



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222



FOSTER CITY
RECEIVED
MAY 28 2013

PLANNING
CODE DEPARTMENT

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

APPLICATION RECEIVED: March 15, 2013

APPLICATION COMPLETE: August 14, 2013

ACTION DATE: September 04, 2013

CASE NO.: UP-74-017TT

OWNER/ADDRESS: Harborside Homeowners Association, Common Interest Management Services, 1720 South Amphlett Blvd. Suite 130, San Mateo, CA 94402

APPLICANT/ADDRESS: Veronica Sandoval, Community Association Manager, Common Interest Management Services, CMF, 1720 S. Amphlett Blvd., Ste. 130, San Mateo, CA 94402

APPLICATION FOR: Prototypical Design Guidelines for Garage Door Replacements within the Harborside Planned Development

LOCATION: Harborside Planned Development

ZONING: R-T/PD (Townhouse 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 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: 1) the Harborside 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 garage door replacements in Harborside consistent with Planning Commission Policy P-1-94; 2) the proposed prototypical design guidelines for garage door replacements will allow 8-panel wide x 4-panel high short

raised panel sectional metal roll up garage doors in a wood grain finish and plain flush sectional doors in Ruffsawn fir plywood finish; 3) the replacement garage doors will be painted to match the exterior building color and therefore, will be sympathetic to the character and style of the existing townhouses and will be designed to be compatible with the existing garage doors and colors used in the development 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 4) the proposed prototype will allow for necessary maintenance and improvements associated with a typical residential use, and therefore, will be consistent with the land use 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 prototypical design guidelines for garage door replacements will substantially match the existing garage doors in the Harborside Planned Development in which it is located. The wood grain finish appearance of the metal garage doors will be similar to other wood garage doors in the development and shall be treated and painted to match the exterior building color and window-less in design, and therefore, will not change the overall appearance of garage doors within the development.
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 for garage door replacements: 1) will complement the design of the townhouses in the Harborside 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; 3) will offer homeowners' an option to replace their garage doors with durable, strong and weather-resistant metal garage doors that will be treated and finished to look like wood garage doors consistent with other residential units in the development; and 4) 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.
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 will ensure that all residential units maintain similar architectural characteristics and will not have any detrimental visual impacts on the neighborhood, the streetscape or impacts to the property values in the area.

This action is subject to any conditions contained in Exhibit A, attached and illustrated in Exhibits B & C, attached.

Expiration

Any Use Permit Modification 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 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.

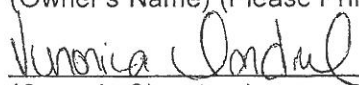
In order to demonstrate that you are aware of and understand the Use Permit Modification conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

for 
Curtis Banks
Community Development Director

Planners Initials: ms



(Owner's Name) (Please Print)


(Owner's Signature)

EXHIBIT A

(Conditions attached to Use Permit Modification approval
by the Community Development Director on September 04, 2013)

The following guidelines shall govern the installation and replacement of Garage Doors in the Harborside Planned Development.

1. All construction shall be 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, imposed 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 Harborside Planned Development shall either be:**
 - a. **Custom Plain flush sectional door with four (4) panels in Ruffsawn fir plywood finish manufactured by Artistic Prehung and Garage Doors, Inc. or equivalent as shown in Exhibit B; or**
 - b. **Metal sectional roll-up door in 8 x 4 short raised panels in wood grain finish as shown in Exhibit C**
7. **Trim on the face of the garage door shall match the existing door.**
8. **Replacement garage doors shall be painted to match the exterior building color and shall be window-less in design.**
9. **Metal garage doors shall be treated with high quality wood finish and stained or painted such that the color does not fade easily or cause crackling or peeling of paint.**
10. **Any visibly damaged metal garage door such as a denting or peeling of paint/wood finish has to be repaired or replaced immediately upon such damage.**

Bold indicates Site Specific Conditions

APPROVAL PROCESS

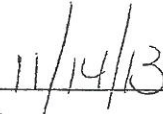
1. The homeowner/applicant shall obtain an approval letter from the Harborside Homeowners' Association for the garage door replacements. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype as identified in the attached Exhibits and shall specify the garage door type to be installed.

