

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**FOSTER CITY
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MAY 05 2015

**PLANNING/
CODE ENFORCEMENT**

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

**PROTOTYPE
NO BUILDING PERMIT
REQUIRED**

APPLICATION RECEIVED: January 14, 2008

APPLICATION COMPLETE: January 14, 2008

ACTION DATE: February 4, 2008 (supersedes UP-73-007J - REVISED April 29, 2015)

CASE NO.: UP-73-007O

OWNER: Lido Isle (Island I) c/o Ed Pierce, Pierce Property Management, 969-G Edgewater Blvd., Foster City, CA 94404

APPLICANT: Paul Padilla, Argonaut Window & Door, 6931 Heaton Moor Dr., San Jose, CA 95119 Foster City, CA 94404

APPLICATION FOR: Prototype Design for Replacement Windows/Sliding Glass Doors

LOCATION: Lido Isle (Island I) Planned Development

ZONING: R-3/PD (Single-Family Residence/Planned Development) 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 Architectural Review application based on the following findings:

1. That the proposal to establish a prototype design for the replacement of windows and sliding glass doors for homes in the Lido Isle (Island I) Planned Development, as conditioned in Exhibit A is 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 replacement windows and sliding glass doors will improve the appearance of homes in the development, will allow for necessary maintenance and repair of houses, 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 the proposed change in window size in order to meet fire safety egress and the change from a 2 panel sliding glass door to a 3 panel sliding glass door will be consistent with

the window and sliding glass door prototype for Lido Isle and the residential use of the houses in the Lido Isle Planned Development.

2. That the design of the proposed modification of the prototype for windows and sliding glass doors in the Lido Isle Planned Development is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the prototypical replacement windows and sliding glass doors will be compatible with the architectural style, character, and proportions of houses in the Lido Isle development. The proposed change in window size in order to meet fire safety egress and the change from a 2 panel sliding glass door to a 3 panel sliding glass door will be in keeping with the Lido Isle Planned Development.
3. That the design of the proposal is compatible with its environment with respect to materials, colors, 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 the prototypical windows and sliding glass doors will provide guidelines to ensure that the specified property improvements are orderly and consistent for all properties in the development, and therefore, the overall architectural style and characteristics throughout the Lido Isle Planned Development will be preserved. Also, the proposed change in window size to meet fire egress requirements and the proposed change from the existing 2 panel sliding glass door to a 3 panel sliding glass door is consistent in materials, colors, location an design of the existing prototype for window and sliding glass door replacements in the Lido Isle Planned Development.
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 windows and sliding glass doors will be compatible with the design of the house and other houses in the neighborhood, 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.

This action is subject to any conditions contained in Exhibits A and B, 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.

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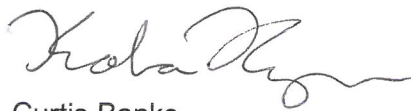
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Acknowledgment by Applicant

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,



PCV

Curtis Banks
Community Development Director

Edward L. Pierce JR

(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials: kas

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EXHIBIT A

LIDO ISLE (ISLAND I) HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Replacement of Windows and Sliding Glass Doors
UP-73-007O (to supersede UP-73-007J)

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 designed, constructed, installed, and maintained in a professional manner.
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 Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
8. Fire sprinklers are required for any project that includes remodeling 50% or more of an existing house and/or adding 50% or more to the existing floor area. Prior to any final building inspection approval, flow calculations for the fire sprinkler system shall be prepared by a qualified Fire Sprinkler System contractor and submitted to the City for review. If tapping into the city's water main is required for a dedicated fire service, an encroachment permit is required.
9. 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.
- *10. Replacement windows and sliding glass doors shall be constructed of narrow white vinyl frames (see Exhibit B attached).
- *11. The width of the replacement frame and fin together, from the edge of the outside glass to the trim board/house siding, shall not exceed 2 7/8" and the replacement windows and sliding glass doors shall be installed using tear out or new construction only (not retrofit).
- *12. Grids are not approved for use on windows or doors.

- *13. Replacement windows and sliding glass doors shall be the same size and configuration as the existing windows and doors.
- *14. For unit "E", the upstairs middle room window shall be enlarged to satisfy fire safety egress from the existing 95" by 28.5" to the new 95" by 38" (see Exhibit C attached).
- *15. For units "C" & "E", the existing two (2) panel 10' wide sliding patio door may be converted to a 10' wide three (3) panel sliding patio door (see Exhibit D attached).
- *16. All windows and patio doors on the same elevation shall match in color, style and materials.
- *17. Solariums are not required to be replaced when windows and sliding glass doors are replaced. When solariums are replaced, the framing shall remain bronze.

*Site specific condition

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APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Lido Isle (Island I) Homeowners' Association for the proposed window/door changes. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division at City Hall by submitting the following:
 - a. A signed building permit application form
 - b. An approval letter from the Lido Isle (Island I) Homeowners' Association
 - c. One original set of photographs and two copies. Photographs must include the full side of the building with written dimensions of the proposed windows/doors.
 - d. Site plan showing the location(s) of the replacement windows/doors.
 - e. A manufacturer's brochure for the proposed window/sliding glass door.
3. The Planning/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/Doors at Lido Isle (Island I).



Ed Pierce
Pierce Property Management, for
Lido Isle (Island I) Homeowners' Association

5/5/15

Date



Curtis Banks, Community Development Director
City of Foster City

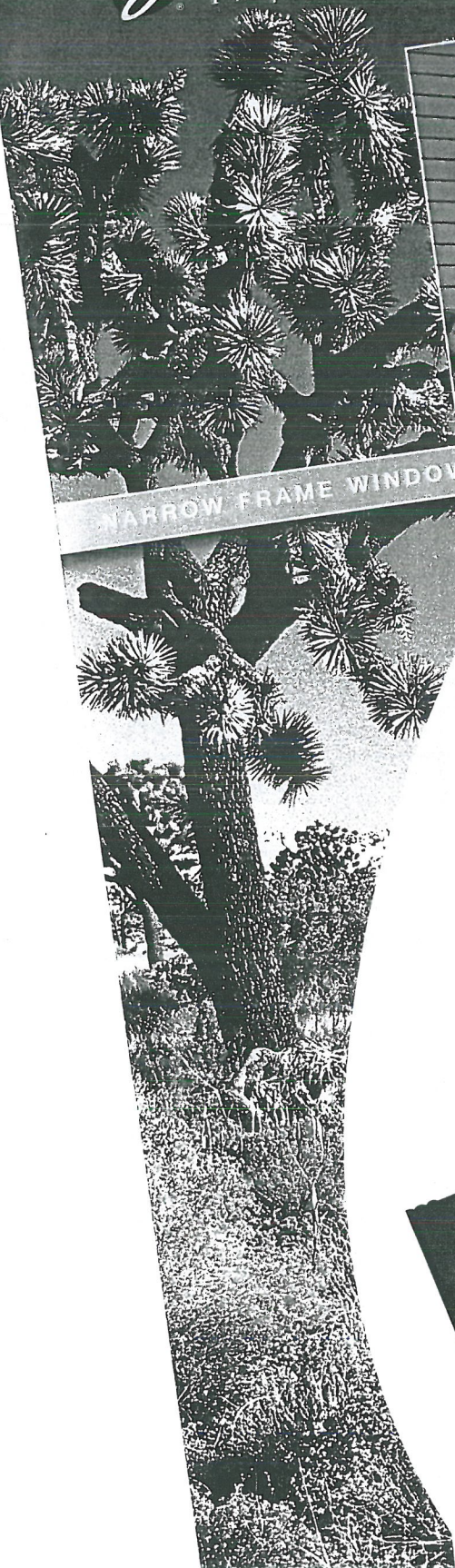
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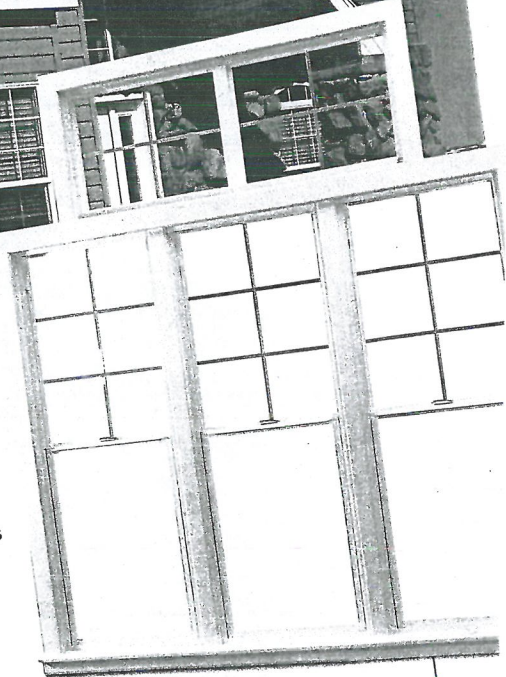
7300 / Daylight Max

SIMONTON
Impressions®

EXHIBIT B



NARROW FRAME WINDOWS



Proof positive that simple statements can make a powerful impact.

Featuring a 2-7/8" frame, the Simonton Impressions® Narrow Frame window has a slender design, with a contemporary look that performs on all levels. The Narrow Frame window is teeming with

advanced features that make it energy efficient, weathertight and strong. So, when the style of your home calls for a window that has simple, clean lines, the Simonton Impressions® Narrow Frame window is the right design – both inside and out.



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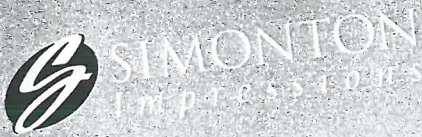


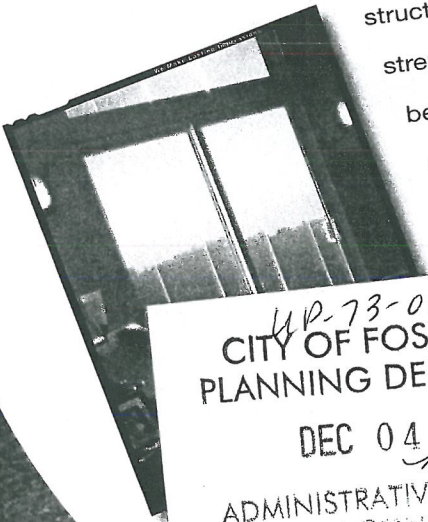
EXHIBIT B

CONTEMPORARY PATIO DOOR



Open the door to new possibilities.

The Simonton Impressions® Contemporary patio door boasts a sleek, captivating profile. The broad expanse of glass afforded by a narrower panel frame results in larger sight lines for clean, unobstructed views. The frame and panel are welded for strength and rigidity, while a gently curved glazing bead provides a sophisticated look. And Impressions Contemporary patio doors feature large, wide-set rollers for effortless operation.



