



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

MAY 18 2018

PLANNING /
CODE ENFORCEMENT

PROTOTYPE

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

APPLICATION RECEIVED: March 29, 2018

APPLICATION COMPLETE: April 11, 2018

ACTION DATE: May 4, 2018

CASE NO.: UP2018-0021 (Amending UP-76-013N)

OWNER: Longwater Homeowners' Association

OWNER ADDRESS: Longwater Homeowners' Association, Mulqueeney & Associates,
c/o Dan James, P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Amend windows and sliding glass door prototype to allow fibrex
material, add Simonton as an approved manufacturer and to allow
kitchen sliding doors to be replaced with French doors.

LOCATION: Longwater Planned Development

ZONING: R-1/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 Use Permit Modification Review application based on the following findings:

1. That the proposal to establish a prototype design for the replacement of windows at the Longwater Planned Development, as conditioned in Exhibit A and illustrated in Exhibits B through F 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, 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) contained in the Land Use and Circulation Element of the Foster City General Plan, and will be consistent with the residential use in the development and the Longwater Planned Development Prototypical Guidelines.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the prototypical window replacement 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 will provide guidelines to ensure that window replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; 2) the size of the replacement windows will be the same size as the existing windows; and 3) the frame color of the replacement window will match the frame color of the existing windows.
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 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 planned development, or the property values in the area.

This action is subject to any conditions or limitations contained in the exhibits 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 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 Use Permit Modification 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,


for Curtis Banks
Community Development Director

Planners Initials: BH

Longwater HOA
Dan James, Managing Agent

(Applicant's Name) (Please Print)


(Applicant's Signature)

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Windows and/or Sliding Glass Doors including replacement of Bay and Bow Windows

The following guidelines shall govern the installation and replacement of Windows and sliding Glass Doors and the installation of Bay and Bow windows in the Longwater Planned Development:

CONDITIONS OF APPROVAL

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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.
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. Replacement window and/or sliding glass door frames may consist of wood, fibrex, vinyl or wood with aluminum cladding. Approved colors shall include white, almond or bronze to match the color of the existing window frames.
7. Approved window manufacturers include Marvin, Anderson, Simonton, and Milgard or equivalent.
8. Replacement windows shall be the same type of window (i.e. slider, fixed or casement) as the existing window except that awning windows may be used, as approved by the Longwater HOA Board of Directors.
9. Awning windows shall be consistent with the design indicated on Exhibit B.
10. The installation of new awning windows shall not increase or decrease the size of the wall penetration of the window being replaced.
11. Any window and sliding glass door glazing color shall match all other windows on the house.
12. Bay and Bow windows shall be Anderson Bay and Bow windows (or equivalent) as shown on Exhibit C.
13. The roof over a Bay or Bow windows shall be a Stillwater Capri aluminum roof (or equivalent) as shown on Exhibit D. Copper roofs over Bay or Bow windows are not

permitted.

14. Bay and Bow windows shall not face the common area.
15. The color and design of all window and sliding glass door trim shall match the house's existing window trim.
16. Window and Sliding Glass Door trim shall consist of wood shown on Exhibit E or shall match the trim shown on Exhibit F. The trim on a house shall share one consistent design.
17. When any window is replaced with a window with a different design (with respect to frame color, material and trim), the other windows on the house shall be replaced such that all windows share a consistent design and frame color.
18. Kitchen sliding glass doors may be replaced with a French door.
19. Windows and/or Sliding Glass Door are not permitted to have grids unless approved by the Longwater HOA Board of Directors.

APPROVAL PROCESS

FOR REPLACEMENT WINDOWS AND/OR SLIDING GLASS DOORS OF THE SAME SIZE

1. 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 Longwater Homeowners Association (HOA), indicating their action on the proposal;
 - Building permit application and applicable fee;
 - Four copies of fully dimensioned plans/drawings and photographs;
 - A completed window schedule; and
 - Manufacturer's brochure/Specifications for the windows/doors
2. 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 and doors for Longwater Development prior to signing off on the building permit.
3. Construction may proceed when the plans are approved, the necessary fees are paid and the building permit is issued.