2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division, indicating the type of garage door proposed and shall submit any required drawings and fees, including the approval letter from the Harborside 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 Harborside Homeowners' Association.

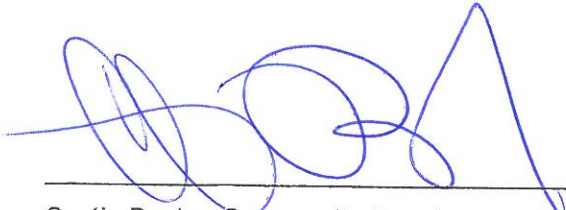
3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of garage doors.



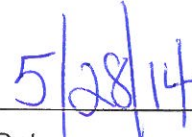
Veronica Sandoval, Community Assoc. Manager
Common Interest Management Services, CMF
Harborside Homeowners' Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date

ARTISTIC

Prehung
and Garage **DOORS** inc.

FILE
COPY

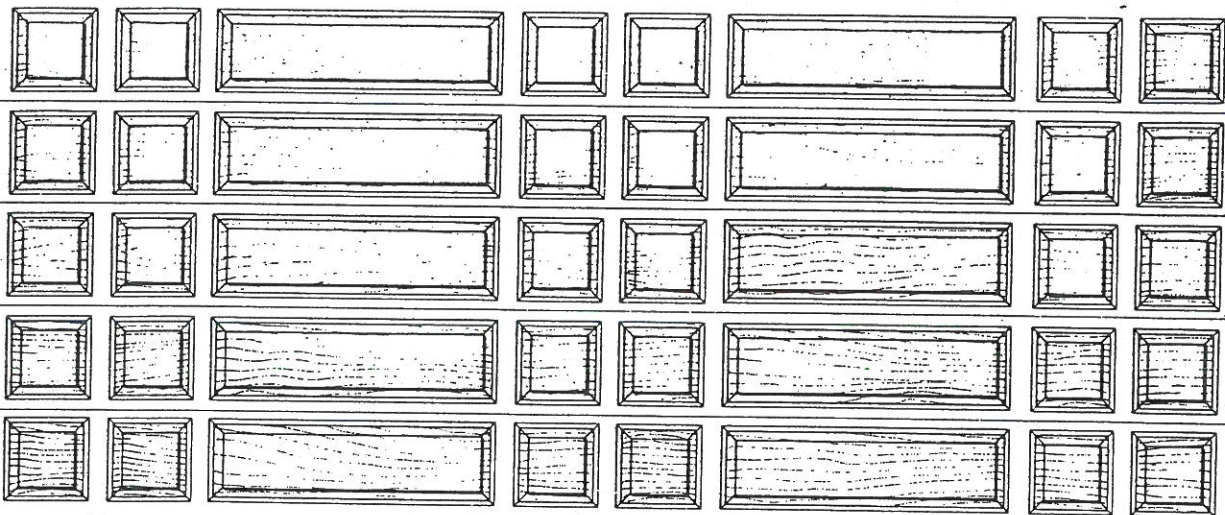
Exhibit B

FOSTER CITY
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JUN 07 1995

PLANNING
DIVISION

The Best Made
Overhead Garage Door



713 Industrial Road
San Carlos, CA 94070

GP-79-01711
CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 04 2013
[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

(415) 594-1558

(415) 369-2989

Artistic Prehung and Garage Doors, Inc.

No other single element of your home has the impact on a first impression as your garage doors. The illustrations presented here are but a sample of the many varieties of custom made doors available from us. Any model can be produced with any insert to blend a combination that will play a major role in the overall appearance of your home, a reflection of you.

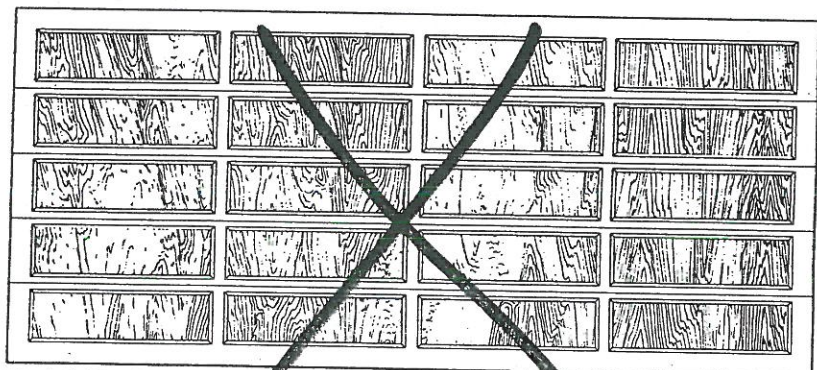
CITY OF FOSTER CITY
PLANNING DEPARTMENT
SEP 04 2013
APPROVAL
CONDITIONS

Custom made doors.