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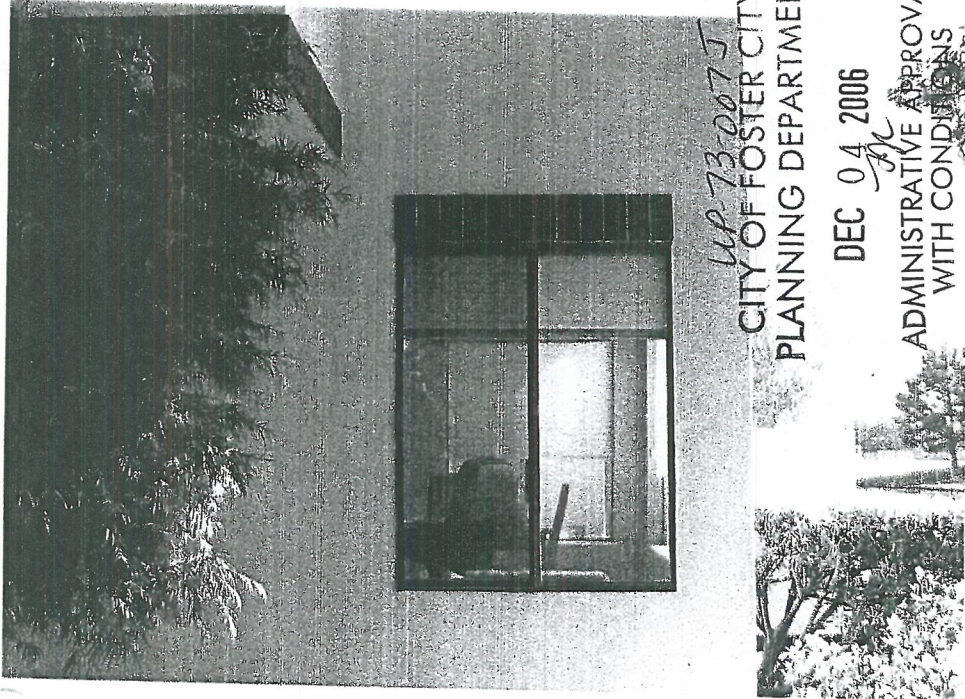
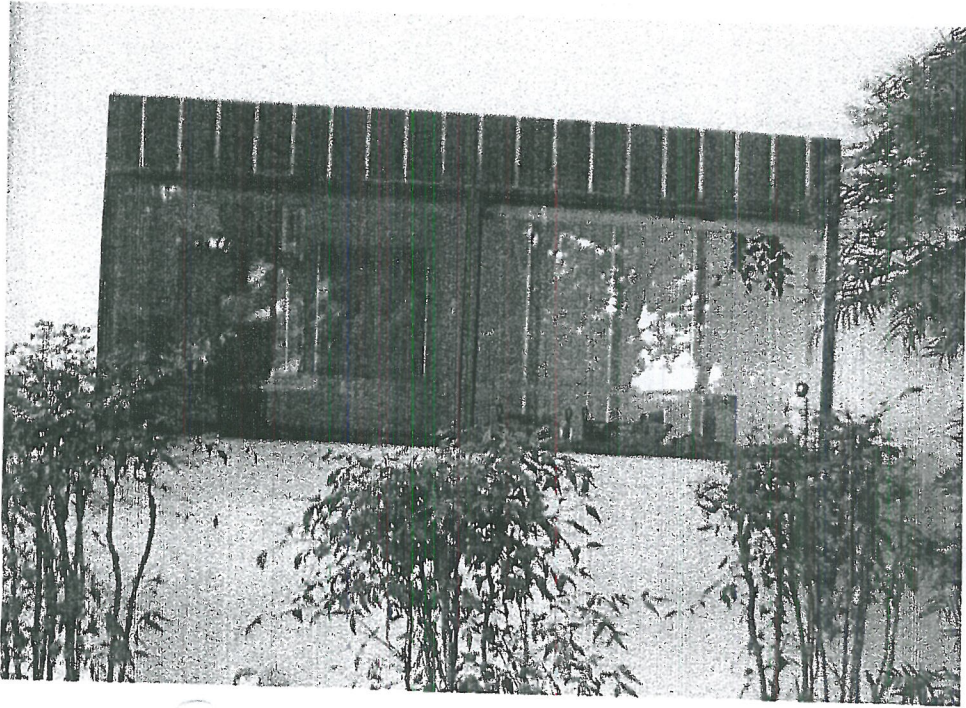
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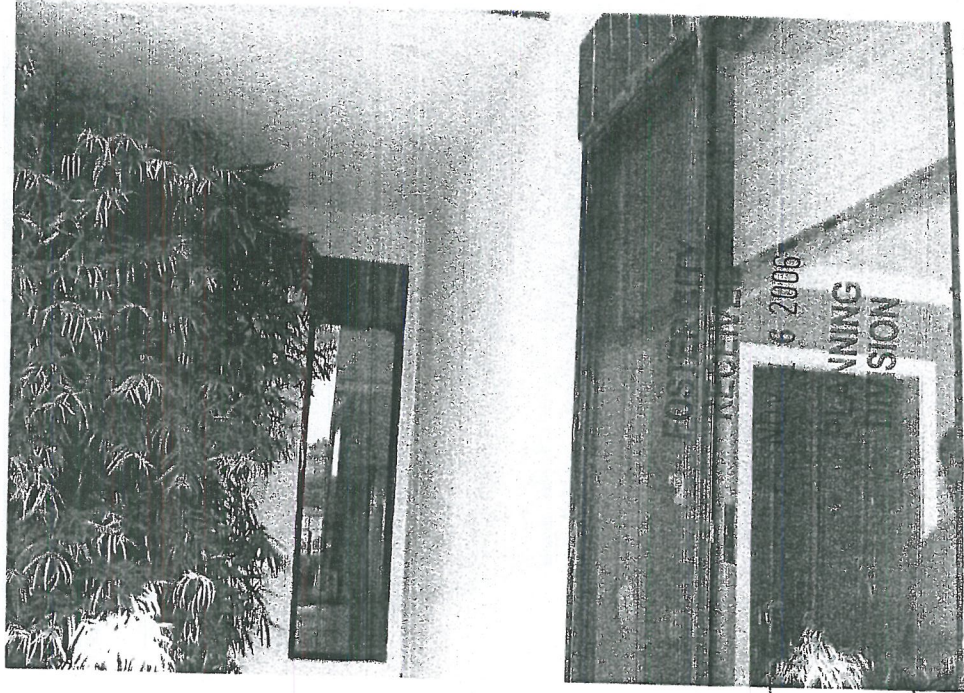
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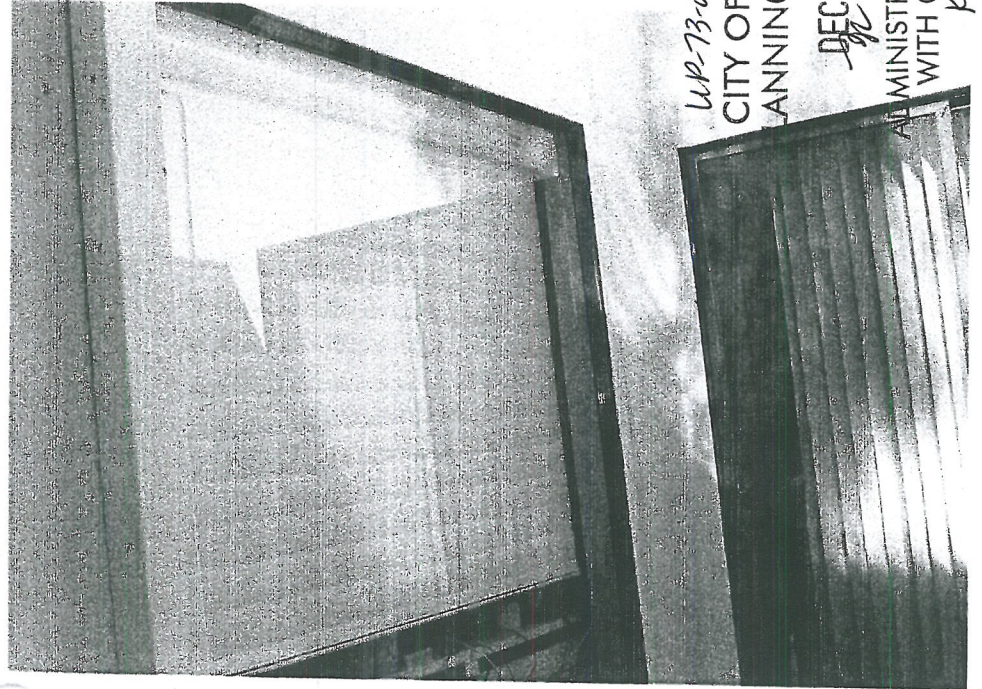
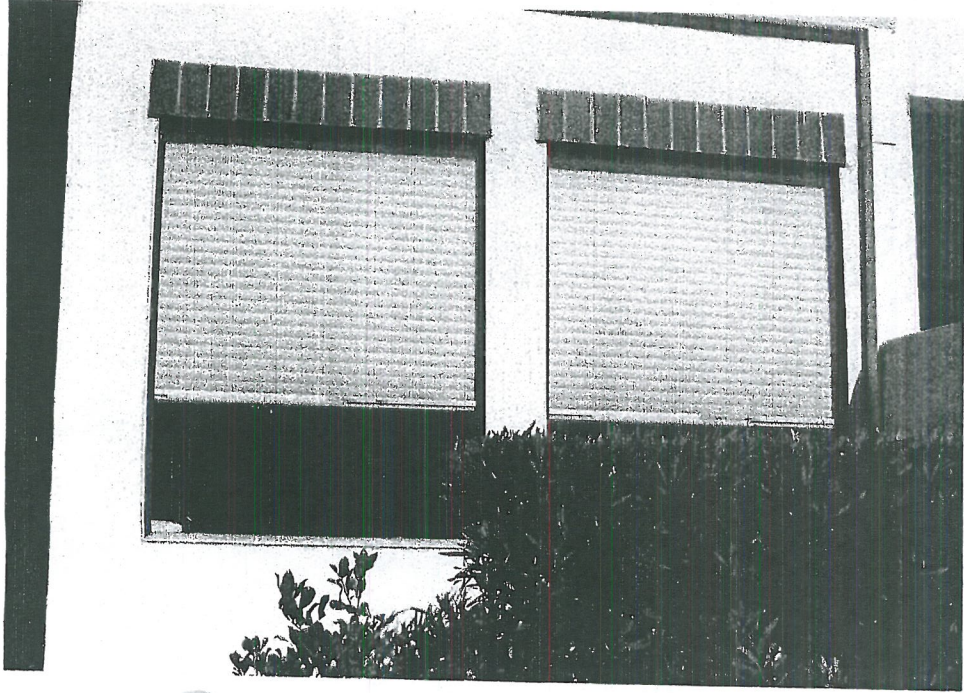
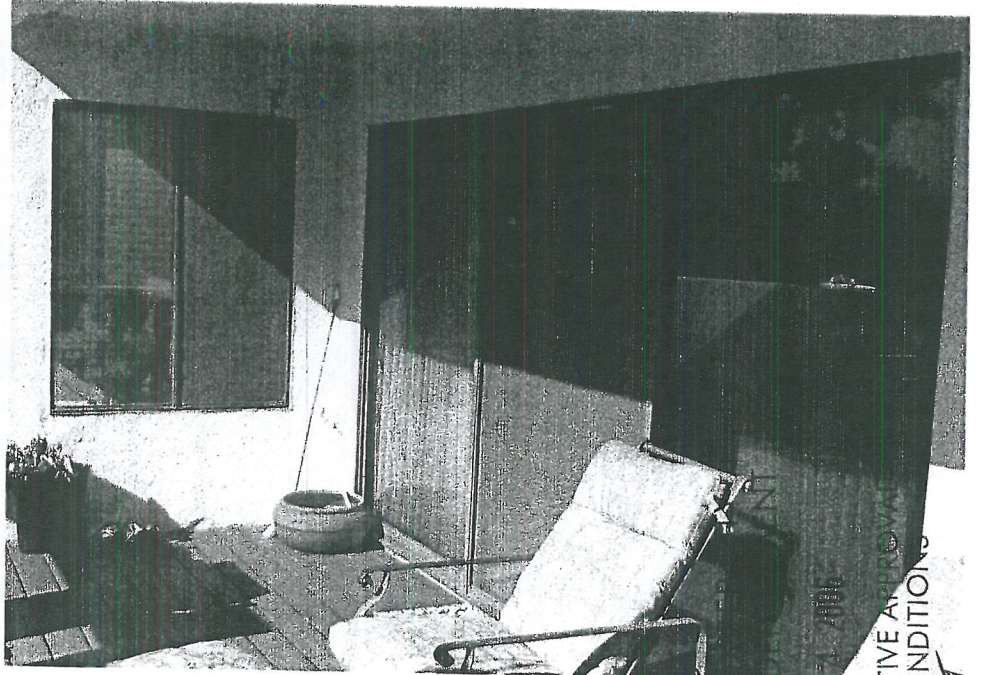
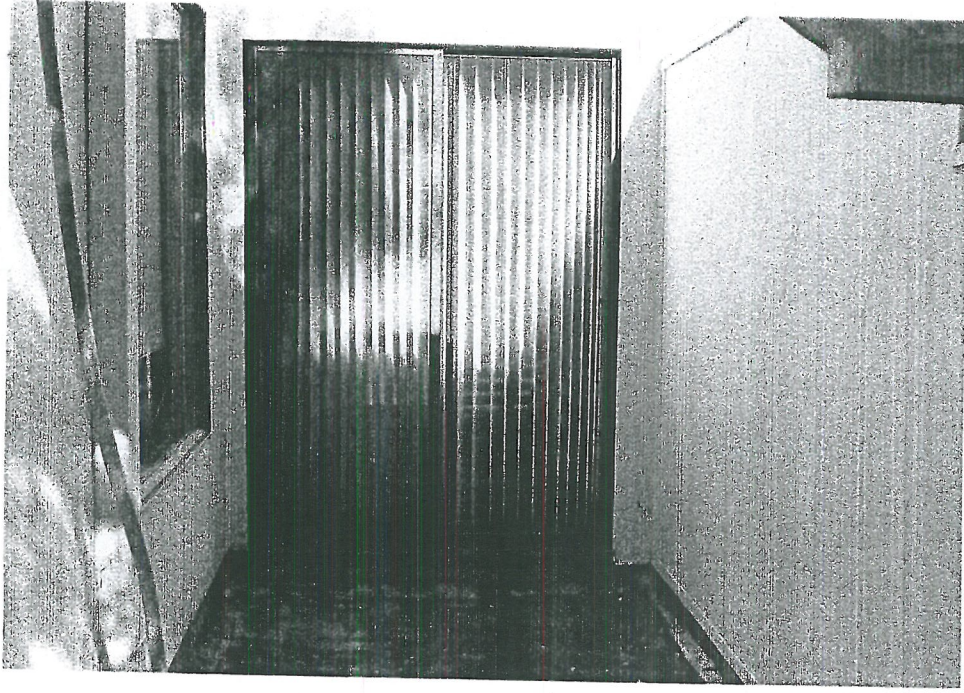
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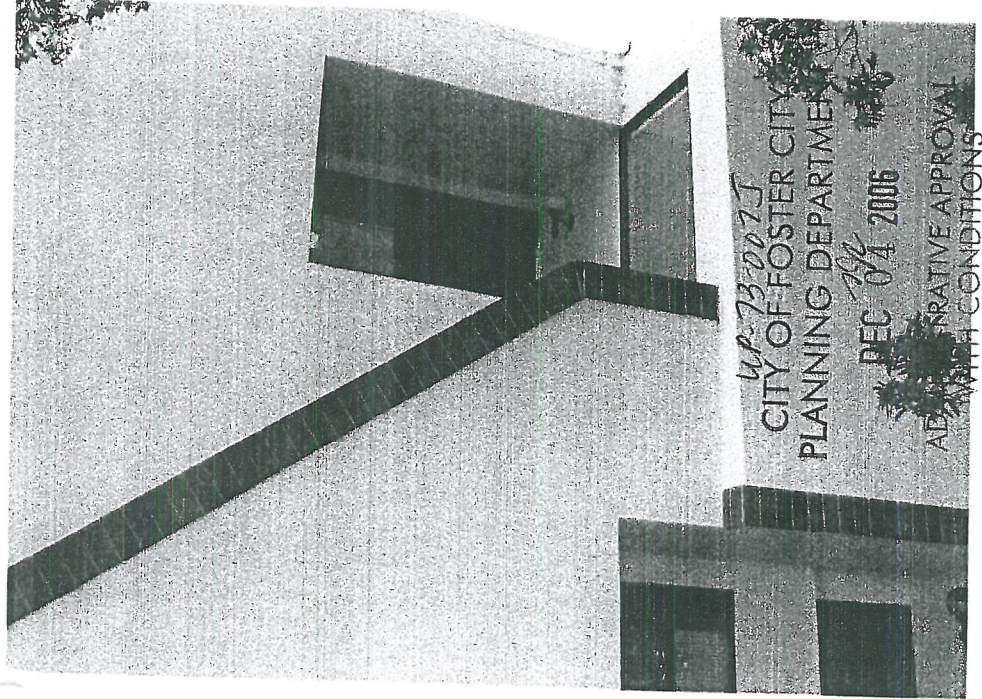
