced with sliding patio doors. The style or profile of the door may not be wider than 2-1/2". No French swinging doors or French sliding doors are approved

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ADMINISTRATIVE APPROVAL
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7. No grids are allowed

8. All visible parts, locks, screen frame must be bronze if they can be seen from standing directly in front of an operable window. i.e.. Anlin Catalina, Anlin Del Mar locks are white and distract from the bronze color. Anlin is not approved for any type of sliding window. Example of window NOT allowed (white locks are visible, wrong color)

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9. Profile of window may not be wider than 3- 1/2" from edge of frame to glass area.

10. All second story "fixed" windows must have be glazed from the inside to allow the manufacture to easily replace glass from the interior of the home if a service is needed.

11. Replacement method must be consistent. Either all windows and all patios are replaced entirely as retrofit or entirely as new construction. Combining retrofit replacement with windows and new construction for doors is not allowed.

12. Obscure glass is allowed with bath window only

13. All windows must have LoE2 or LoE3 tint per city and State of CA Title 24 requirement. U-Factor or heat loss must .32 or lower.

14. All bedroom windows must meet egress

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15. CDW Cal Series is approved and any vinyl window (except Anlin Catalina or Anlin Del Mar) that meets all of the requirements listed above. All approved windows must have an even sightline from the inside and outside to create uniformity within Carmel Village.
16. Exterior color must be 922 Bronze color only.



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ADMINISTRATIVE APPROVAL
WITH CONDITIONS