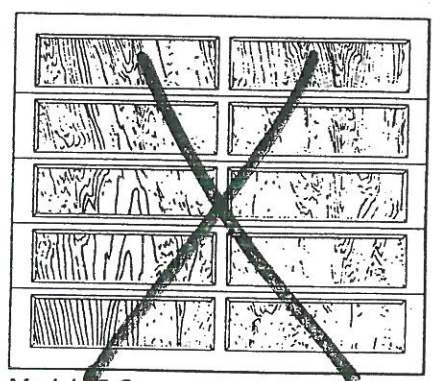
Each and every door is produced with one owner in mind...perhaps you. In an age of mass production, it is surprising how many homeowners enjoy the look of a garage door built only for their home.

Matched to your home's design.

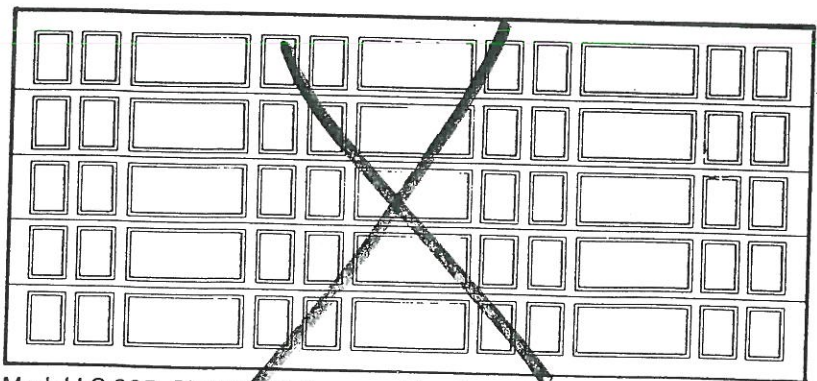
If your home uses redwood siding your custom made garage door will have redwood inserts. If raised front door panels are a distinctive element of your home design, that element will be carried through in your garage door. That's what custom work is about.



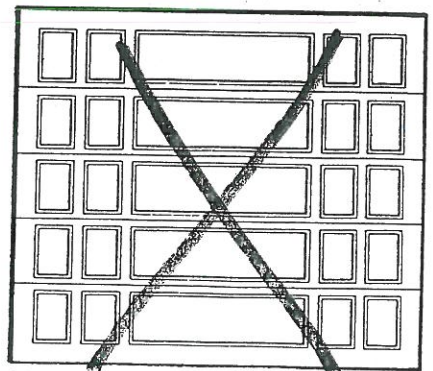
Model 45 Shown with e-sawn fir insert panels



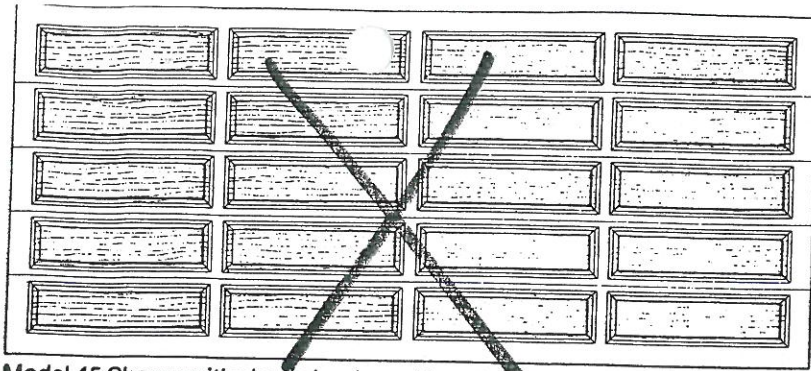
Model 25-S



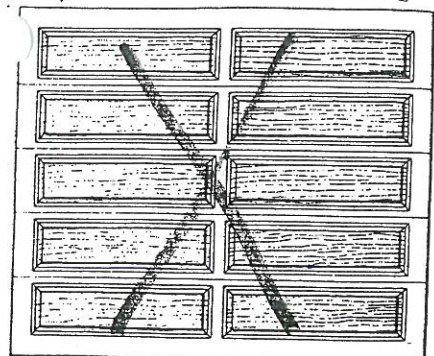
Model LS 835 Shown with tempered hardboard insert panels