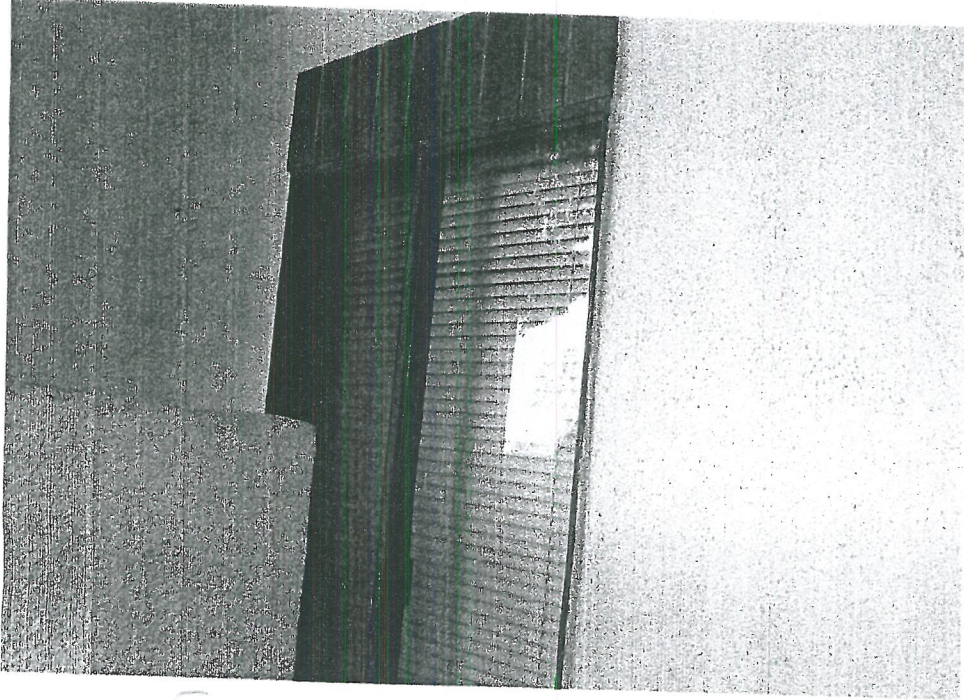
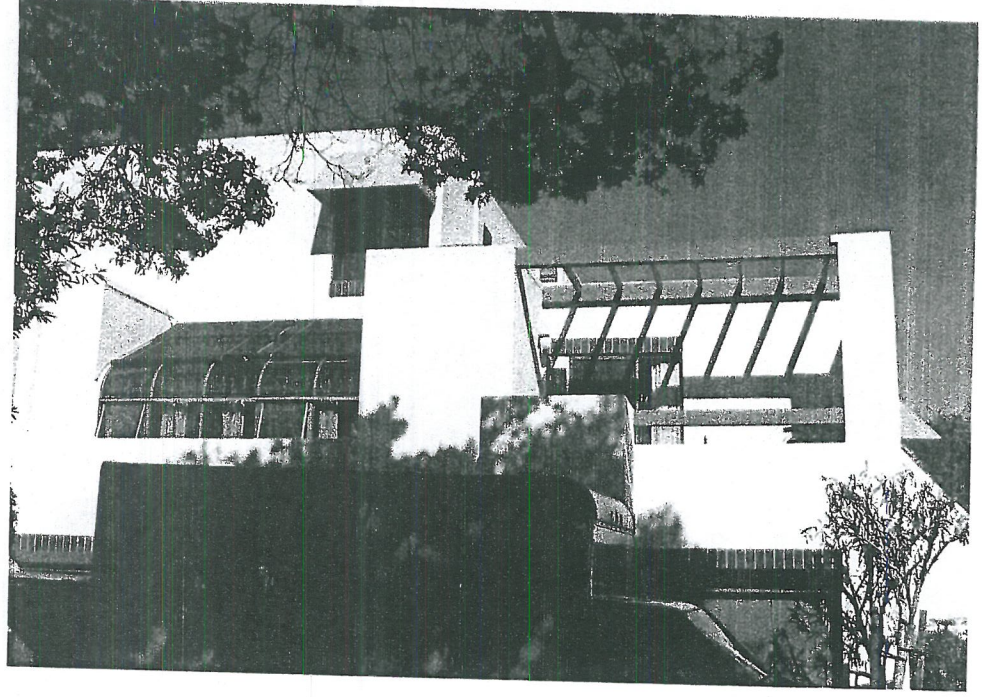
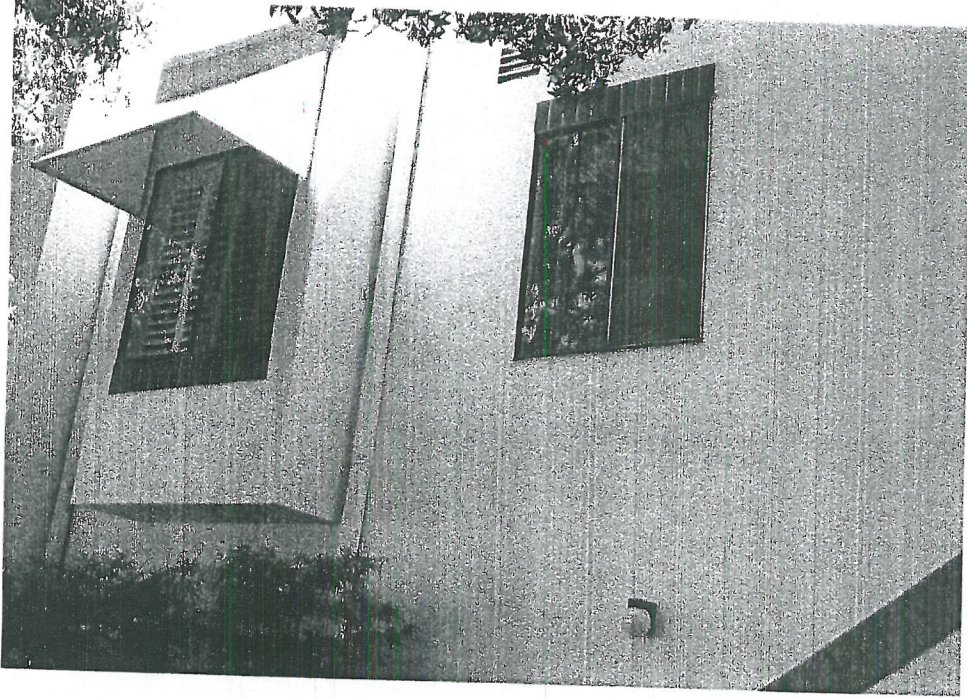
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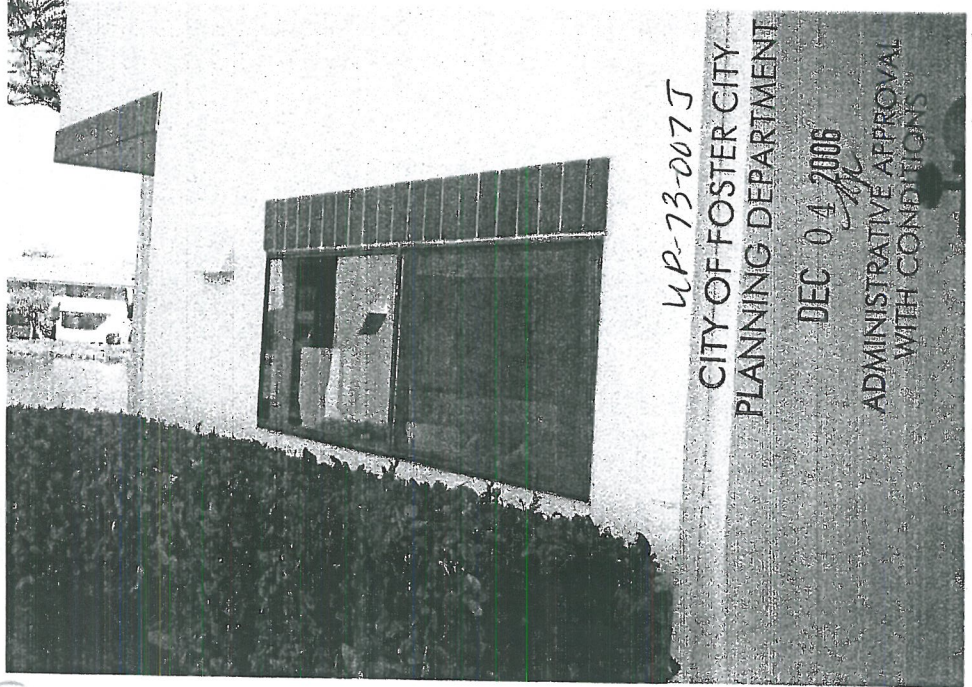
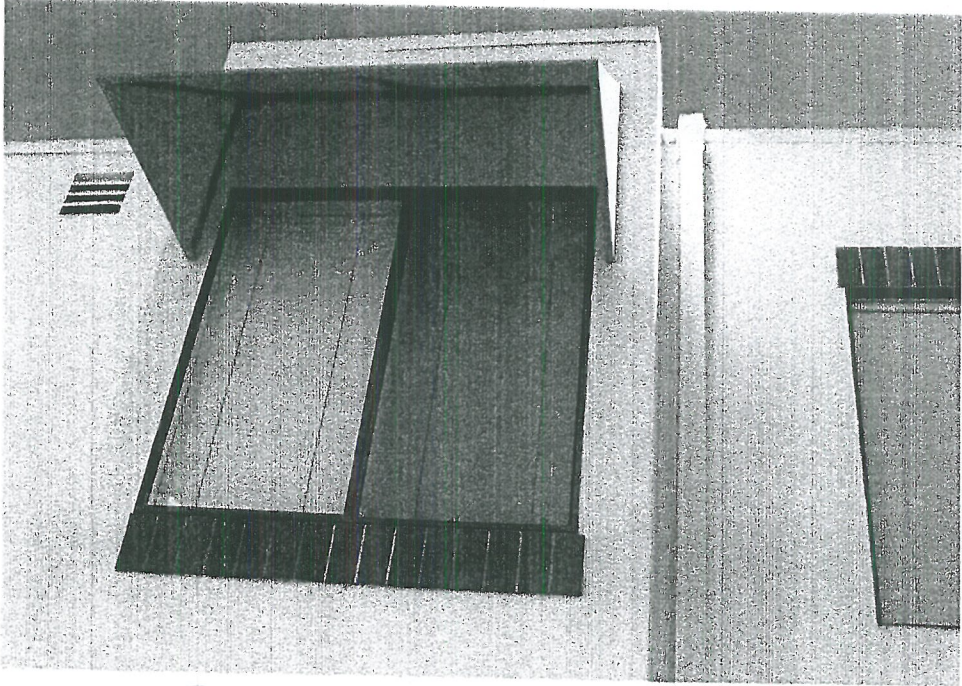
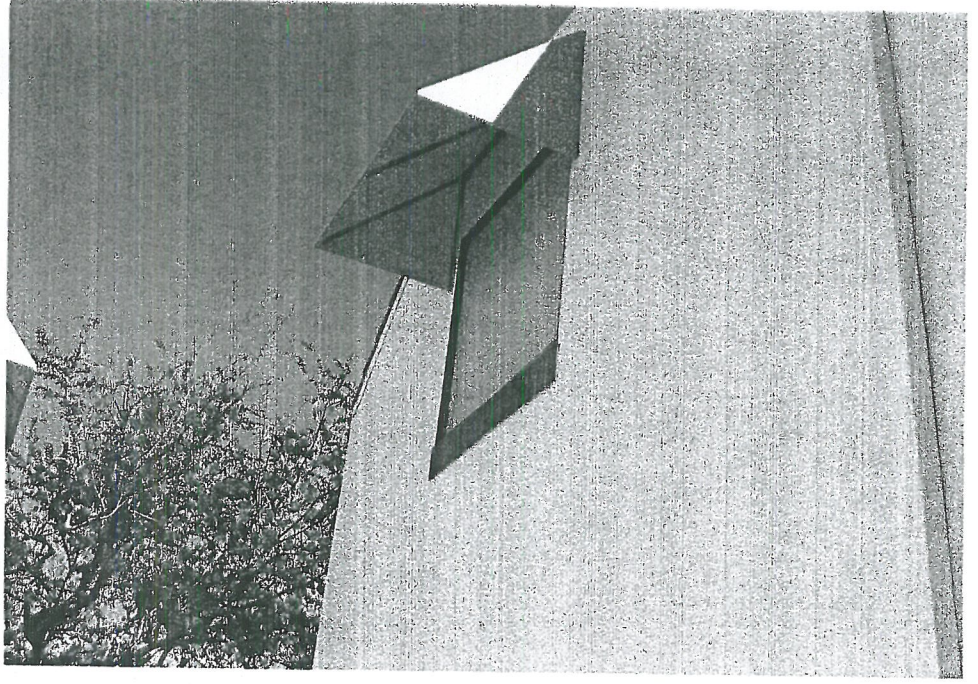
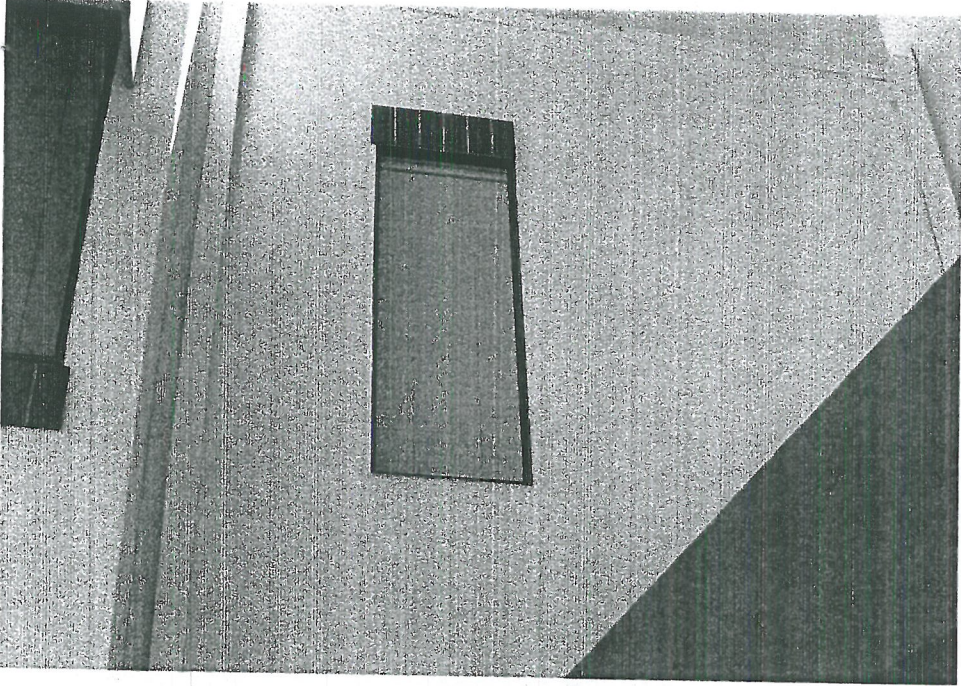
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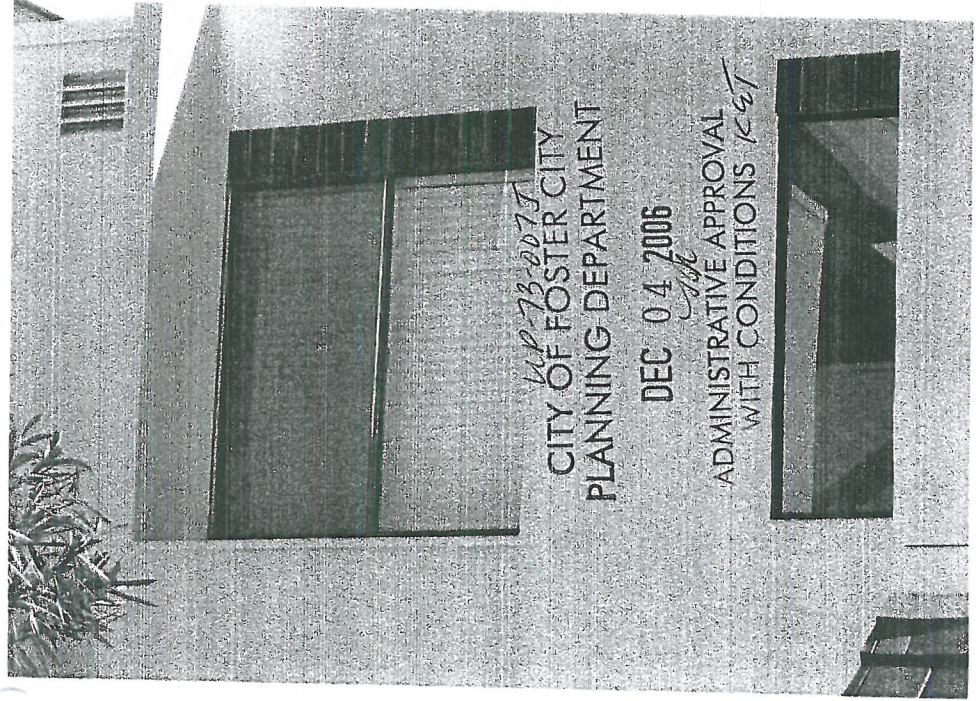
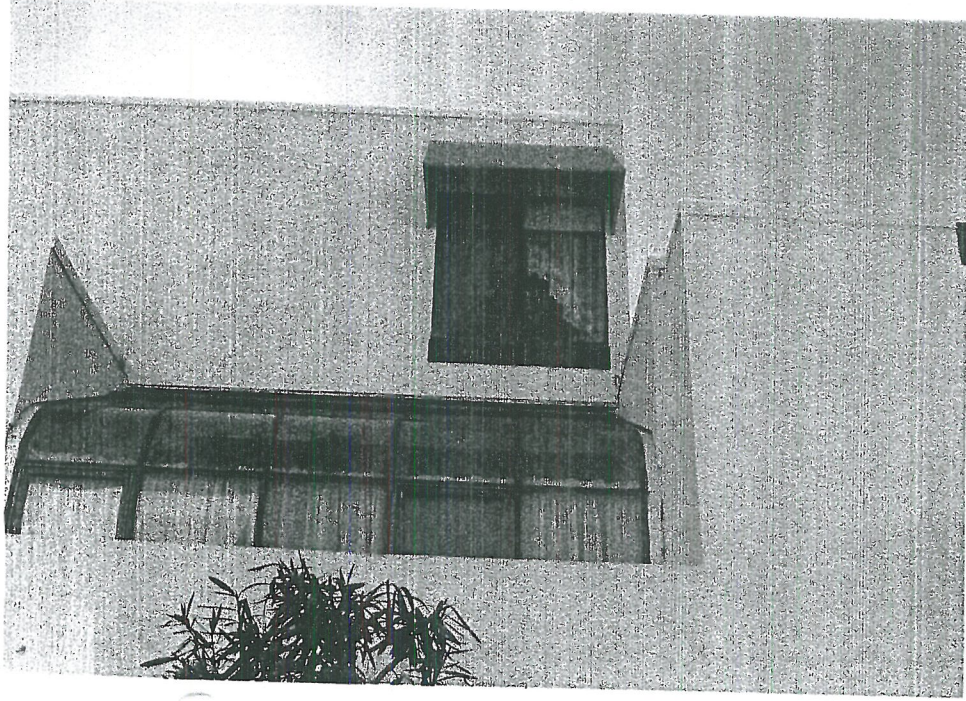
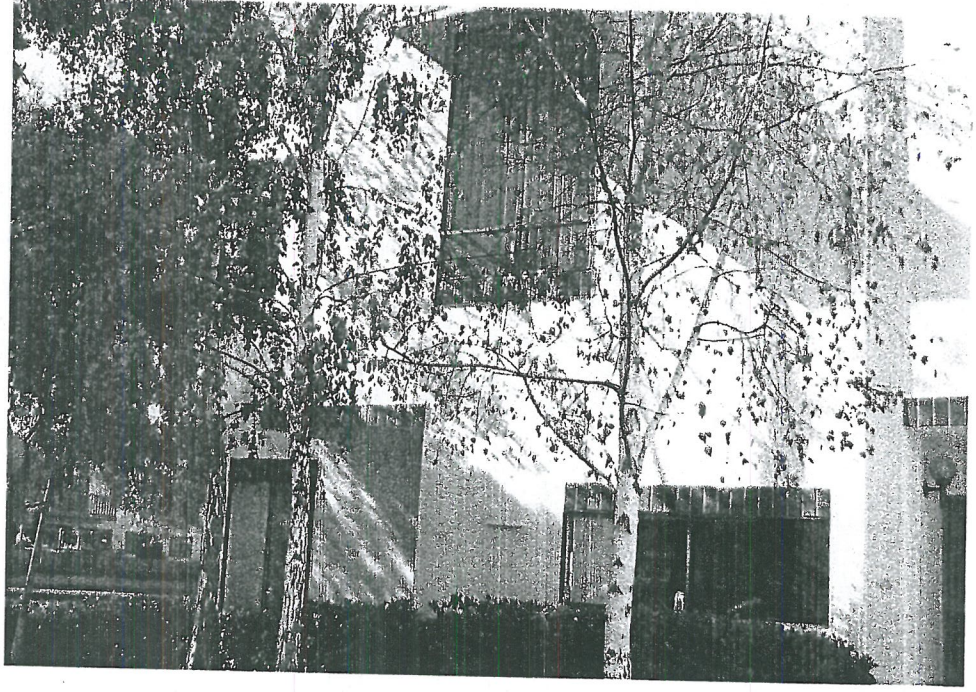
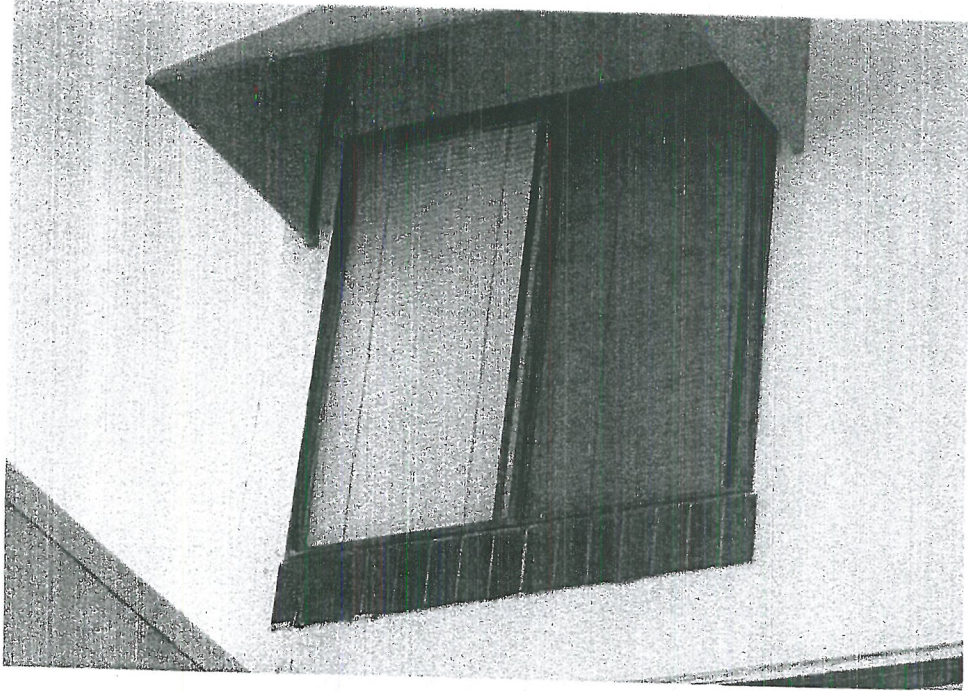


