



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: October 13, 2020

APPLICATION COMPLETE: October 27, 2020

ACTION DATE: October 27, 2020

CASE NO: UP2020-0032

OWNER: Longwater Homeowners' Association, c/o Dan James, Mulqueoney & Associates

ADDRESS: PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototypical Design Guidelines for Replacement of Garage Doors

LOCATION: Longwater Planned Development

ZONING: R-1/PD (Single Family 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 Architectural Review application based on the following findings:

1. The proposal to establish prototypical design guidelines for replacement of garage doors for houses in the Planned Development, as conditioned in Exhibit A and illustrated in Exhibits B, C, and D is consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code because the proposed prototypical design:
 - for the replacement garage door will be sympathetic to the character and style of the existing houses in the Longwater Planned Development 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" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-A-1 and LUC-B-1) contained in the Land Use and Circulation Element of the Foster City General Plan;

- will maintain the existing appearance of residential units in the development by establishing specific design parameters for the replacement garage doors in the Longwater Planned Development consistent with Planning Commission Policy P-1-94;
 - for the replacement garage door will be integrated into the existing building and designed such that the architectural character of the house is maintained and consistent with Section 2.28.010 of the Foster City Municipal Code; and
 - for garage door replacement will improve a typical residential use consistent with the Land Use Plan designation of Single Family Residential.
2. That the proposed amendment to the garage door prototype would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed and 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) of the Foster City Municipal Code because:
- the prototypical design for the garage door will provide guidelines to ensure that garage door replacements are orderly and consistent for all residential units in the Longwater development, and therefore, the overall architectural style and characteristics throughout the development will be preserved consistent with Section 17.58.010.B.1;
 - the design, color and material of the replacement garage doors will be compatible with the architectural style, character, and proportions of houses in the Longwater Planned Development and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Sections 17.58.010.B.2 and 17.58.010.B.4; and
 - the replacement garage doors will be in the same location as the existing door and will be painted to match the body or trim color of the existing house and therefore, will be in keeping with similar improvements in the neighborhood.
3. 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 garage door replacement will allow for the replacement of existing garage doors with high quality garage doors of durable materials and will be painted to match the body color or trim of the existing house and therefore, will not have any significant visual or property value impacts to the Longwater Planned Development, the streetscape or the adjacent neighborhood. All new and/or replacement garage door will require issuance of a building permit to ensure that the products are installed safely and in compliance with applicable regulatory standards as well as meets the established criteria per this prototype.

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

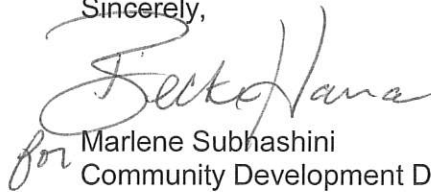
Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There 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 Marlene Subhashini
Community Development Director

Planners Initials: BH

Dan James, Managing Agent

(Owner's Name) (Please Print)

Dan James

Dan James (Oct 27, 2020 16:45 PDT)

(Owner's Signature)

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Garage Door Replacement UP2020-0032

The following guidelines shall govern the installation of replacement garage doors in the Longwater Planned Development:

CONDITIONS OF APPROVAL

1. Prior to construction, all necessary building permits shall be obtained from the Foster City Building Division.
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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
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. 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.
7. Building materials, construction equipment and tools, or other items related to the construction or demolition work to be performed shall be stored behind and below required fencing/screening unless special approval to place or store the materials or items is granted by the Community Development Director.
8. **Replacement garage doors shall have either:**
 - a. **A 4-panel wide by 5-panel high or a 4-panel wide by 4-panel high design as shown in Exhibit B, attached, and optional glass or window panels are allowed in the upper-**

most panel or the second panel from the top, consistent or equivalent to the example illustrated in Exhibit B. Design windows can consist of:

- Wagon Wheel
- Sunburst
- Williamsburg
- Cathedral

- b. 8-panel wide by 4-panel high design with window panels (no grids) allowed in the upper-most panel or the second panel from the top, as shown in Exhibit C, attached;
 - c. Stockton Window Design with door Model 45 ONLY as illustrated in Exhibit C.
 - d. Flush Panel w LP Mosaic Glazing (similar to the Amarr Lincoln Traditional Steel Garage Doors) as illustrated in Exhibit D.
9. The garage door shall consist of natural redwood or metal with simulated wood finish, stained or painted to match the house body or trim color.
 10. 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.
 11. 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.
 12. If a replacement garage door is proposed which is not on the approved list above, the Homeowners' Association shall review the proposed design and amend this prototype to include the new garage door.