Model LS415-S



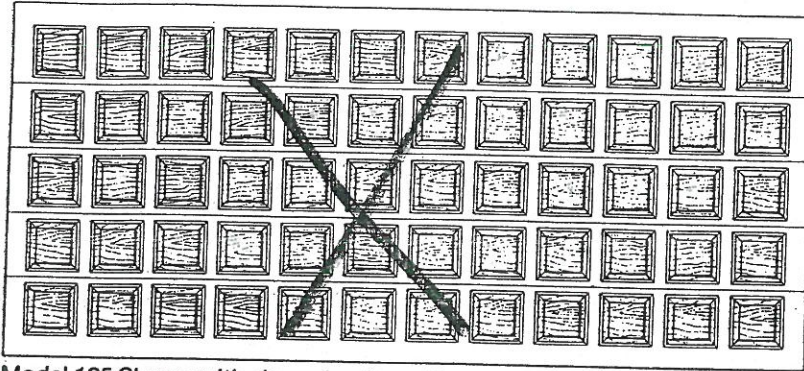
Model 45 Shown with shaped redwood insert panels



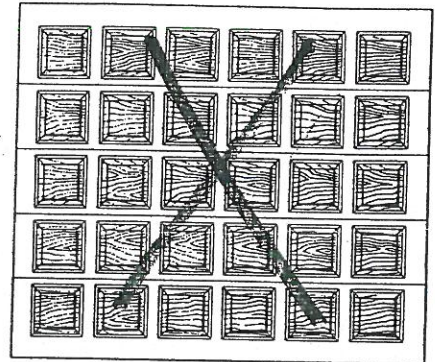
Model 25-S

COVER #2
1311P
SCREW

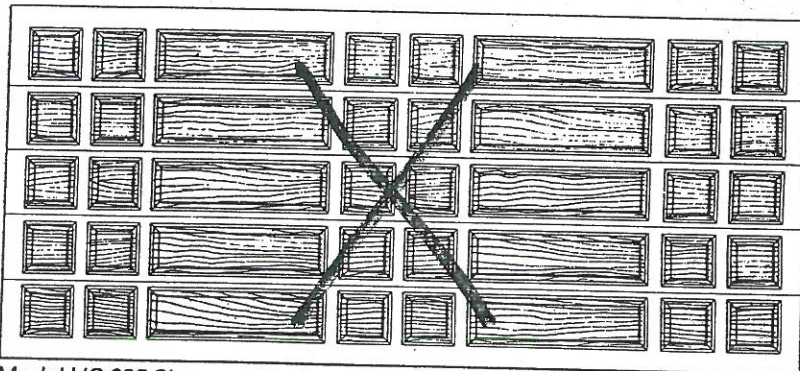
8X7 INSURED \$454



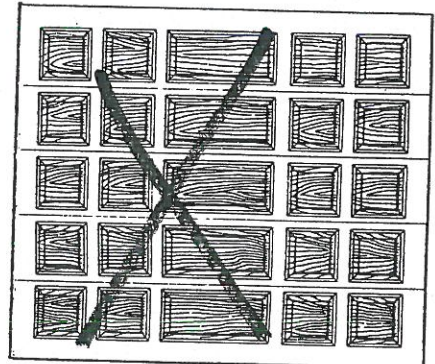
Model 125 Shown with shaped redwood insert panels