FOR NEW BAY, BOW AND AWNING WINDOWS

1. Prior to obtaining a Building Permit, the homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - An Architectural Review Application and applicable filing fee;
 - A letter from the Longwater Homeowners Association (HOA), indicating their action on the proposal;
 - Information requested in the Property Improvements Application Submittal Checklist for Windows and Doors modification available on the city website including four (4) copies of fully dimensioned plans, measuring 8.5" x 11" or 11" x 17";

- Photographs or elevations indicating the location and size of the new Bay, Bow or Awning window and other existing windows/doors on that elevation;
 - A completed Window Schedule;
 - Manufacturers brochure indicating the color and material of the proposed Bay or Bow window and the roof over the Bay or Bow window.; and
 - An Architectural Review Neighbor Notification Report is required indicating that an Architectural Review Neighbor Notification Form and plans have been provided to the affected adjacent property owner(s). These forms are available in the Planning Division office and the City's website.
2. The Planning and Code Enforcement staff will review the application to see if it is in conformance with the prototypical design guidelines for Windows and Sliding Glass Doors for Longwater prior to approving the Architectural Review permit.
 3. Once the Architectural Review permit is approved, 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:
 - Building permit application and applicable fee;
 - Four (4) copies of fully dimensioned plans/drawings and photographs indicating the location and size of the window(s);
 - A completed window schedule; and
 - Manufacturer's brochure/Specifications for the Windows/Doors.
 4. 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 windows.



 Ed Law, President
 Longwater Board of Directors, for
 Longwater Homeowners' Association

5/8/18

 Date



 Dan James, Managing Agent
 Mulqueeney and Associates, for
 Longwater Homeowners' Association

5/4/18

 Date



 Curtis Banks, Community Development Director
 City of Foster City

5/21/18

 Date

MARVIN
Windows and Doors

HOME AT YOUR SERVICE LOG IN REQUEST A CATALOG MY IDEA FILE

Custom capabilities Windows Doors Options Accessories Installation instructions

ABOUT MARVIN BREAK PRODUCTS LEARN APPLICATIONS

AWNING



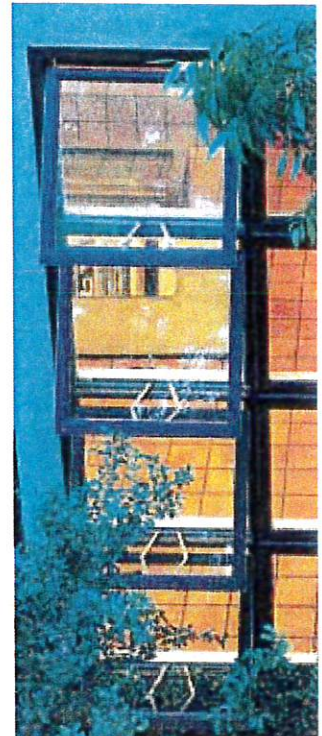
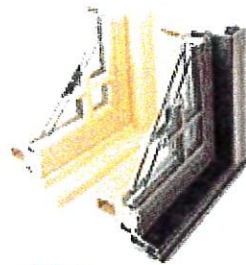
sizes and specs

FEATURES

- 4-9/16" (116 mm) jambs
- All wood brick mould casing
- Bare wood interior
- Bronze crank handle
- Clear, one-lite insulating glass
- Concealed sash lock with bronze lock lever
- Screen with bronze surround
- Vinyl drip cap and nailing fin

Clip Open What's This?

Draw deep, fresh breaths of air into your home with the Marvin awning. The perfect companion for our Casemaster, this window is designed to circulate air without exposing your room to light rain. Since awnings can be proportioned to almost any dimension, you can use them alone, stacked vertically or combined horizontally. All the features that make our Casemaster such a solid performer are also incorporated into our awning, including our smooth roto gear operator, concealed sash locks and full-perimeter sash and frame weather stripping.



RELATED LINKS

- gallery items
- residential study
- basics
- request a

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MAY 04 2018

VP 2018-0021

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

OPTIONS

EXHIBIT C



Andersen® 400 Series Casement 30° Angle Bay Window 30° Angle Bay

Table of 30° Angle Bay Units

Proper support of projecting units required as per installation instructions.