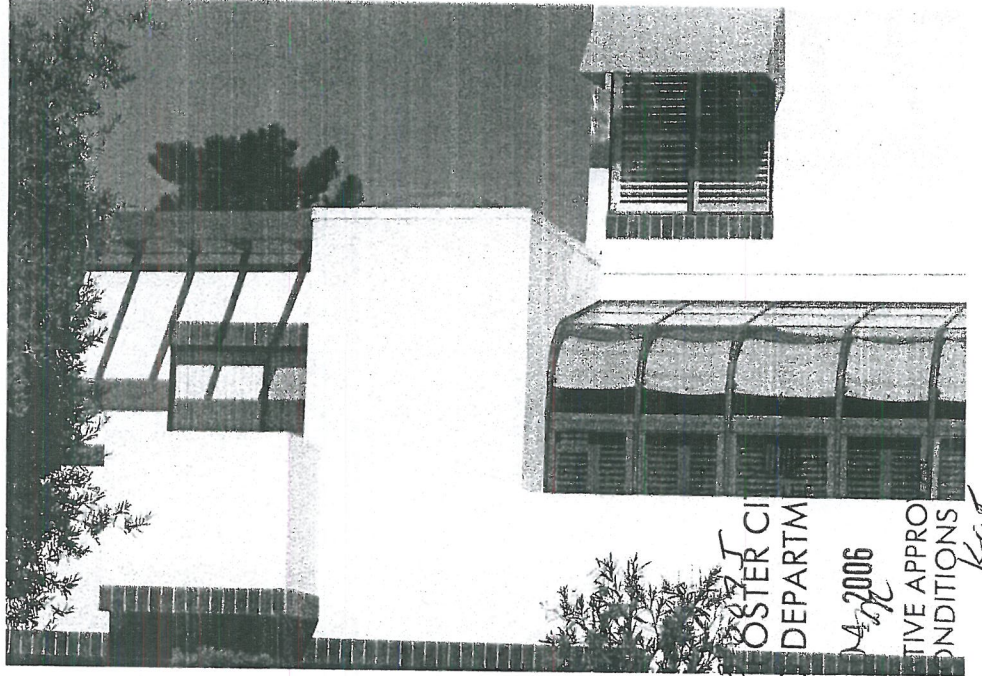
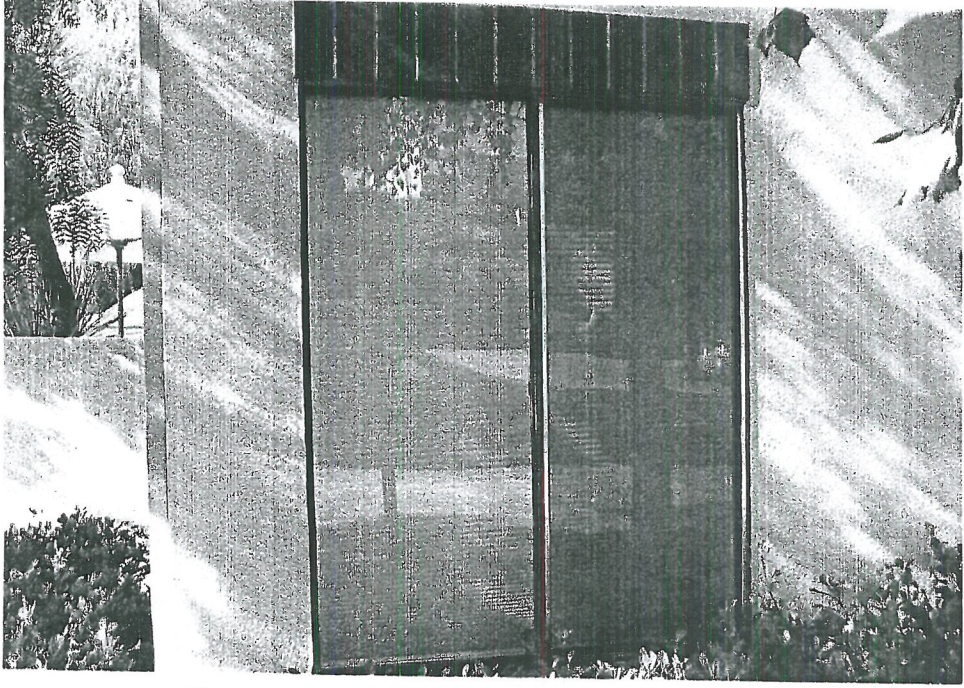
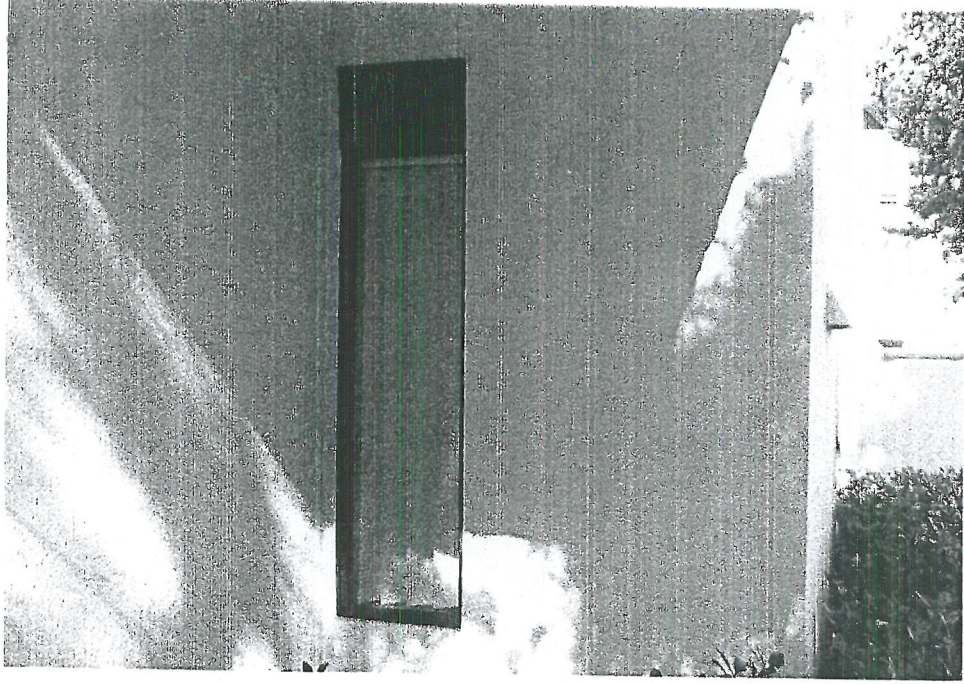
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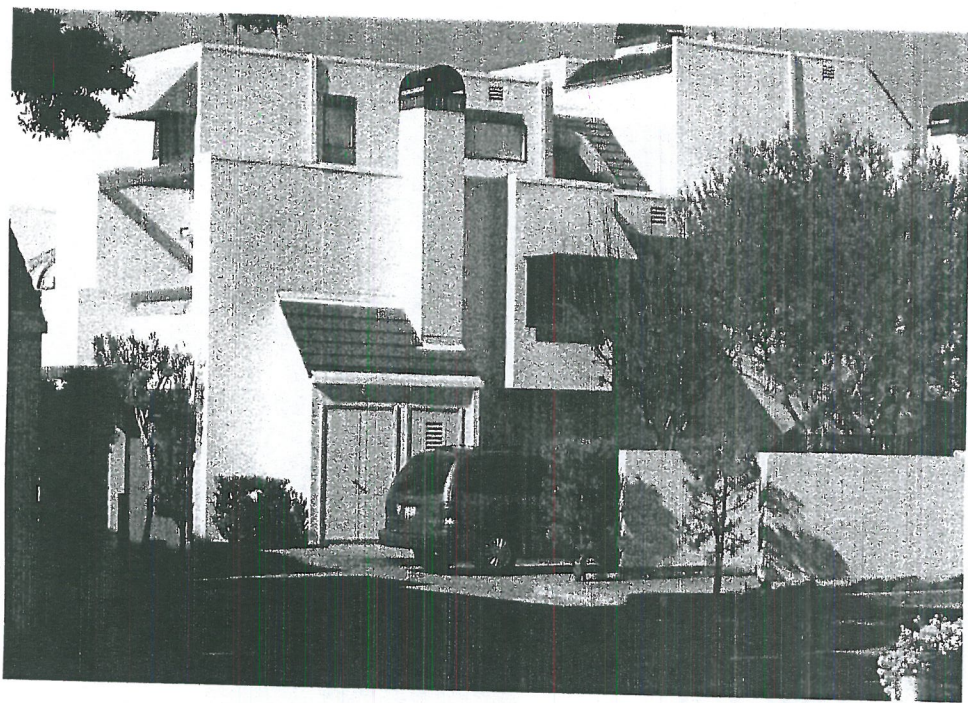
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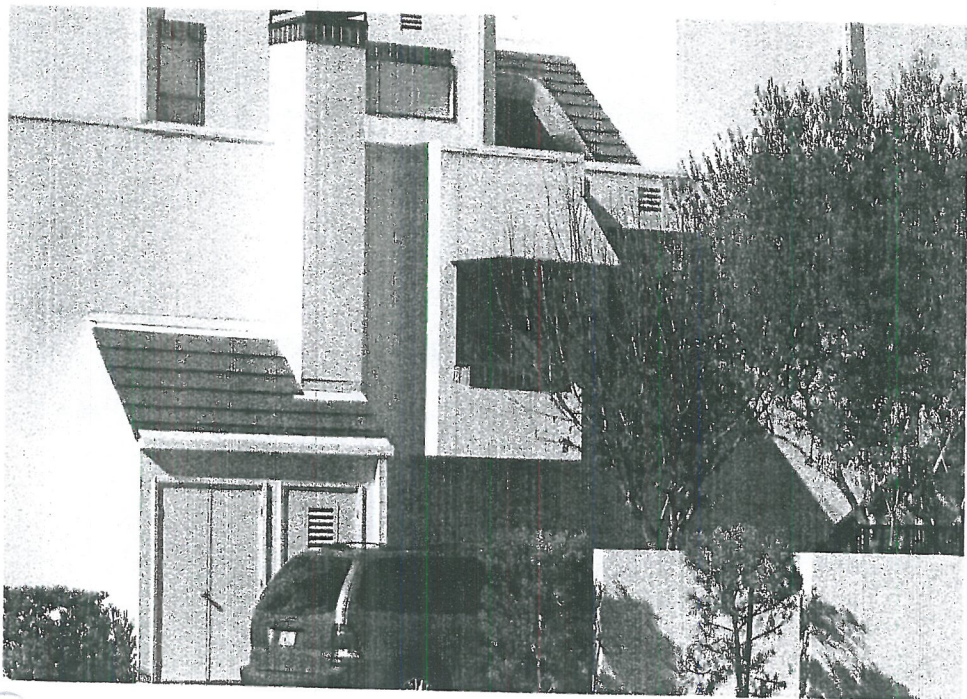
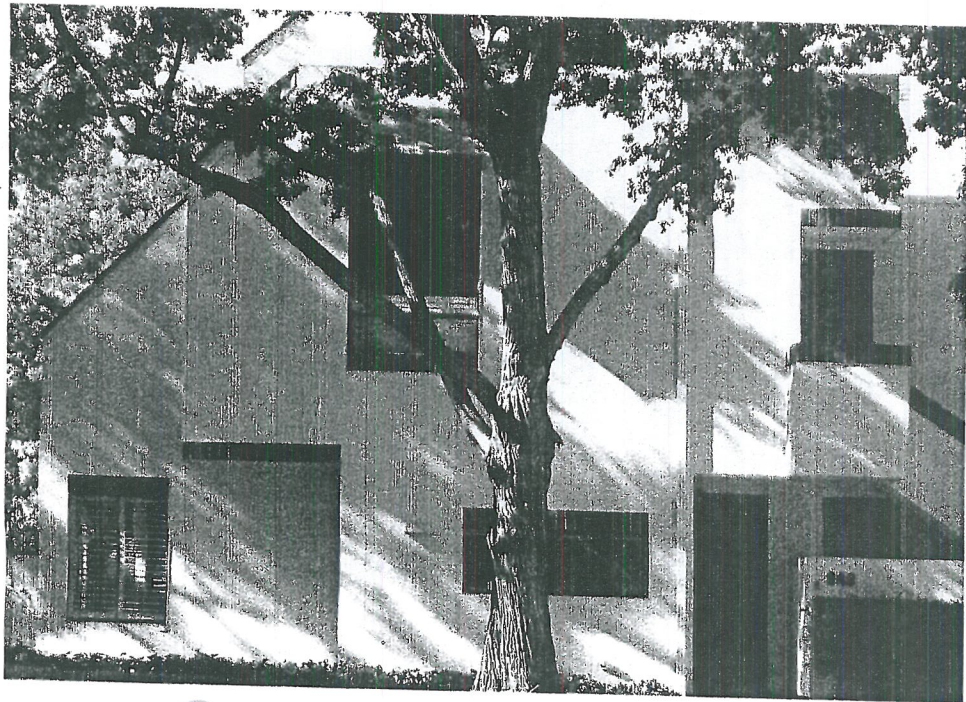