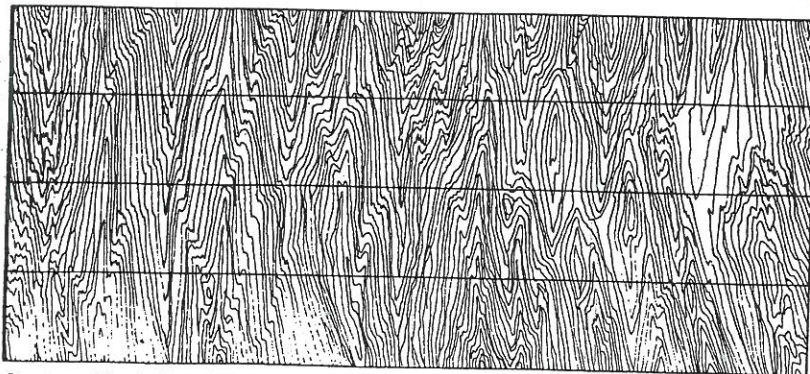
Model 65-S



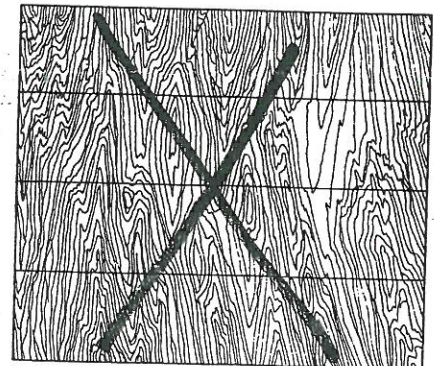
Model HS 625 Shown with shaped redwood insert panels



Model HS 415-S



Custom Flush Sectional - Shown with re-sawn fir
(We can match the siding on your house)



Model 14-S

Insert panels can be made of:

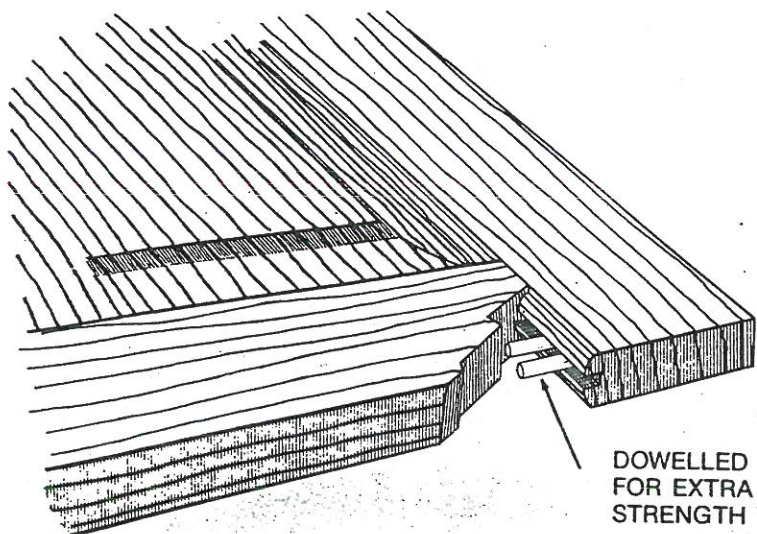
- Raised Redwood
- Ruffsawn Fir Plywood
- Ruffsawn Redwood Plywood
- Overlay Plywood
- Tempered Hardboard
- Cladwood *INS (PAVARS)*

UP 74-017 IT
CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 04 2013
[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

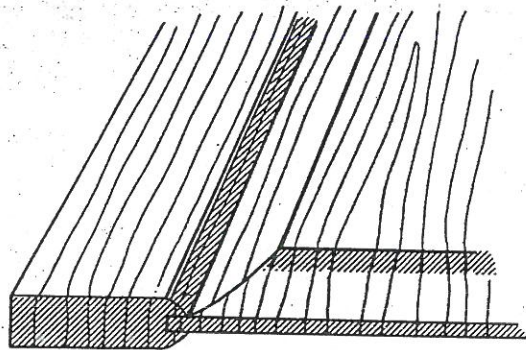
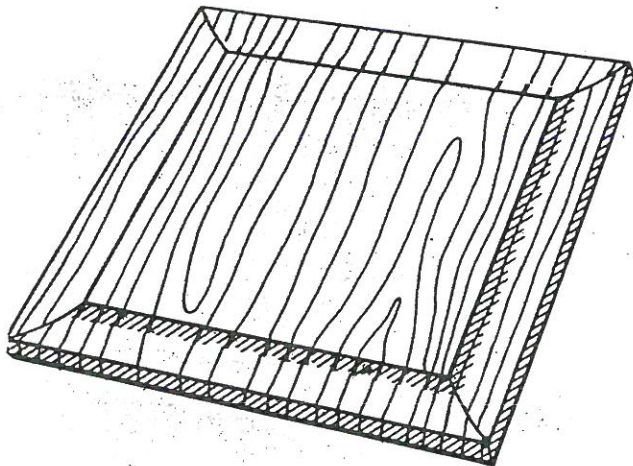
Garage doors are guaranteed for one year against defects in workmanship and materials provided they are suitably sealed on all surfaces.