Projection	3 3/4" (94)				
Overall Unit Dimension	5'-10" (1778)	7'-9 1/8" (2364)	7'-9 1/8" (2364)	9'-9 3/4" (2991)	9'-9"
Rough Opening	5'-9 1/2" (1756)	7'-9" (2367)	7'-9" (2367)	9'-8 1/2" (2969)	9'-8"
3'-1 1/2" (1041)					
3'-6 5/8" (1075)					
4'-1 1/2" (1295)					
4'-6 5/8" (1387)					
5'-1 1/2" (1525)					
5'-6 5/8" (1684)					
6'-1 1/2" (1841)					

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WITH CONDITIONS

- * Projection is the measurement from the outside of the exterior sheathing to the outer edge of the unit.
- * One Andersen® cable support system is included with the unit for proper installation. Each cable within the cable support system can su

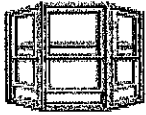


**Andersen® 400 Series Casement 10° Bow Window
10° Bow**

Table of 10° Casement Bow Window Units

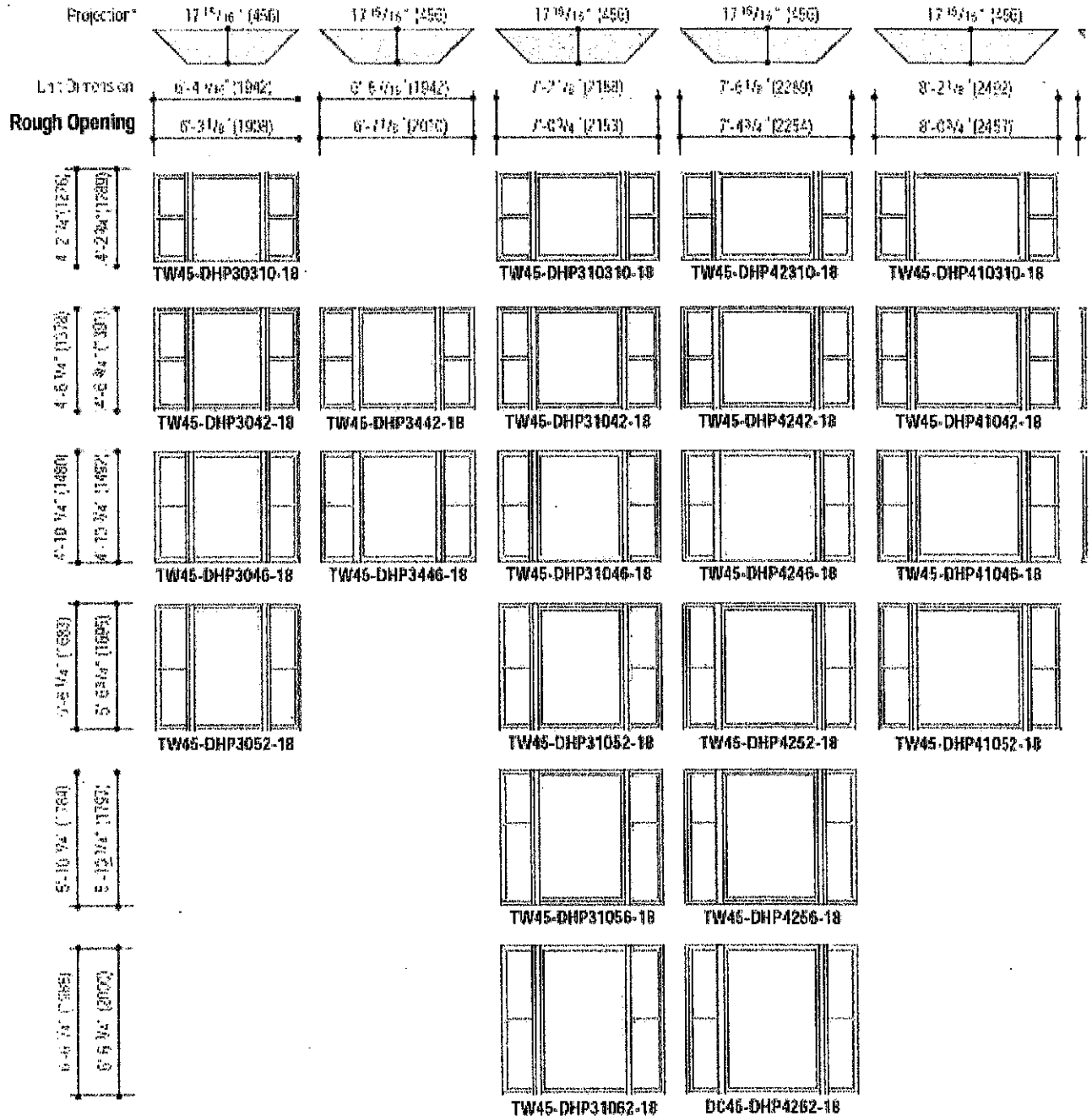
Proper support of projecting units required as per installation instructions.

