

*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222

**JUN 17 2013**

**RECEIVED**

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**JUN 24 2013**

**PLANNING/  
CODE ENFORCEMENT**

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

**COMMUNITY DEVELOPMENT DIRECTOR'S ACTION  
NOTICE OF DECISION**

APPLICATION RECEIVED: June 5, 2013

APPLICATION COMPLETE: June 11, 2013

ACTION DATE: June 13, 2013

CASE NO: UP-84-028E

OWNER: Cityhomes West Homeowners' Association

ADDRESS: c/o Common Interest, 1720 S. Amphlette Blvd. #130

San Mateo, CA 94402

APPLICATION FOR: Garage Door Replacement Prototype

LOCATION: Cityhomes West – Commons Lane and Cityhomes Lane

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 guideline 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 Cityhomes West 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.

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- 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 door 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

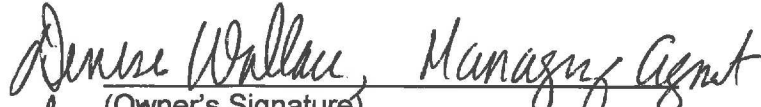
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the 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,

  
 AR Curtis Banks  
 Community Development Director

Cityhomes West Homeowners Association  
 (Owner's Name) (Please Print)

  
 Denise Wallace, Managing Agent  
 for Cityhomes West HOA  
 (Owner's Signature)

Planners Initials: aw

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File Ref. UP-84-028E  
Cityhomes West HOA  
Garage Door Replacement Prototype

## EXHIBIT A

### CITYHOMES WEST 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 Cityhomes West 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 flush panel, woodgrain design door with two vents added on the bottom panel as existing; model Clopay 4051 or equivalent and painted to match existing.**
8. **The garage doors shall be painted to match the existing garage door color. Color codes to be provided by the Cityhomes West Homeowners Association.**
9. **The garage door shall be a solid door, no windows or glass allowed.**

Note: Bold text indicates site specific conditions

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**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 Cityhomes West Planned Development.

*Danise Wallace, Managing*  
Cityhomes West Homeowners Association (Owner)  
*Agent for Cityhomes West*

*6/18/13*  
Date

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Curtis Banks, Community Development Director  
City of Foster City

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Date



April 18, 2013

**Garage Door Replacement Guidelines:**

1. Replacement garage doors must be flush panel door with two vents added on the bottom panel as existing; model Clopay 4051 or equivalent and painted to match existing.

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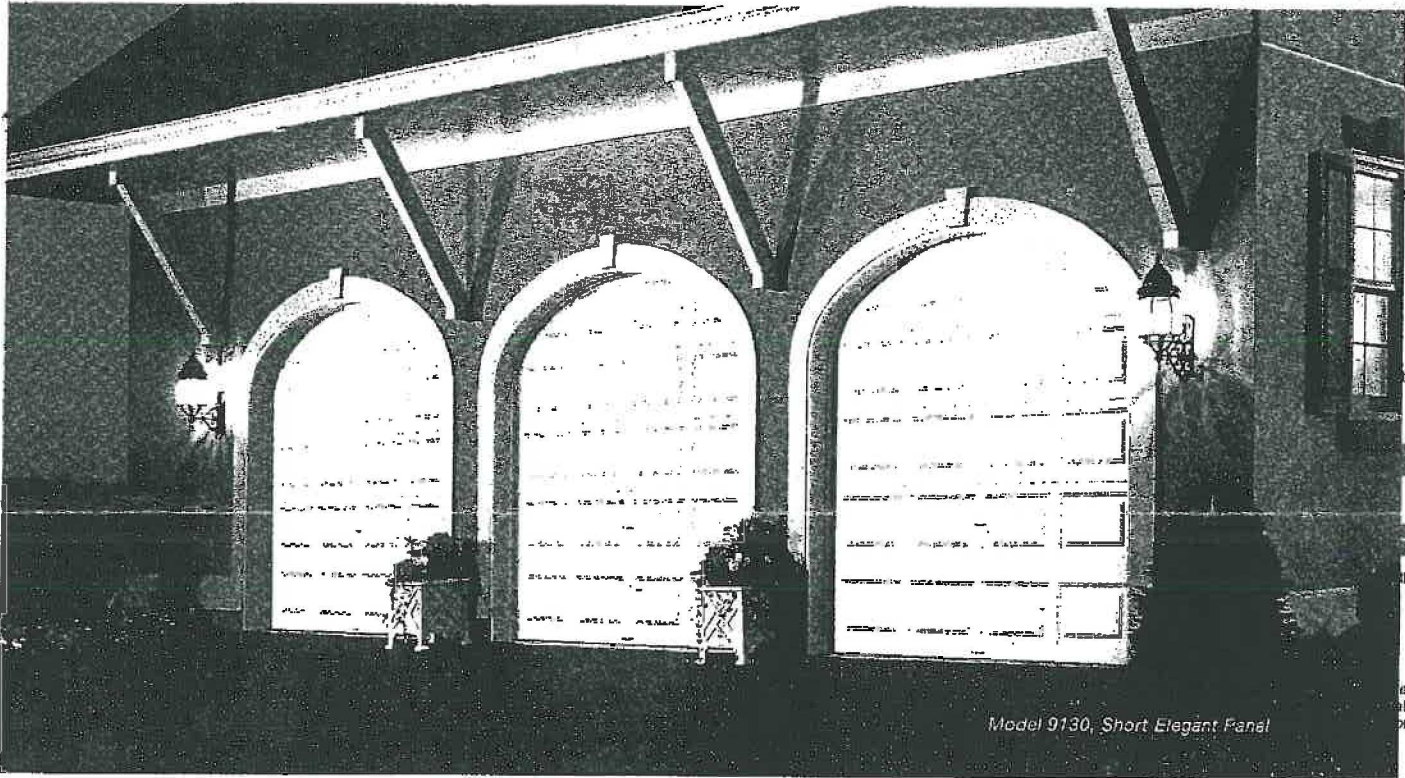
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UP84-0286  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
KAL JUN 13 2013  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS