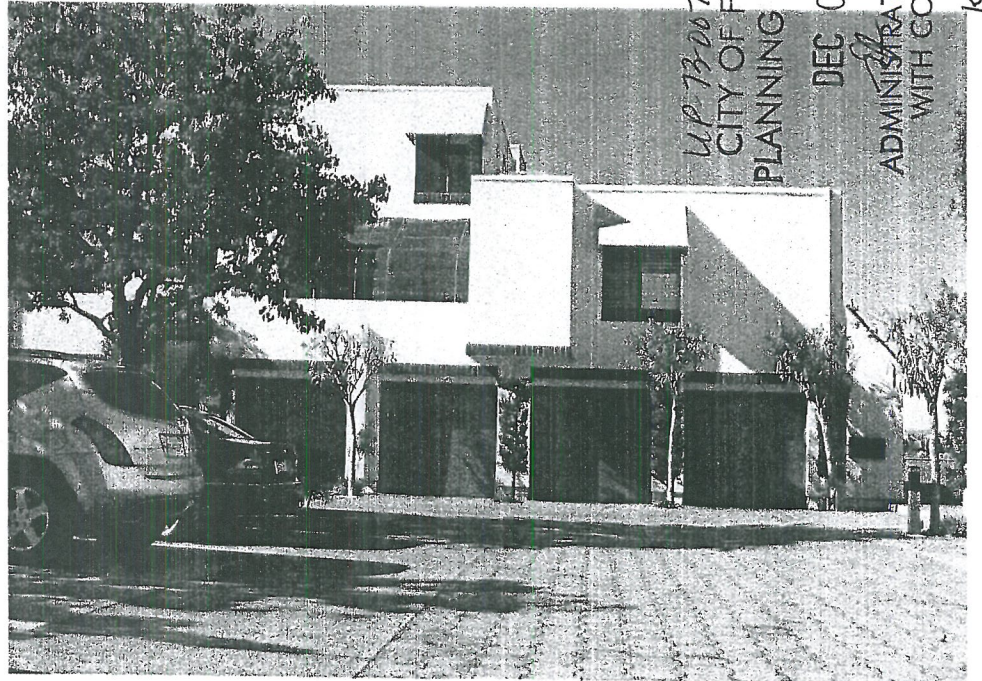
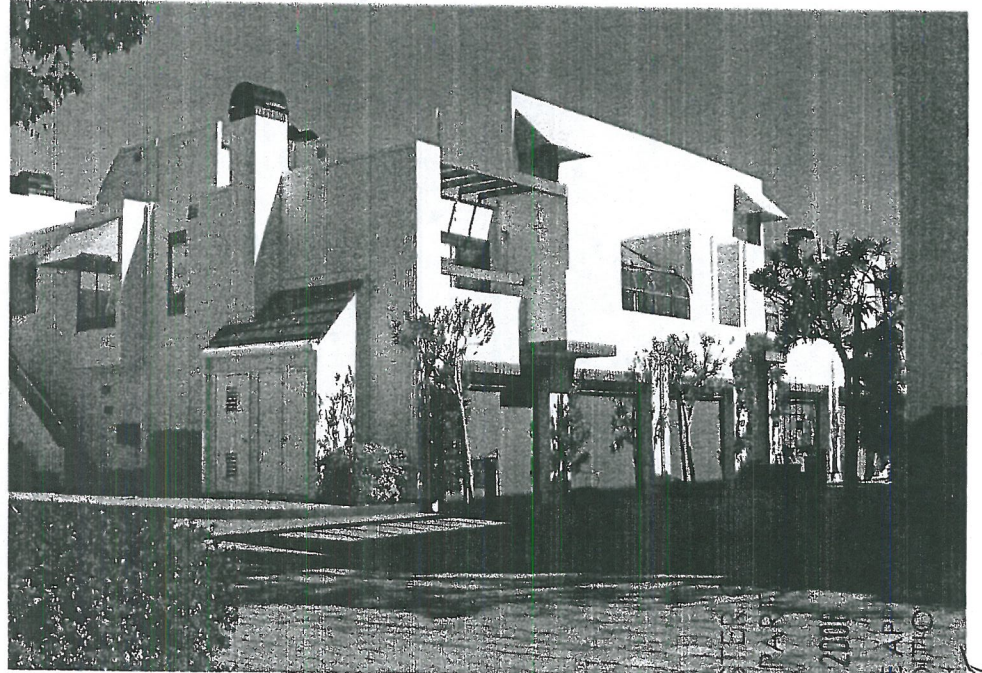
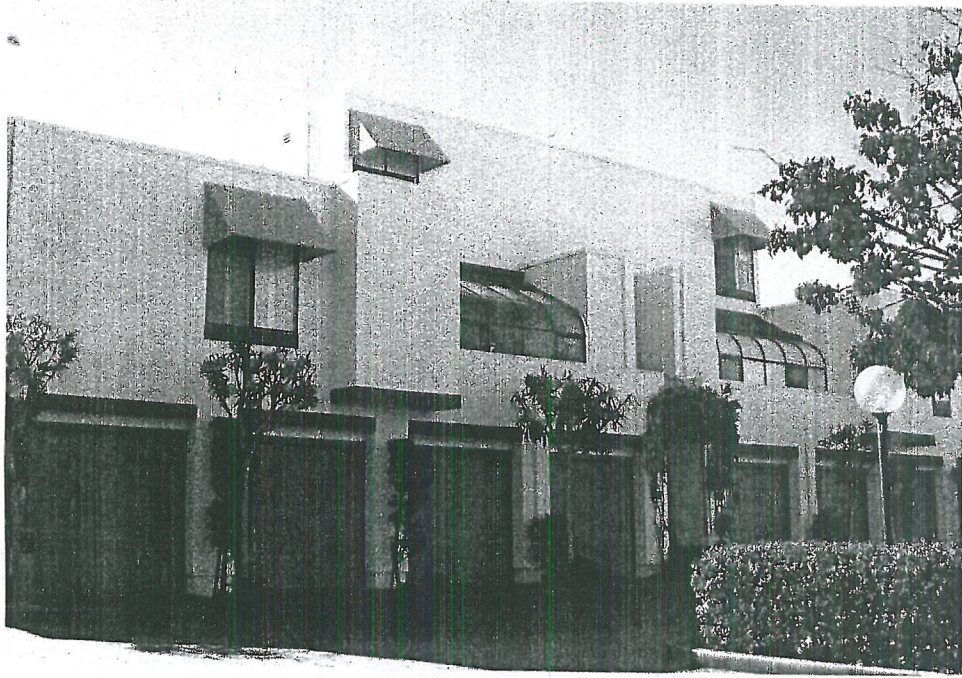