Bold: Indicates Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Longwater Homeowners' Association for the replacement of garage doors. 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 and shall submit the following:
 - Building Permit application and all applicable fees
 - Longwater Homeowners' Association (HOA) approval letter
 - A manufacturers brochure or catalog cut sheet that shows the design of the garage door including the panel design, number of sections, window style, colors and material
 - A photograph of the existing garage 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 approved for garage doors.

Dan James

[Dan James \(Oct 27, 2020 16:45 PDT\)](#)

Dan James, Mulqueeney & Associates
Longwater Homeowners' Association

Oct 27, 2020

Date



[Marlene Subhashini \(Nov 17, 2020 13:11 PST\)](#)

Marlene Subhashini, Community Development Director
City of Foster City

Nov 17, 2020

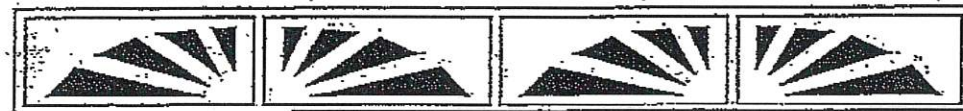
Date

EXHIBIT B

Note: Windows do not have to match exactly, but need to be similar enough in design



WAGON WHEEL



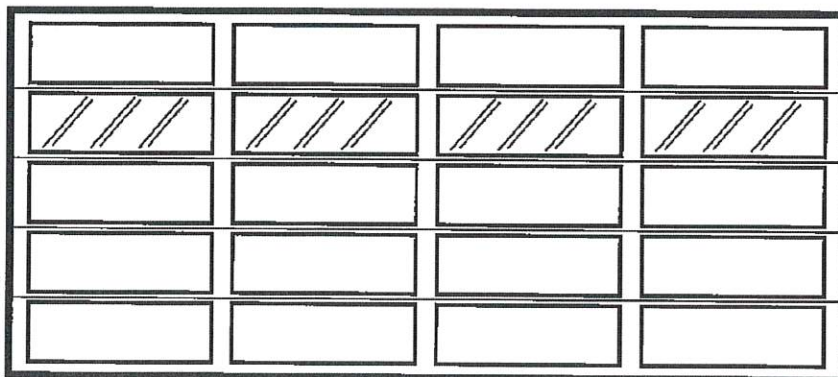
