



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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

APPLICATION RECEIVED: March 28, 2013

APPLICATION COMPLETE: April 5, 2013

ACTION DATE: April 11, 2013

CASE NO: UP-71-056R

OWNER/APPLICANT: Edgewater Homeowners' Association, Community Management Services

ADDRESS: 1935 Dry Creek Road #203, Campbell, CA 95008

APPLICATION FOR: Prototypical design guidelines for the replacement of garage doors

LOCATION: Edgewater Townhouses

ZONING: R-T/PD (Townhouse Residence/Planned Development Combing) 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 Architectural Review application based on the following findings:

1. The proposal to establish prototypical design guidelines for the replacement of garage doors, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.16 (R-T Townhouse Residence District) and Chapter 17.36 (PD Planned Development Combing District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because: 1) the Edgewater Townhouse Planned Development currently does not have prototypical design guidelines for garage door replacements and therefore, the proposed prototype will ensure that the architectural character of the residential development is maintained in the long term by establishing specific design parameters for the replacement of garage doors in the Edgewater Development consistent with the Planning Commission Policy P-1-94; 2) the replacement garage doors will be sympathetic to the character and style of the existing townhouses 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"

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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) the proposed prototype will allow a 4-panel metal sectional overhead/roll down, ribbed style garage door with no windows similar to the existing ribbed panel garage doors; 4) the replacement garage door will be integrated into the existing building and designed such that the architectural character of the townhouse is maintained and consistent with Section 2.28.010 of the Foster City Municipal Code; and 5) the prototype for garage door replacement will improve a typical residential use consistent with the Land Use Plan designation of Townhouse Residential.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the design and color of the garage door replacement, as conditioned, will match the design of the existing garage doors and will be painted to match the color of the existing siding of the townhouses in the Planned Development in which it is located.
3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, 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: 1) will match the style and color of the existing 4-panel, ribbed, window-less metal garage doors in the Edgewater Townhouse Planned Development, and therefore, will preserve the architectural character of the Planned Development and the 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 townhouses 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.
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 prototypical design guidelines for the replacement of garage doors with similar garage doors matching the existing siding color of the townhouse will not adversely affect the existing appearance of the development, therefore will not have any significant visual or property value impacts to the development, the adjacent properties, the streetscape or the neighborhood.

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,



Curtis Banks
Community Development Director

for

Planners Initials sdp

ETRIQUE CHAMBER
ASSOCIATION MANAGER

(Owner's Name) (Please Print)



(Owner's Signature)

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EXHIBIT A

EDGEWATER TOWNHOUSES HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Garage Door Replacement
(UP-71-056R)

The following guidelines shall govern the replacement of garage doors in the Edgewater Townhouses 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 garage doors in the Edgewater Townhouses Planned Development shall be:
 - A sectional overhead/roll down style garage door.
 - Ribbed horizontal panel style with four (4) roll up sections.
 - Window-less in design.
 - Steel (insulated or non-insulated).
 - Spray painted to match the current color of the exterior siding of the townhouse. Brush painting is not acceptable.
- * 7. A replacement garage door shall be similar in construction to the existing sectional, overhead/roll down, ribbed panel style garage door with four (4) panels which was manufactured by Lodi Door Co. (see Exhibit D) or shall match one of the following garage doors:
 - Hi-Tensil Ribbed Panel garage door manufactured by Martin Garage doors (see Exhibit B) or equivalent.
 - Heritage 3000 Ribbed Panel manufactured by Amarr Garage Doors Co. (see Exhibit C) or equivalent.
 - Stratford 3000 Ribbed Panel manufactured by Amarr Garage Doors Co. (see Exhibit C) or equivalent.
- * 8. Painting of the replacement garage door shall be the responsibility of the homeowner and shall be completed within 2 weeks following the garage door installation.
- * 9. The Homeowner shall obtain information on the current paint color and paint type from the Edgewater Townhouses Homeowners' Association.

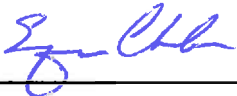
* Site Specific Condition

APPROVAL PROCESS

1. The homeowner/applicant shall obtain a signed approval letter from the Edgewater Townhouses Homeowners' Association for the proposed replacement of garage doors. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype and shall specify the paint color and paint type to be used for the new garage door.

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 Edgewater Townhouses Homeowners' Association. The homeowner shall submit the following:
 - A manufacture's brochure of catalog cut sheet showing the proposed replacement garage door design.
 - Approval letter from the Edgewater 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 the replacement of garage doors.