Project Out	5' 9 1/2" (177)	9' 1 1/2" (248)	14' (355)	20' 9 1/2" (516)
Overall Unit Projection	6' 7 1/2" (198)	6' 1 1/2" (248)	10' 0 3/4" (306)	11' 1" (334)
Rough Opening	6' 1 3/4" (197)	8' 1 3/4" (247)	10' 0 3/4" (306)	11' 13 1/2" (362)
3' 3 1/2" (101)				
3' 5 1/2" (106)				
4' 1 1/2" (125)				
4' 2" (127)				
4' 6 1/2" (139)				
4' 8 1/2" (146)				
5' 1 1/2" (153)				
5' 2" (152)				
5' 6 1/2" (168)				
5' 6 1/2" (168)				
6' 1 1/2" (182)				
6' 1 1/2" (182)				



Andersen® 400 Series Tilt-Wash Double-Hung 45° Angle Bay Window
45° Angle Bay

45° Double-Hung Bay with Picture Windows and 1-8 Flanking Units



Proper support of projecting units required as per installation instructions.

* Projection is the measurement from the outside of the exterior sheathing to the outer edge of the unit.

- One Andersen® cable support system is included with the unit for proper installation. Each cable within the cable support system can support up to 500 pounds. If the section of the window unit requiring support exceeds 500 pounds, additional support is necessary.
- Angle bay windows are available in custom sizes. Contact your local Andersen supplier for more information.