ARTISTIC'S SHAPED REDWOOD PANELS



DOWELLED
FOR EXTRA
STRENGTH

Shaped redwood panels are always made of the finest redwood available. Normally all-heart solid 1" x 12" is used in making these elements.



Our Garage Doors are guaranteed for one year against defects in workmanship and materials provided they are suitably sealed on all surfaces.

Douglas Fir frames are formed to accent either shaped redwood panels, 3/8" re-sawn redwood panels, or 3/8" smooth overlay panels.

ARTISTIC
Prehung
and Garage **DOORS** inc.

LIC. # 502925

713 Industrial Road • San Carlos, CA 94070
(415) 369-2989 • (415) 369-3667 • (415) 594-1554

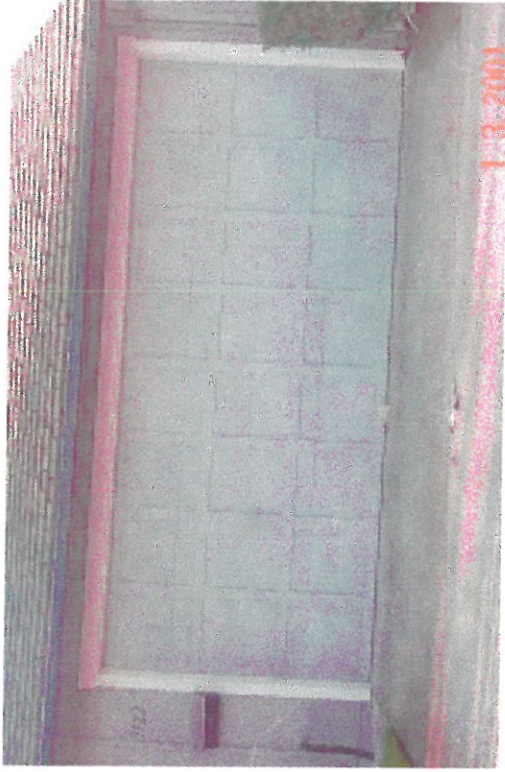
UP-74-017TT
CITY OF FOSTER CITY
PLANNING DEPARTMENT
SEP 04 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

HARBORSIDE GARAGE DOORS

Original



Resawn Plywood Sectional
Trimmed and Painted to Match Existing Door



UP-74-017IT
CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 04 2018
ADMINISTRATIVE SERVICES WITH COMMUNITY DEVELOPMENT

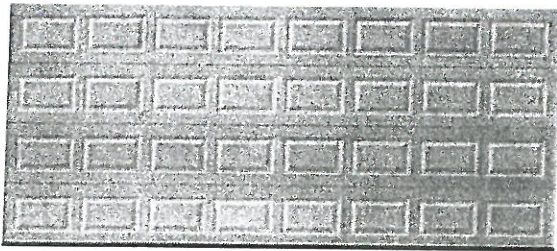


Your Store:
San Bruno, CA

You're shopping a store in:

San Bruno, CA
1340 El Camino Real

We use your store location to provide current pricing and inventory. It'll also be the location for in-store pickups.



