



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: April 1, 2019

APPLICATION COMPLETE: June 13, 2019

ACTION DATE: June 20, 2019

CASE NO.: UP2019-0019 (Supersedes UP-72-008FF)

OWNER: Isle Cove Homeowners' Association

OWNER ADDRESS: Isle Cove Homeowners' Association, C/O Richard Hopper, 837
Columba Lane, Foster City, CA 94404

APPLICATION FOR: Amendment to existing prototypical guidelines for replacement
windows, sliding glass doors and French doors

LOCATION: Isle Cove Planned Development

ZONING: R-3 (Medium Density Multiple Family Residence District)

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 Review application based on the following findings:

1. That the proposal to amend the prototype design for the replacement of windows, sliding glass doors and French doors in the Isle Cove Planned Development, as conditioned in Exhibits A, B, C and D are consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will maintain the existing appearance of residential units in the development by allowing a dark bronze frame color and Fibrex material to be added to the previously approved materials of aluminum, vinyl, and fiberglass. The proposal will allow for necessary maintenance and repair of houses and therefore, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, and will provide additional/modified light and ventilation for the house, and will be consistent with the residential use of the residences in the development.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the dark bronze color and design of the Fibrex frame material will be compatible with the architectural style, character, and proportions of residential units in the development and will be in keeping with similar improvements in the neighborhood.
3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because: 1) the prototypical design amendment to add a dark bronze color and Fibrex material for replacement windows, sliding glass doors and French doors will provide guidelines to ensure that all window, sliding glass door and French door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the Isle Cove planned development will be preserved; 2) the size of the replacement windows will be the same size and style as the existing windows; and 3) the dark bronze frame color of the replacement windows, sliding glass doors, and/or French doors will match the frame color of the existing windows and/or doors.
4. That the proposal will 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 or the general welfare of the City because the prototypical design amendment to add a dark bronze color and Fibrex material for window, sliding glass door and French door replacements will ensure that all residential units maintain similar architectural characteristics, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the Isle Cove planned development, or the property values in the area.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Use Permit Modification 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.

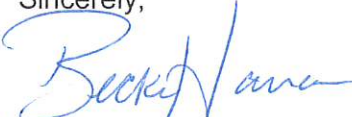
Acknowledgment by Applicant

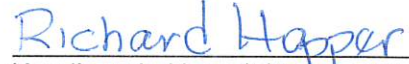
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification

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 
Marlene Subhashini
Community Development Director



(Applicant's Name) (Please Print)

Planners Initials BH



(Applicant's Signature)

EXHIBIT A

ISLE COVE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement Windows, Sliding Glass Doors and French Doors

Updated June 20, 2019

The following guidelines shall govern the installation, replacement, and modification of all windows and sliding glass doors in the Isle Cove Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner.
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. All architectural elements such as soffits, screens, etc., not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. **The frame color and glazing of the replacement windows and sliding glass or French doors shall have a dark bronze frame color on the exterior surface of the frame.**
8. **Replacement windows, sliding glass doors and French doors shall be new construction. Retrofit construction of windows and sliding glass doors shall not be permitted.**
9. **Replacement windows, sliding glass doors and French doors may be constructed using aluminum, vinyl, fiberglass, or Fibrex (wood fiber composite) materials as long as all windows, sliding glass doors, and French doors on that elevation have the same material. A mix of window and door materials on the same building face shall not be permitted.**
10. **Use of grids on replacement windows, sliding glass doors and French doors shall not be allowed.**
11. **Replacement windows shall be of the same type and configuration of window (i.e. slider, fixed or casement) as the existing windows, except as otherwise approved by the Isle Cove Board of Directors and the Foster City Community Development Department.**
12. **Replacement windows, sliding glass doors and French doors shall conform to the installation guidelines in Exhibit B.**

13. **The existing Master Bedroom windows may be replaced with either a 2-pane or 3-pane configuration as illustrated in Exhibit C.**
14. **Wood trim around the windows, sliding glass doors and French doors shall be consistent in design and color with the existing trim on all windows, sliding glass doors and French doors.**
15. **The existing sliding glass or French door and window configuration in the rear yard may be replaced with one sliding glass door or French door in kind up to a total of eight (8) feet in width. The existing window on either side of the sliding glass door or French door may be a maximum of four (4) feet in each direction. The replacement windows on the side of the sliding door/French doors may be replaced with a floor length window and shall meet all other requirements in this prototype. (See Exhibit D for examples)**
16. **The previous Prototype for Replacement Windows (UP-72-008FF) and Sliding Glass Doors (UP-72-008S) are superseded by UP2019-0019.**

Bold indicates site specific conditions

EXHIBIT B

APPROVED FRAME MATERIALS

Aluminum
Vinyl
Fiberglass
Fibrex (Wood Fiber Composite)

ALTERNATIVE FRAME MATERIALS

If an applicant submits a product for replacement windows, sliding glass doors, and/or French doors not on the approved frame materials list, the applicant shall submit manufacturer's brochure and product specifications for approval by the Isle Cove Board of Directors and the Foster City Community Development Department.

GLAZING

Window glass shall meet the 2016 California Building Energy Efficiency Standards (Title 24, Part 6) and must have a listed Prescriptive Approach U-factor of 0.32 or less.

INSTALLATION GUIDELINES

Installation of the windows, sliding glass doors, and French doors shall follow the manufacturer's installation guidelines. Any deviation of those guidelines shall require the installer to obtain written approval from the manufacturer.

EXHIBIT C

MASTER BEDROOM WINDOW CONFIGURATIONS



EXHIBIT D

SLIDING GLASS DOOR CONFIGURATIONS



ORIGINAL CONFIGURATION



ALTERNATIVE CONFIGURATION

APPROVAL PROCESS FOR REPLACEMENT WINDOWS, SLIDING GLASS DOORS AND/OR FRENCH DOORS


1. The Planning and Code Enforcement Division staff will review the building permit application to confirm that the proposal is consistent with the prototypical design guidelines for replacement windows, sliding glass doors and French doors for Isle Cove prior to signing off on the building permit.
2. The homeowner or contractor shall apply for a building permit from the Building Inspection Division and shall submit the following per the building permit submittal requirements for window and door modifications listed on the City of Foster City website:
 - A letter from the Isle Cove Homeowners Association indicating their action on the proposal.
 - Building permit application and applicable fee;
 - Four (4) copies of photographs or elevations indicating the location and size of window(s)
 - A completed window schedule
 - Manufacturer's brochure or catalog cut sheet indicating the proposed replacement windows, frame color and width, and glazing of the proposed replacement windows if different from the approved prototypes shown in Exhibit B



Isle Cove Homeowners Association

06/24/19

Date



Marlene Subhashini
Community Development Director
City of Foster City

6/24/19

Date