Bow Windows

CAPRI

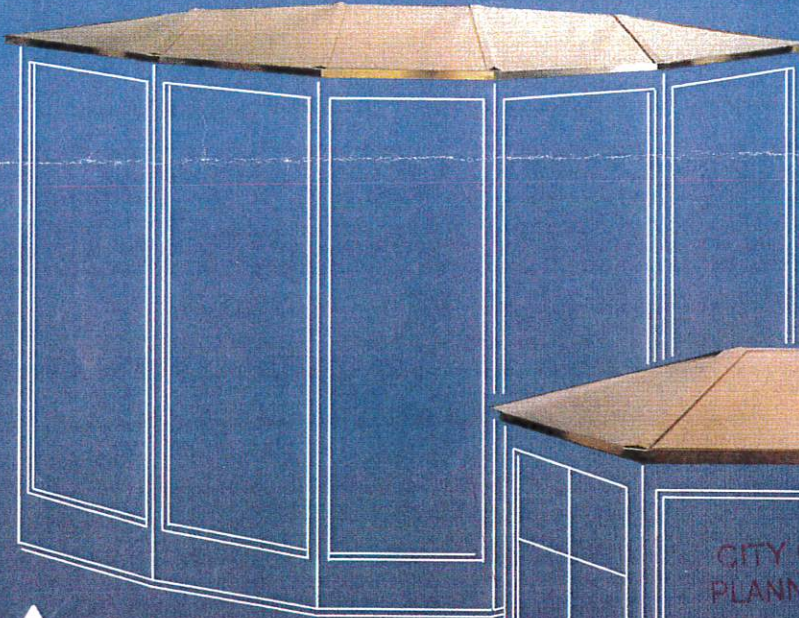
EXHIBIT D

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PLANNING
DIVISION

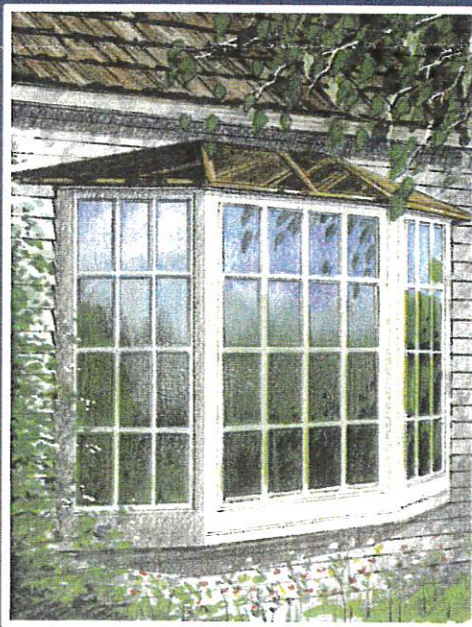
LOW PROFILE BOW



▲ CAPRI installed on five-panel bow window

LOW PROFILE Bay

▼ CAPRI installed on 45° bay window



- ◆ Low profile 6/12 roof pitch
- ◆ Perfect for use under eaves and soffits
- ◆ Assembles panel by panel directly on top of the window
- ◆ 30 minutes from carton to completion

EXHIBIT E

3



Example of Longwater Window Trim.jpg

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WITH CONDITIONS

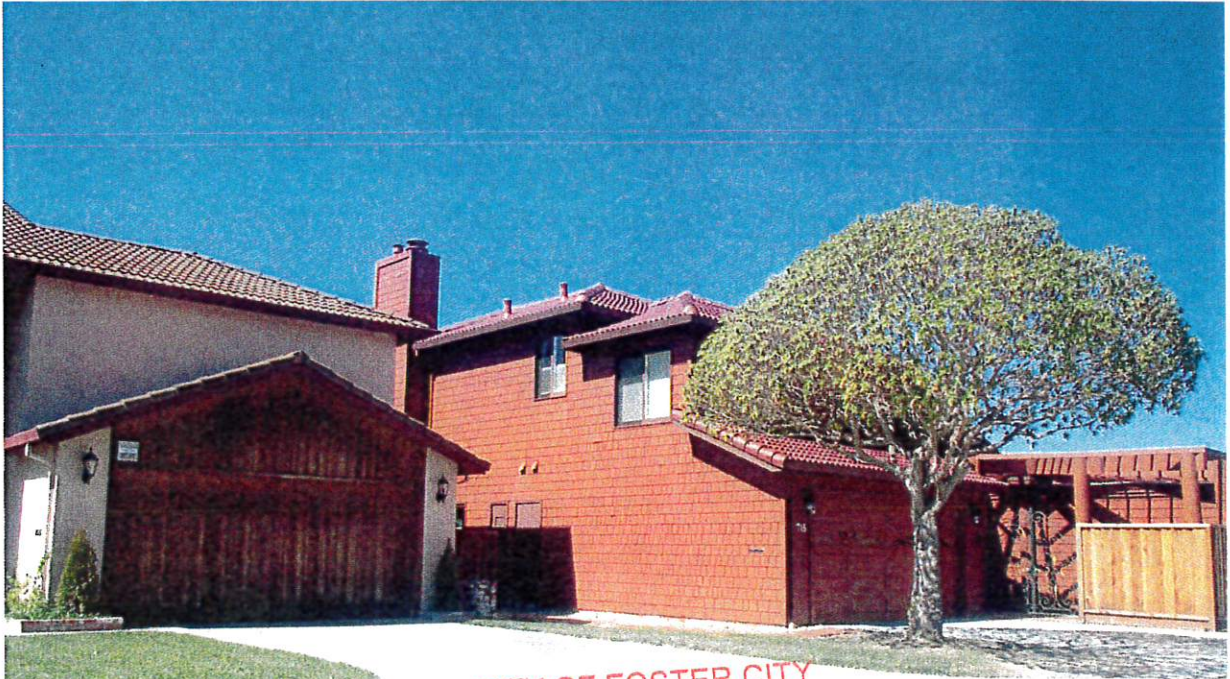
EXHIBIT F

1



715 San Miguel Window trim.jpg

2



713

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3. 18. 2002

715 San Miguel.jpg

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WITH CONDITIONS