ReliaBilt 16-ft x 7-ft Traditional Insulated Double Garage Door

Item #: 368893 | Model #: 123460



\$711.60

Get 5%* Off Every Day or Special Financing*
Minimum Purchase Required

In-use/lifestyle images - garage door and garage door components included only

Description

16-ft x 7-ft Traditional Insulated Double Garage Door

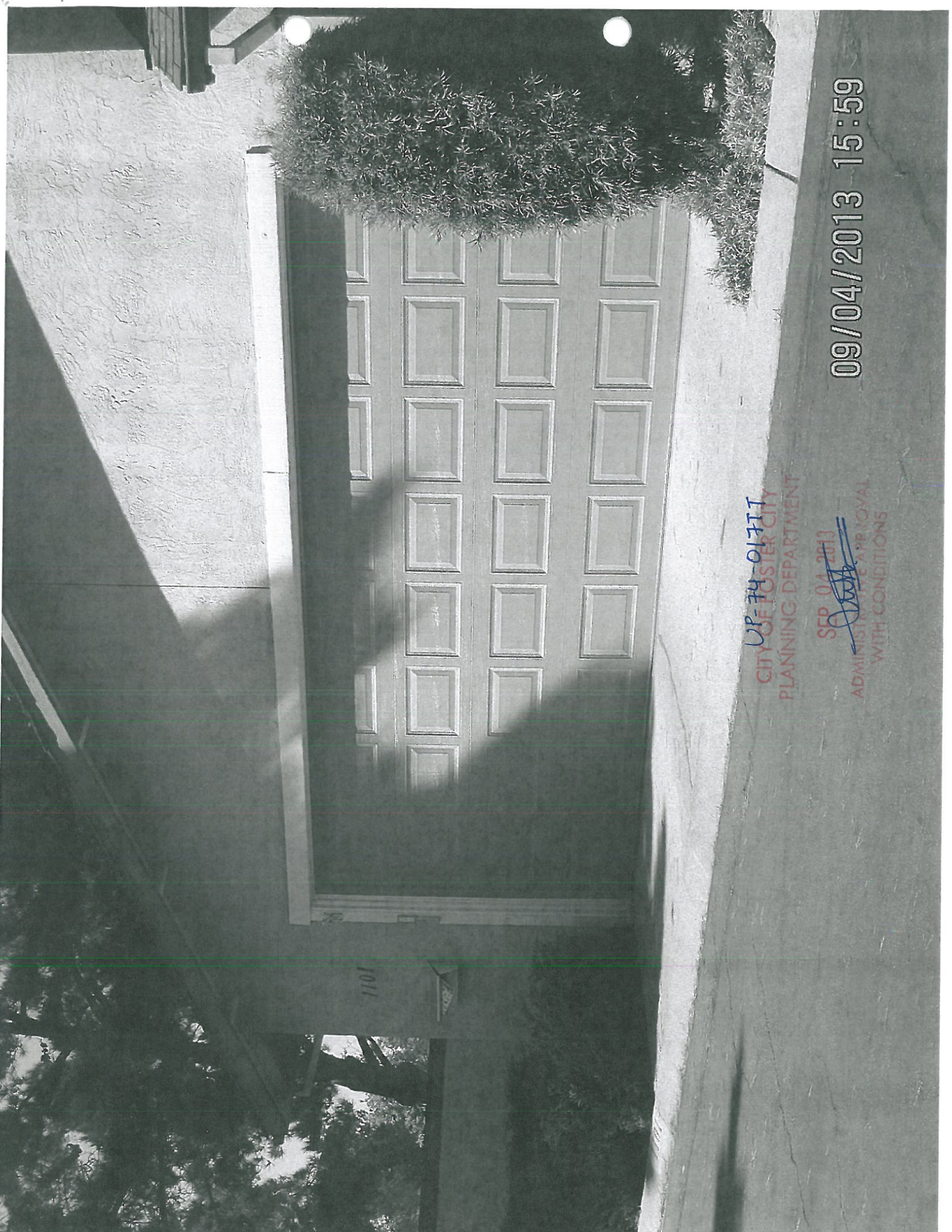
- Double-layer, insulated garage door
- Energy efficient and quiet operation
- Durable and low-maintenance steel
- Exceptional value
- Attractive, traditional door design

Specifications

Overall Height (Inches)	84.0	High Impact	No
Overall Width (Inches)	192.0	Warranty	25-year
Thickness (Inches)	2.0	R Value	6.64
Insulated	Yes	Construction Type	Vinyl-back construction
Windows	No		

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SEP 04 2013
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WITH CONDITIONS



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UP 74-0171
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SEP 04 2013
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WITH CONDITIONS

09/04/2013 15:59

Metal Roll Up Garage
Door in wood grain
finish

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SEP 04 2013
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ADMINISTRATIVE APPROVAL
WITH CONDITIONS