PANEL OPTIONS

STYLES AND COLORS



Model 9130, Short Elegant Panel

DETAIL

STYLE

COLORS

READY  
MAY 13 2013  
PLANNING  
CODE ENFORCEMENT

**Elegant Short**  
Complements homes with traditional styling.  
Models 9200, 9130, 4300 and 4050.

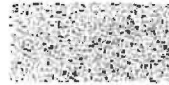
**Elegant Long**  
Ideal for ranch style homes.  
Models 9203, 9133, 4310 and 4053.

**Flush**  
Perfect for contemporary and some transitional style homes.  
Models 9201, 9202, 9131, 9132, 4301 and 4051.

Decorative panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

White

Almond



Desert Tan



Sandtone



Bronze\*



Chocolate



Hunter Green†



Gray†

Due to the printing process, colors may vary.

\* Available only on Models 4050, 4051 and 4053.

† Not available on Models 9132 and 9202.

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Model 9131,  
Flush Panel  
Woodgrain Design



PAINT SYSTEM  
LIMITED  
LIFE  
WARRANTY

WINDOW  
LIMITED  
10YR  
WARRANTY

HARDWARE  
LIMITED  
3YR  
WARRANTY

UP84-0285  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
JUN 13 2013  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS



April 18, 2013

**Garage Door Replacement Guidelines:**

1. Replacement garage doors must be flush panel door with two vents added on the bottom panel as existing; model Clopay 4051 or equivalent and painted to match existing.



