



# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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

APPLICATION RECEIVED: December 10, 2009

APPLICATION COMPLETE: December 15, 2009

ACTION DATE: December 15, 2009

CASE NO: UP-84-003G

OWNER: Citihomes East Homeowners' Association

ADDRESS: c/o PAS, 42612 Christy, Fremont, CA 94538

APPLICATION FOR: Garage Door Replacement Prototype

LOCATION: Citihomes East

ZONING: C-2/PD

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 prototypical design guidelines for garage door replacements, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.58 (Architectural Control and Supervision) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because establishing a prototype design for garage door replacements: 1) will provide for the harmonious and consistent replacement of garage doors in the Citihomes East Planned Development in order to 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 because it will ensure that all replacement garage doors are consistent in terms of design, color, style and materials.

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 prototypical design guidelines for garage replacements: 1) will be compatible with the existing units 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 and 2) will be sympathetic to the proportions and character of the existing house and neighborhood because it will match the existing garage door in location, style and color, 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.

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

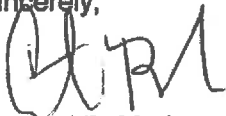
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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,



for Richard B. Marks  
Community Development Director

\_\_\_\_\_  
(Owner's Name) (Please Print)

Planners Initials: kak

\_\_\_\_\_  
(Owner's Signature)

**EXHIBIT A**

**CITIHOMES EAST HOMEOWNERS' ASSOCIATION**  
**Prototypical Design Guidelines for Garage Door Replacements**

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The following guidelines shall govern the installation and replacement of garage doors in the Cithomes East Planned Development:

**CONDITIONS OF APPROVAL**

1. **Prior to commencement of work, a building permit shall be obtained 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 replacement garage door shall be a horizontal 4 panel wood or metal flush door with a smooth luan plywood finish similar or equivalent to the Clopay garage door as indicated in Exhibit B.
- \* 8. The garage doors shall be painted to match the existing garage door color. Color codes to be provided by the Cithomes East Homeowners Association.
- \* 9. The garage door shall be a solid door, no windows or glass allowed.

\*Site Specific Conditions

# EXHIBIT B



America's Favorite Garage Doors

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Residential Wood Garage Doors

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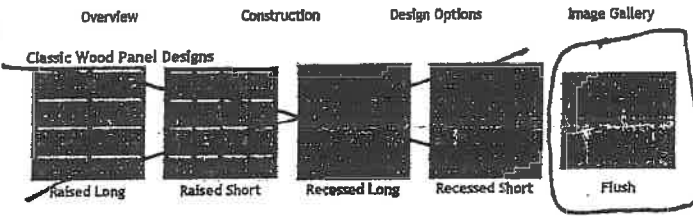
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## CLASSIC™ WOOD

IDEAS LEARN PRODUCTS WHERE TO BUY SERVICE

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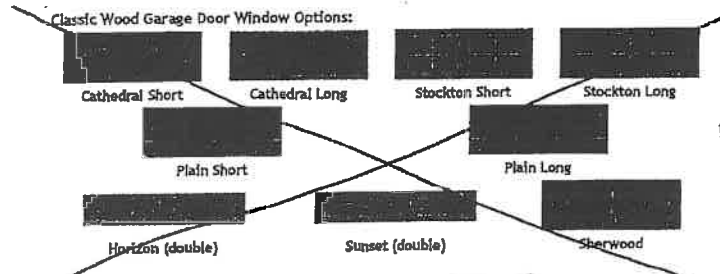
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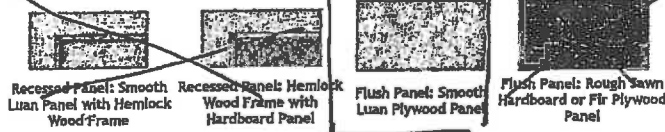
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Clopay Garage Doors



NO WINDOWS ALLOWED

Classic Wood Finishes



STILES/RAILS/PANELS	STAIN GRADE (Solid Stiles/Rails)				PAINT GRADE (Finger Jointed Stiles/Rails)	
	Redwood	Hemlock	Cedar	Hemlock	Hemlock	Hemlock
	Redwood	Redwood	Cedar	Cedar	Hemlock	MDP

Raised Panel Wood Species

### Factory Finish Paint Option

When you take advantage of Clopay's factory finish paint option,\* your wood door arrives primed, painted and ready to install. We've eliminated the extra steps of hiring a contractor to finish the door on site and the added worry that the job will be done right. The door is stored and finished according to Clopay warranty guidelines, for a durable, flawless, vibrant finish, worthy of the most discriminating close-ups.

Door panels are sealed with a paintable caulk to resist moisture and then treated with a layer of primer followed by two coats of white latex paint.

\*Not available on redwood or cedar doors.

Terms of Use Privacy Site Map Garage Door Products

UP-84-0036  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

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DEC 15 2009

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

**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.
2. 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 garage door replacements in the Cithomes East Planned Development.

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Susan Hoffman, Professional Association Services, Inc.  
Cithomes East Homeowners Association

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Date

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

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Date