Enrique Chombo, Association Manager
Community Management Services, Inc.
Edgewater Townhouses Homeowners Association

04-18-2013

Date

Curtis Banks, Community Development Director
City of Foster City

Date

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EXHIBIT B

Manufacturer - Martin Garage Doors

Door Style - Hi-Tensil Ribbed Panel

Construction - 24 to 26 gauge steel

Windows - NO Windows

Insulation - Insulated or non-insulated

Color - Garage Doors must be painted to match the current color of the exterior siding of unit. Homeowner is to obtain information on the current paint color and paint type from the Association Manager or Senior Association Manager of Edgewater HOA.



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HI-TENSIL™ - RIBBED

* See manufacturer's written warranty for details and limitations.

Martin was first in the garage door industry to use heavy gauge High-Tensile steel for residential applications.

This ribbed design is simple and charming; it adds a subtle touch to the look of your home.



Includes:

- Highest standard wind-load rating
- Oil lubrication kit
- Optional: Insulation options (p. 28)
- Optional: 37 window designs (pp. 29-30)

Adobe Stone Color

Featuring:

- Lifetime Warranty[#]
- Heavy 24 gauge high-tensile steel
- 5 standard enamel colors (p. 20)
- 77 optional powder coat finishes (pp. 20-21)
- Exclusive safety & quality features (pp. 28-29)
- Eco-green manufacturing



Single-Width

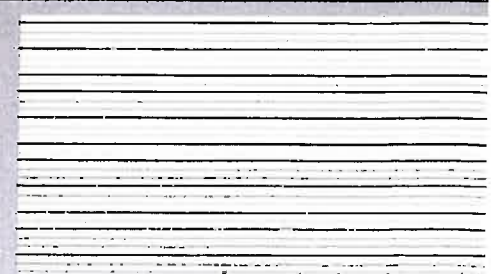


8' - 10' Widths

Double-Width



12' - 15' Widths



16' - 20' Widths

EXHIBIT C

Manufacturer - Amarr Garage Door

Door Styles – Heritage 3000 Ribbed Panel (RP) or Stratford 3000 Ribbed Panel (RP)

Construction – 24 to 27 gauge steel

Windows - NO Windows

Insulation - Insulated or non-insulated.

Color - Garage Doors must be painted to match the current color of the exterior siding of unit. Homeowner is to obtain information on current paint color and paint type from the Association Manager or Senior Association Manager of Edgewater HOA.

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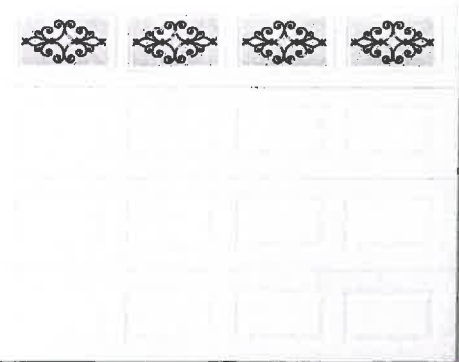
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EXHIBIT C

Short Panel with Arabesque DecraGlass (SP67)



1000
Single-Layer: Steel

2000
Double-Layer: Steel + Insulation

3000
Triple-Layer: Steel + Insulation + Steel

Short Panel with Heartland DecraGlass (SP60)*



Long Panel with Sunray DecraTrim (LP27)*



Short Panel with Stockton DecraTrim (SP20)



Flush Panel (FP)**



Designs
The Heritage & Stratford Collections
are available in a variety of panel
designs and colors.

Short Panel with Wichita DecraGlass (SP61)

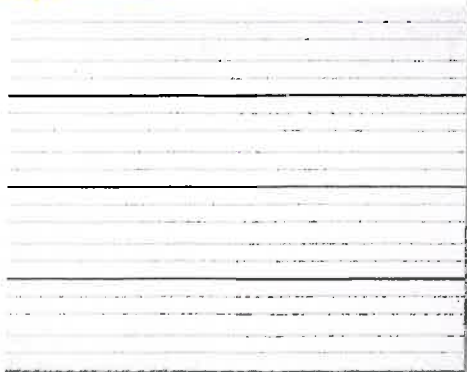


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Ribbed Panel (RP)



Decorative Windows
Choose from contemporary or
craftsman DecraGlass windows
or DecraTrim window inserts to
coordinate with your home.

Complete Offering, page 12

Short Panel Design with Waterford DecraTrim (SP25)



*Hunter Green, Dark or Medium Woodgrain colors available on Stratford 3000 only.
**Terratone available on Stratford Collection only.

EXHIBIT D

Edgewater HOA Existing Sectional, Overhead/Roll down, Ribbed Panel Garage Door

Manufacturer: Lodi Door Co.

Please note: Lodi Door Company's manufacturing plant is closed and this garage door is no longer being manufactured.

Construction: Steel

Windows: No Windows

Color: Garage door is painted to match the color of the exterior siding of the units.



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