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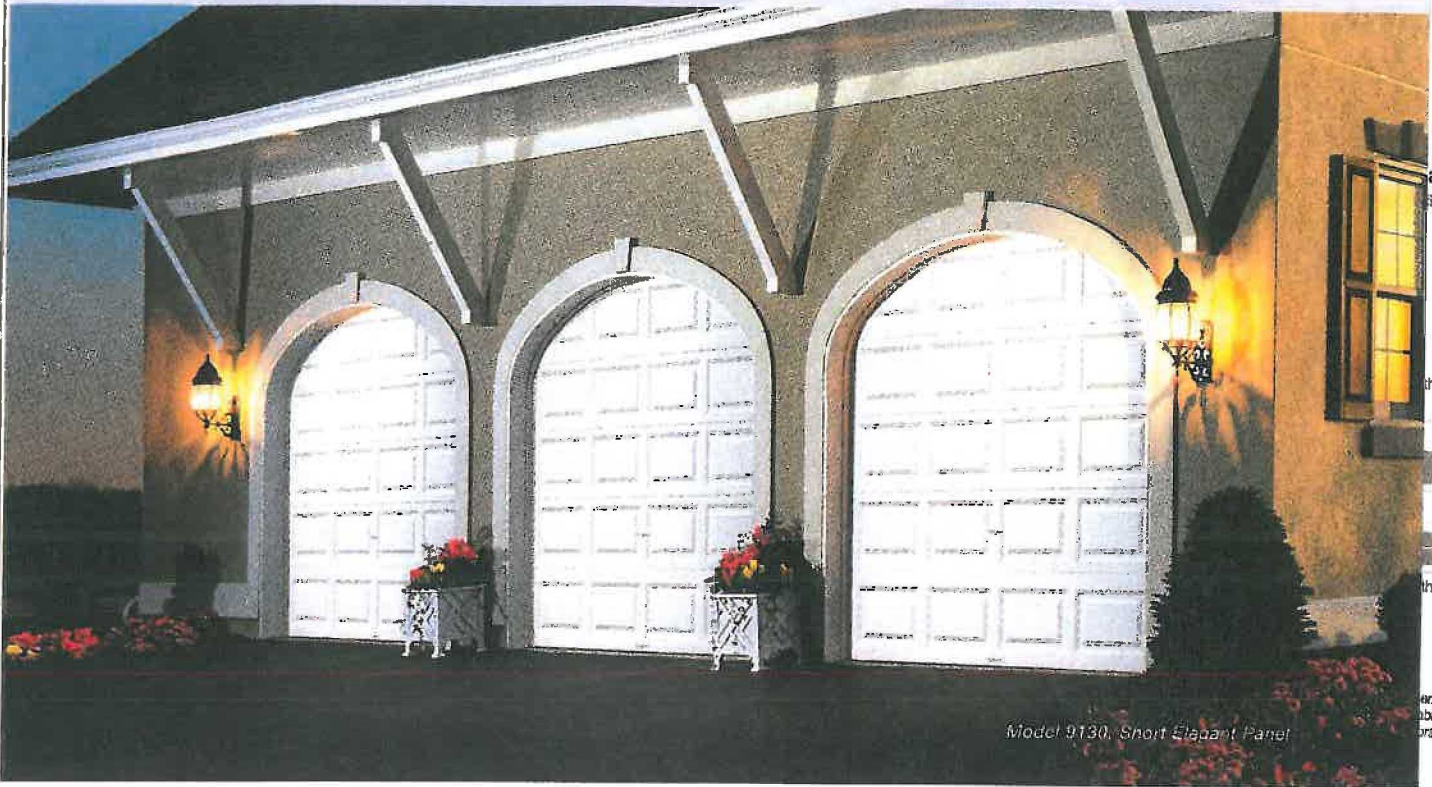
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ADMINISTRATIVE APPROVAL  
WITH CONDITIONS



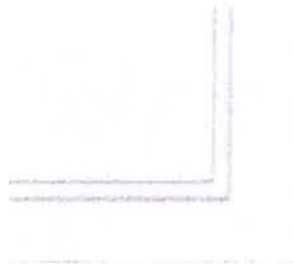
PANEL OPTIONS

STYLES AND COLORS



Model 9130, Short Elegant Panel

DETAIL



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STYLE



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Desert Tan



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Gray†

UP-84-028E

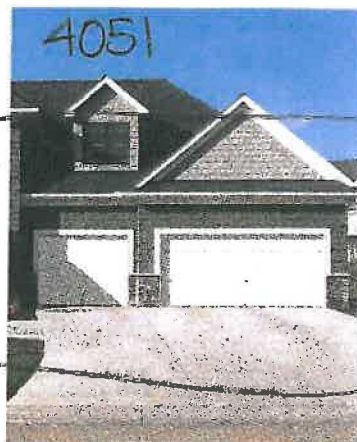
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Model 9131,  
Flush Panel  
Woodgrain Design



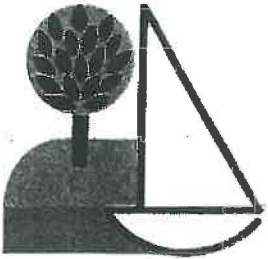
CITY OF FOSTER CITY  
PERMIT DEPARTMENT

JUN 13 2013 KRC

FILE COPY

PRICES \$29200	WINDOWS	WARRANTY
LIMITED LIFE WARRANTY	COATED 10YR WARRANTY	LIMITED 3YR WARRANTY





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PLANNING/  
CODE ENFORCEMENT

## Community Development Department General Application



Planning/Code Enforcement Division staff will assist you in completing this application and can be reached at (650) 286-3225. Planning/Code Enforcement counter hours are 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m., Monday through Thursday. No Planners are available on Friday. You may also reach us at our email address: [cdd@fostercity.org](mailto:cdd@fostercity.org)

LOCATION OF PROPERTY: Street Address(es) Commons Lane + Cityhomes Lane

BRIEF DESCRIPTION OF PROJECT: Garage Door replacement

NEW OR ADDITIONAL BUILDING SQUARE FOOTAGE: (if applicable) \_\_\_\_\_

PROPERTY OWNERSHIP	WDA	APPLICANT
Name: <u>Cityhomes West Homeowners Assoc</u>		Name: _____
Company/C/O: <u>Common Interest</u>		Company: _____
Address: <u>1720 S. Amphlett Blvd #130</u> <u>San Mateo, CA 94402</u>		Address: <u>same</u>
Telephone: <u>650-286-0292</u>		Telephone: _____
Fax: <u>650-286-0296</u>		Fax: _____
Email: <u>dwallace@commoninterest.com</u>		Email: _____

Please read all of the applicable sections of this two-page application and all information in the application information handout before signing this application.