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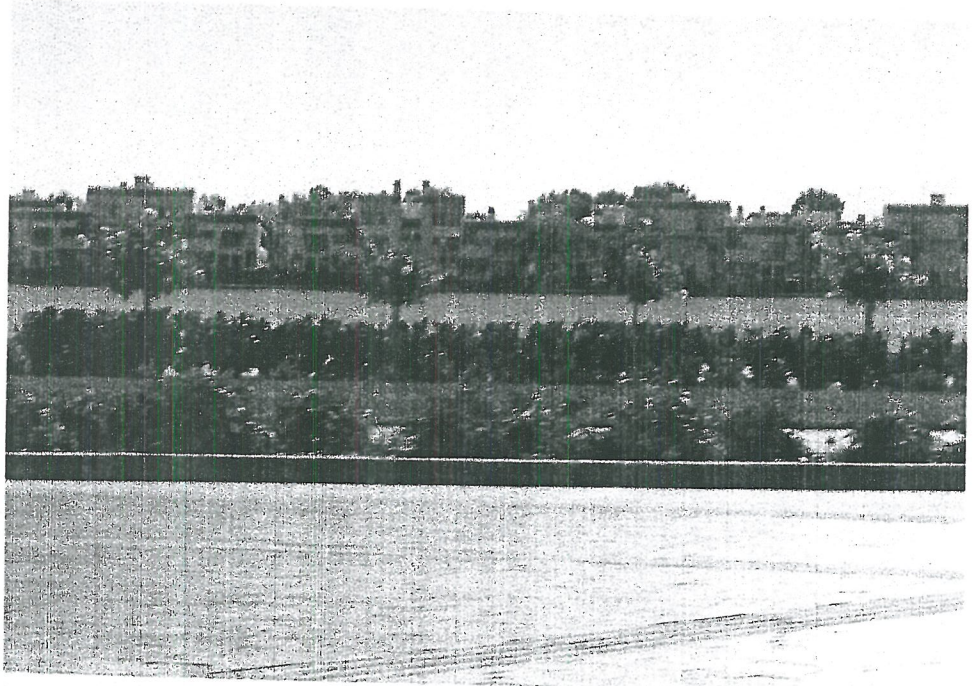
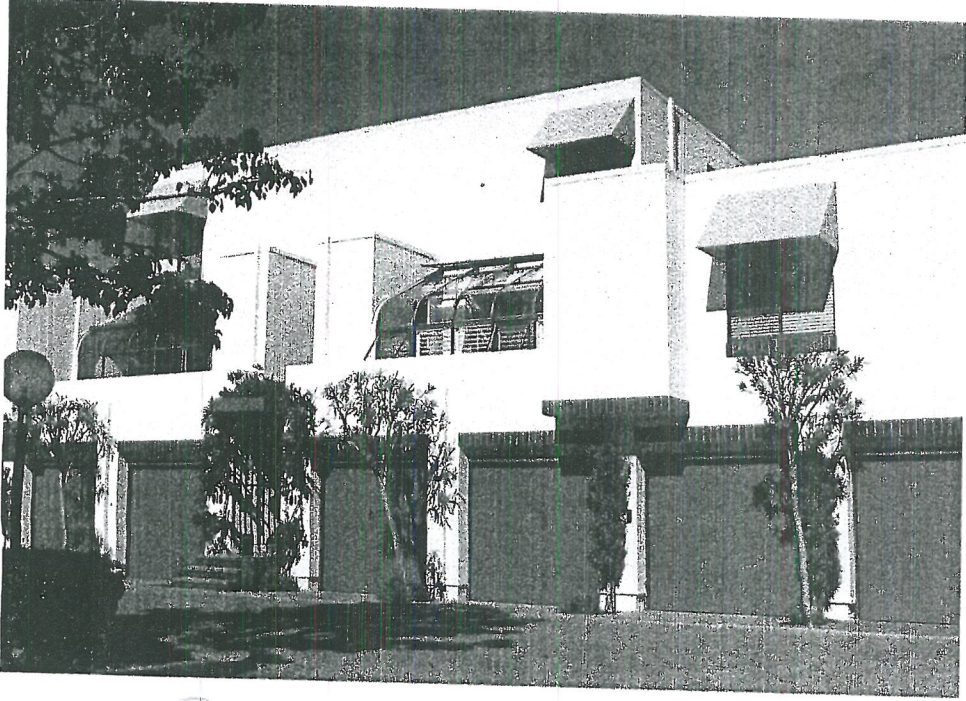
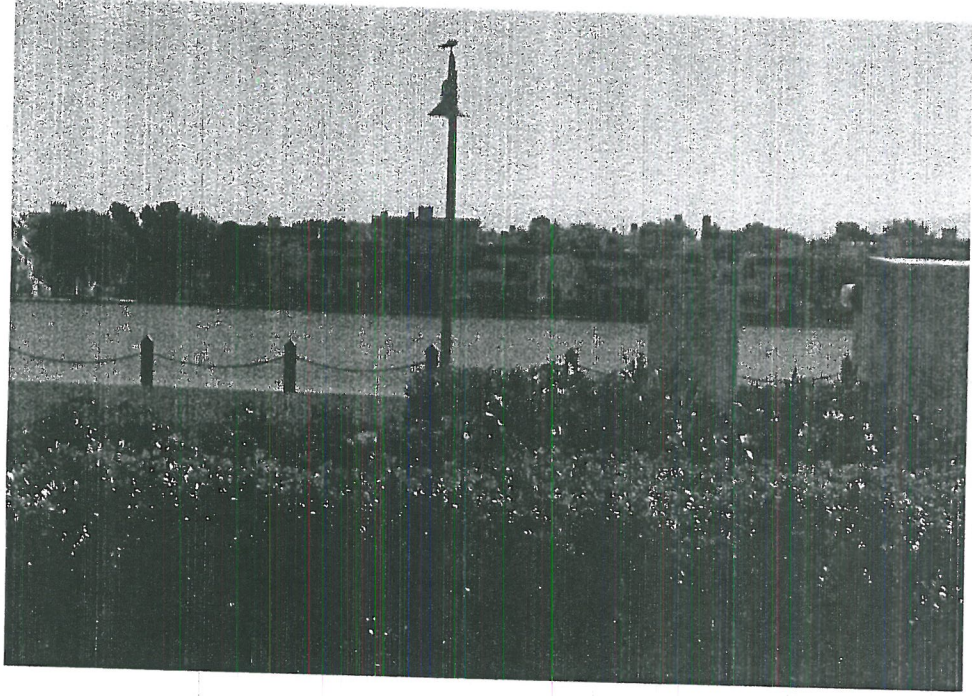


