



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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DEC 17 2014

PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED: December 12, 2014

APPLICATION COMPLETE: December 15, 2014

ACTION DATE: December 16, 2015

CASE NO: UP-88-001H

OWNER: Martinique Cove Homeowners' Association Attn: Richard Schwartz

ADDRESS: 917 Clipper Lane, Foster City, CA 94404

APPLICATION FOR: Establish Window and Sliding Glass Door Prototype

LOCATION: Martinique Cove HOA

ZONING: R-1/PD

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 window and sliding glass door replacements for the Martinique Cove Homeowners Association, as conditioned in Exhibit A, would be 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 prototype design: 1) will be sympathetic to the character and style of the existing house 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-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing building and designed such that the architectural character of the houses in the development are maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.

2. That the proposed window and sliding glass door prototype 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 guidelines for window and sliding glass door replacements: 1) will be compatible with the existing house and 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; and 3) 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 Martinique Cove Planned Development and surrounding area consistent with Section 17.58.010.B.4.

3. That the proposal to establish a window and sliding glass door prototype 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 colors, materials and installation of the prototypical design guidelines for window and sliding glass door replacements will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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

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.

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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,

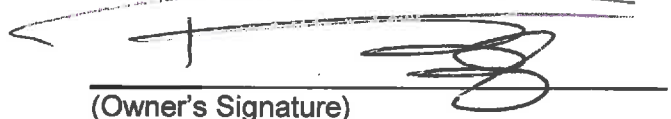


Per
Curtis Banks
Community Development Director

Planners Initials: kak



(Owner's Name) (Please Print)



(Owner's Signature)

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EXHIBIT A

MARTINIQUE COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Window and Sliding Glass Door Replacements UP-88-001H

The following guidelines shall govern the replacement of windows and sliding glass doors in the Martinique Cove Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. Any damage to siding and/or window/door trim shall be repaired and painted in kind, to achieve a seamless transition from the repaired to the existing trim and/or wall surface.
6. 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.
7. **All replacement windows and sliding glass doors shall have white vinyl frames with a maximum frame width not to exceed 3.5" measured from the inside edge of the glass to the outside edge of the frame.**
8. **Replacement windows and sliding glass doors may either be nail-on fin or retro-fit installation.**
9. **All replacement windows and sliding glass doors on each elevation shall match with respect to frame color, material, width, window trim and grids or no grids.**
10. **All replacement windows and sliding glass doors may be replaced with the same style and opening direction, as the existing windows (ie slider, hung, fixed, casement, etc).**

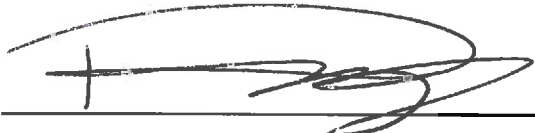
Bold: Indicates Site Specific Conditions

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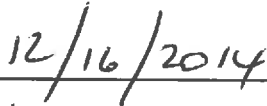
APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including:
 - Manufacturer's brochure indicating the type of window and/or sliding glass door that is to be used.
 - Window schedule with 4 copies of elevations or photographs showing where the proposed windows and sliding glass doors are located which correlate with the window schedule

2. 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 window and sliding glass door replacements.




Richard Schwartz, President
Martinique Cove Homeowners Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date

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