SUNBURST



WILLIAMSBURG

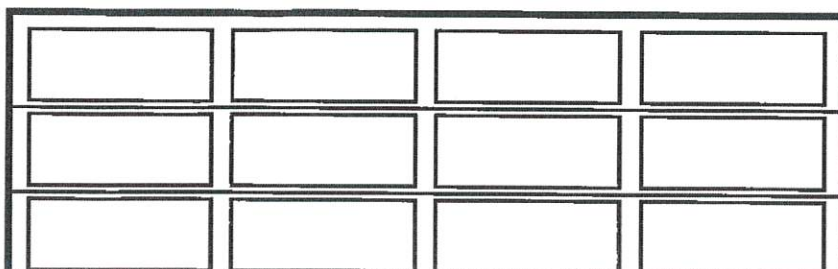


CATHEDRAL



4-PANEL WIDE X 5-PANEL HIGH DESIGN

WINDOW ALLOWED ON
UPPERMOST PANEL OR
SECOND PANEL FROM TOP



WINDOW ALLOWED ON
UPPERMOST PANEL OR
SECOND PANEL FROM TOP

4-PANEL WIDE X 4-PANEL HIGH DESIGN

EXHIBIT C



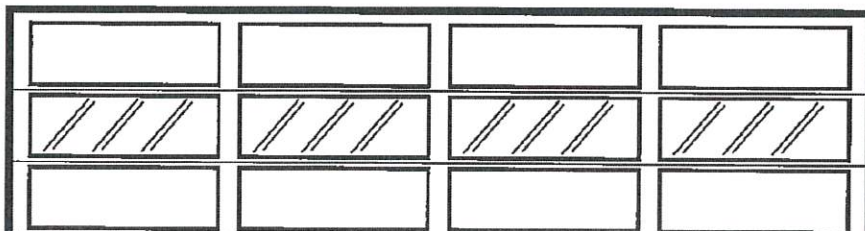
NO GRIDS ALLOWED ON THE WINDOW ON A 8 PANEL WIDE X 4 PANEL HIGH DOOR

ONLY PLAIN-LITE WINDOWS ARE ALLOWED ON A 8 PANEL WIDE X 4 PANEL HIGH DOOR

PLAIN WINDOWS ALLOWED ON UPPERMOST PANEL OR SECOND PANEL FROM TOP

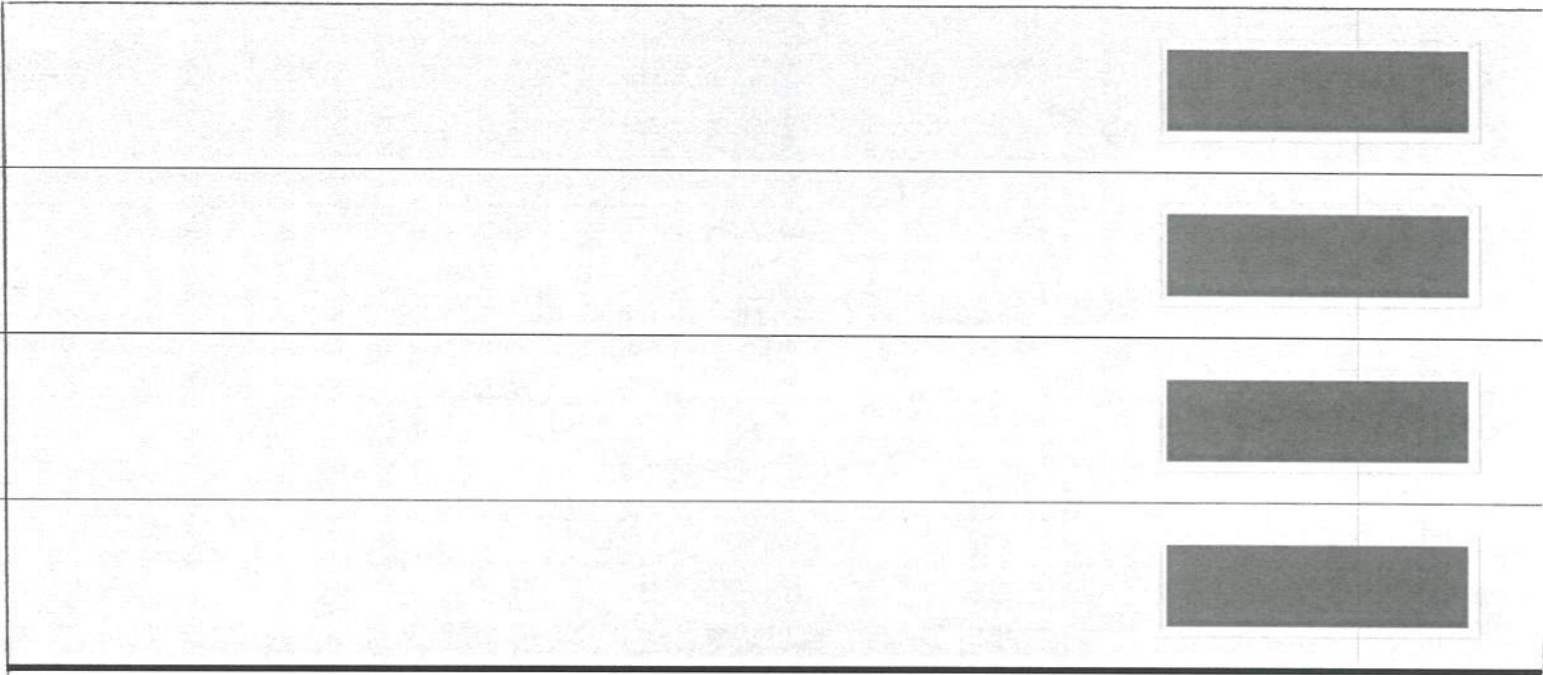


STOCKTON DESIGN WINDOW ALLOWED ONLY ON A MODEL 45 DOOR SHOWN BELOW



umend Longwater Garage Door

EXHIBIT D



FLUSH PANEL /W LP MOSAIC GLAZING

ELEVATION

Scale: 1/2" = 1'






Longwater Garage Door Prototype Amendment

Final Audit Report

2020-10-27

Created:	2020-10-27
By:	Becki Hanan (bhanan@fostercity.org)
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"Longwater Garage Door Prototype Amendment" History

-  Document created by Becki Hanan (bhanan@fostercity.org)
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