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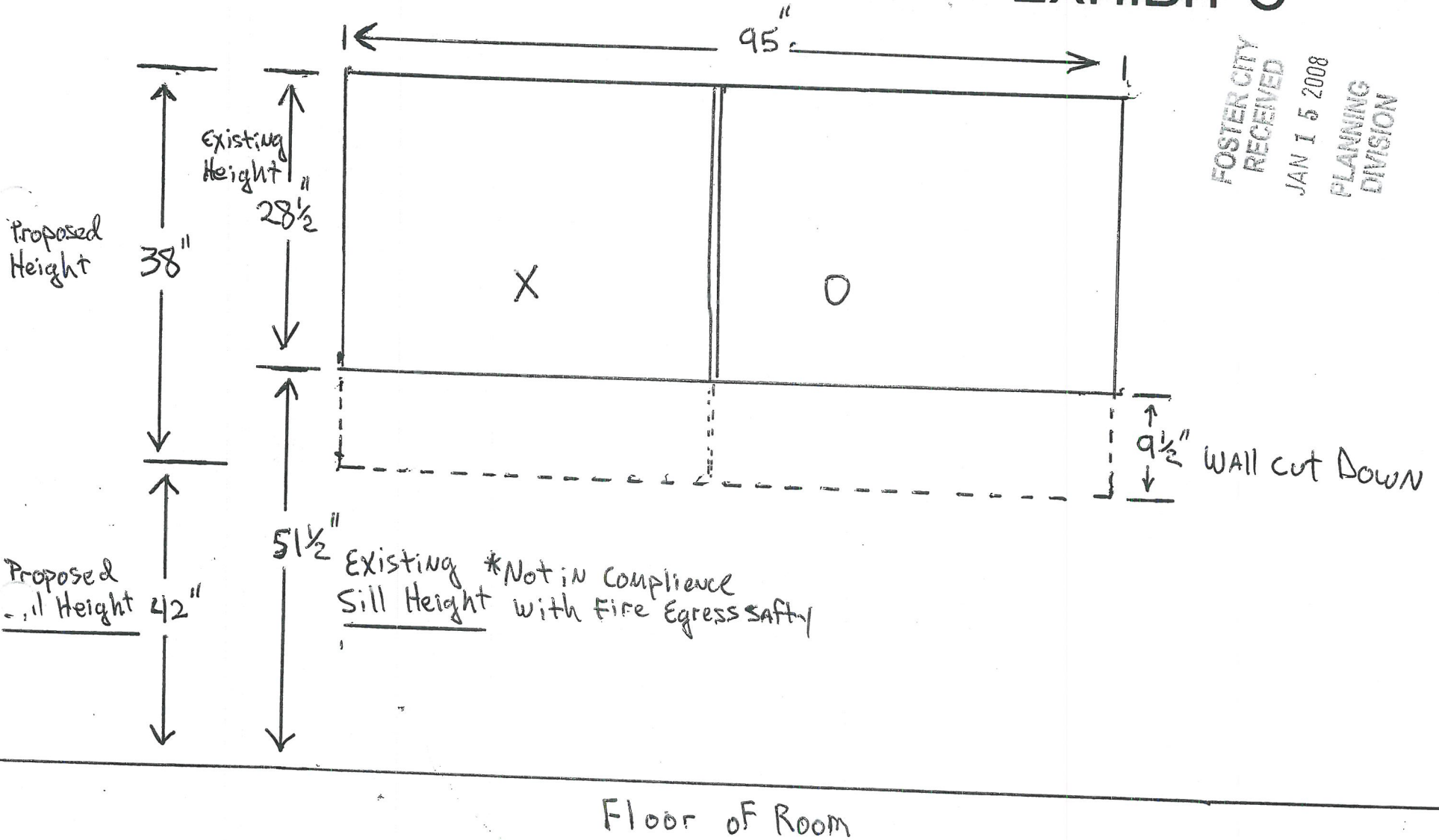
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Existing XU window
95X28½ * View from outside facing Home