### TYPE OF PERMIT(S) REQUIRED

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Architectural Review Permit     | <input type="checkbox"/> Sign Permit                      |
| <input type="checkbox"/> Architectural Review Amendment             | <input type="checkbox"/> Sign Use Permit                  |
| <input type="checkbox"/> General Plan Amendment                     | <input type="checkbox"/> Tentative Subdivision/Parcel Map |
| <input type="checkbox"/> Negative Declaration/EIR                   | <input type="checkbox"/> Use Permit                       |
| <input type="checkbox"/> Planning Commission Interpretation/Opinion | <input type="checkbox"/> Use Permit Modification          |
| <input type="checkbox"/> Rezoning                                   | <input type="checkbox"/> Temporary Use Permit             |
| <input type="checkbox"/> Preliminary Review                         | <input type="checkbox"/> Other _____                      |

### FOR CITY COMPLETION:

Date Application/Fee received: 6/5/13  
Received by: JHM

Assessors Parcel No: \_\_\_\_\_  
Amount Fee Paid: \$115.00  
File Number: UP-84-028E

JUN 05 2013

PLANNING/

POLICE ENFORCEMENT

## NOTES:

1. It is understood that any permit issued pursuant to this application will not grant any right or privilege to use or land contrary to the provisions of law or of any ordinance of the City of Foster City. All provisions of law and of ordinance governing the use of the aforesaid building or land will be complied with, whether specified or not.
2. The applicant or any interested aggrieved person may appeal the determination of the Community Development Director or the Planning Commission within ten (10) calendar days from the date of such determination. All appeals must be filed within ten (calendar) days after the decision of the Community Development Director or Planning Commission. The appeal must be in writing. The required appeal fee as adopted by the City Council must accompany an appeal to the Planning Commission of a decision of the Community Development Director (Planning Director) or an appeal to the City Council of a decision of the Planning Commission or it will be considered incomplete. Prior to submitting your appeal, please check with staff regarding the amount of the appeal fee due. A Building Permit will not be issued until after this 10-day appeal period. If an action of the Commission is appealed, the City Council will hear the appeal and render a final decision.
3. I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval, with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims or liabilities arising from the approval, including, without limitation, any award of attorneys fees that might result from the third party challenge.
4. *The applicant understands that projects reviewed by the Planning Commission and a few projects reviewed by staff are billed on a time and materials basis which means that all staff time spent reviewing the project and any extraordinary materials required to process the project are charged to the applicant. If staff time spent on a project exceeds the deposit (the initial application fee/deposit), the applicant will be billed accordingly.*
5. It is understood that approval of this application does not constitute approval of construction plans from the Building Inspection Division, which must be applied for separately and subsequent to the approval of this application.
6. Public Noticing: Use Permits, Variances, and some other applications require a Planning Commission Public Hearing, for which property owners within a 300-foot radius of the project must be notified. The Notice of Public Hearing must be mailed two weeks prior to the scheduled meeting. Some Architectural Review applications require that the applicant notify adjacent property owners before the application can be determined to be complete. Please refer to the Submittal Requirements for procedures.
7. Plan Preparation and Submittal Information: Prior to plan preparation and submittal, applicants are strongly encouraged to read as applicable, the: 1) Residential Property Improvements Information Package; 2) Major Property Development (relevant to environmental assessments, General Plan amendments, rezonings, tentative maps, vesting tentative maps, and use permits) handout; or: 3) Signs Application and Information handout. This information describes the type of plans required for all applications and the information to be contained on plans.
8. If an applicant has been notified in writing that his/her application is incomplete and the reasons why the application has been so deemed, and there is no resubmittal of required information for a period of six months from the date of notification, or no activity has occurred on the application for a period of six months, the Community Development Director or his/her designee shall deem the application withdrawn and so notify the applicant. The applicant may reapply at any time with a new application and filing fee.
9. The applicant and property owner hereby grant permission for City staff to enter and inspect the subject property as required to evaluate this application.

**SIGNATURES** – I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made a part of this application in accordance with the provisions of the City Ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief. I hereby certify that this application and supporting submittals is an application for a development permit and therefore subject to time limits for processing as established by State law. I have read all applicable sections of this application and other relevant information and understand what is required of me during this project review process.

Applicant:

Cityhomes West HOA

Date:

4/17/13

Owner:\*

JOYCE A. SICELLI PROSTREET

Date:

4-17-13

\*If different than applicant, owner must either sign this application or attach a signed letter authorizing this application.