Lido Isle Town Homes

Unit # E; Middle Bedroom

EXHIBIT C

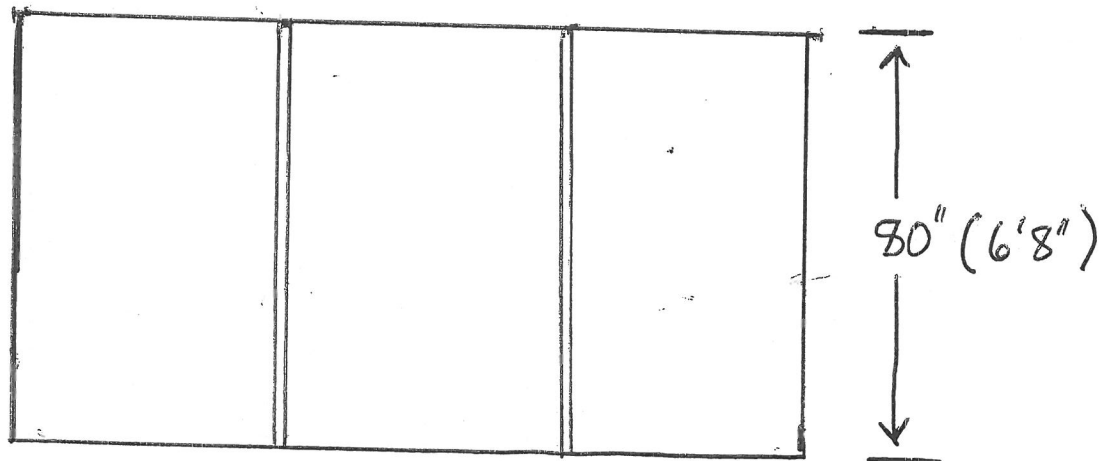
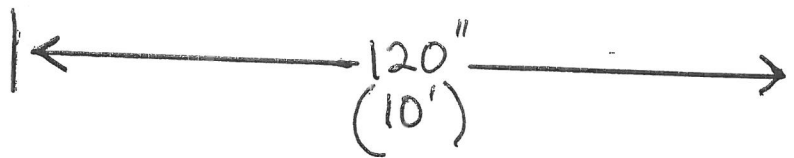
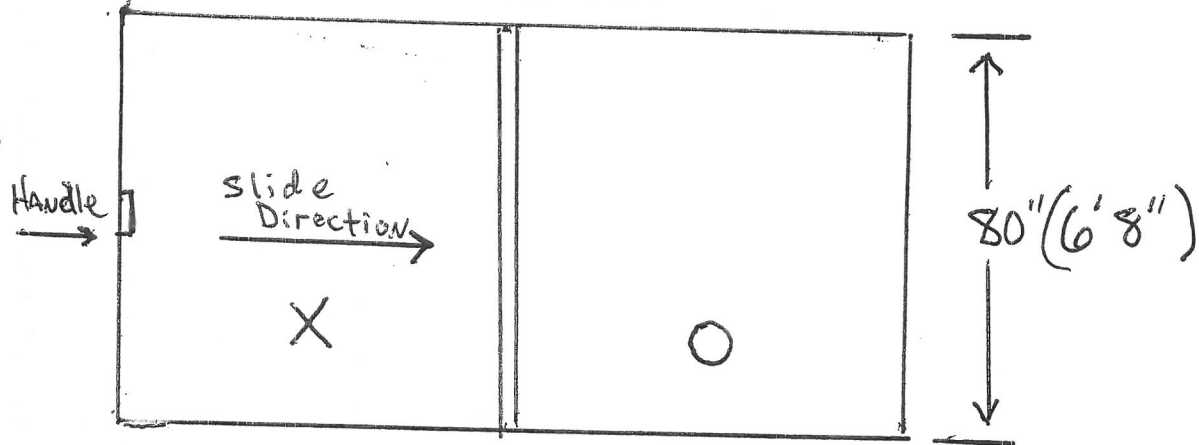


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Lido Isle Town Homes
UNIT # C & E

Existing
2-Panel Single Payne

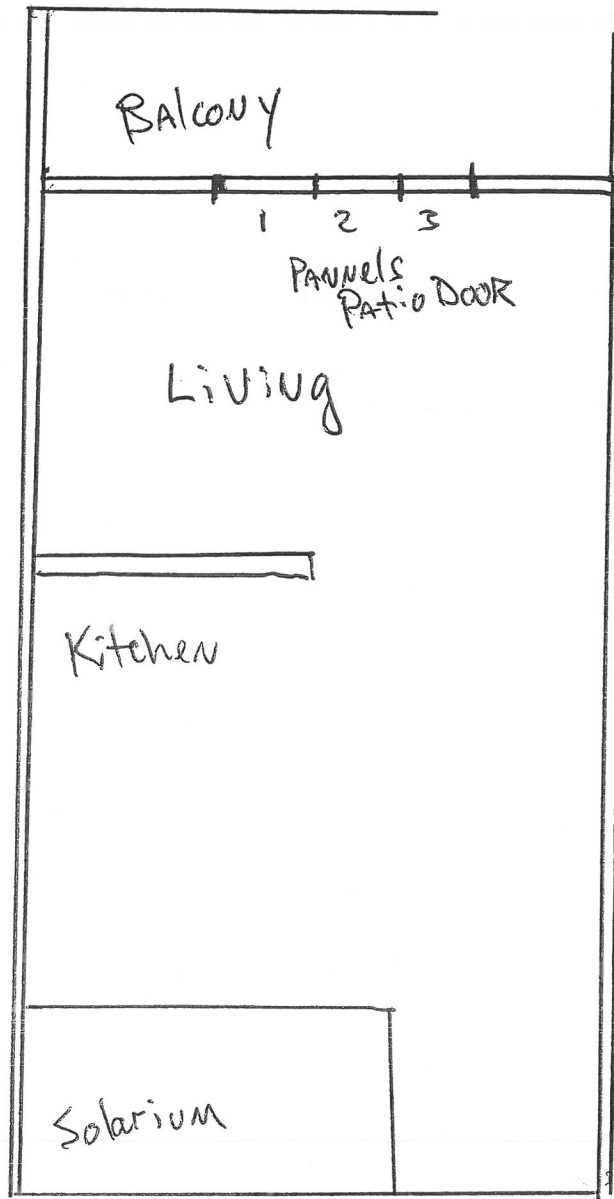
Sliding Patio Doors



Proposed
3-Panel

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EXHIBIT D



Proto-Type for
unit # C & E

Rear Patio Door Slider

2- Panel to 3- Panel

10' X 6' 8" Dimension

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