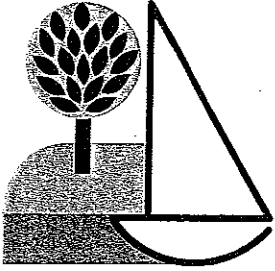


Prototype



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

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

APPLICATION RECEIVED: February 24, 2005

APPLICATION COMPLETE: March 3, 2005

ACTION DATE: March 3, 2005

CASE NO.: UP-83-024B

OWNER: Martinique Homeowners' Association

OWNER ADDRESS: P.O. Box 8213, Foster City, CA 94404

APPLICATION FOR: Garage Door Prototype

LOCATION: Martinique Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development)

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 replacement garage doors for residential units in the Martinique Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B and Exhibit C, 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 prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses and garage doors, 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 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 lots on which it is proposed because the design, colors, and materials of the prototypical property improvements will be compatible with the architectural style, character, and proportions of residential units in the development and they 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 the prototypical design will provide guidelines to ensure that garage door 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.

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 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.

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,


Richard B. Marks
Community Development Director

(Applicant's Name) (Please Print)

Planners Initials: ECF

(Applicant's Signature)

EXHIBIT A

MARTINIQUE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement of Garage Doors

The following guidelines shall govern the installation and replacement of all garage doors in the Martinique 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. 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 to the satisfaction of the City.
- * 6. Garage doors shall be replaced with a short panel or long panel door as shown on Exhibit B and C.
- * 7. Replacement garage doors shall be painted to match the trim color of the residential unit.

*Site Specific Conditions

APPROVAL PROCESS

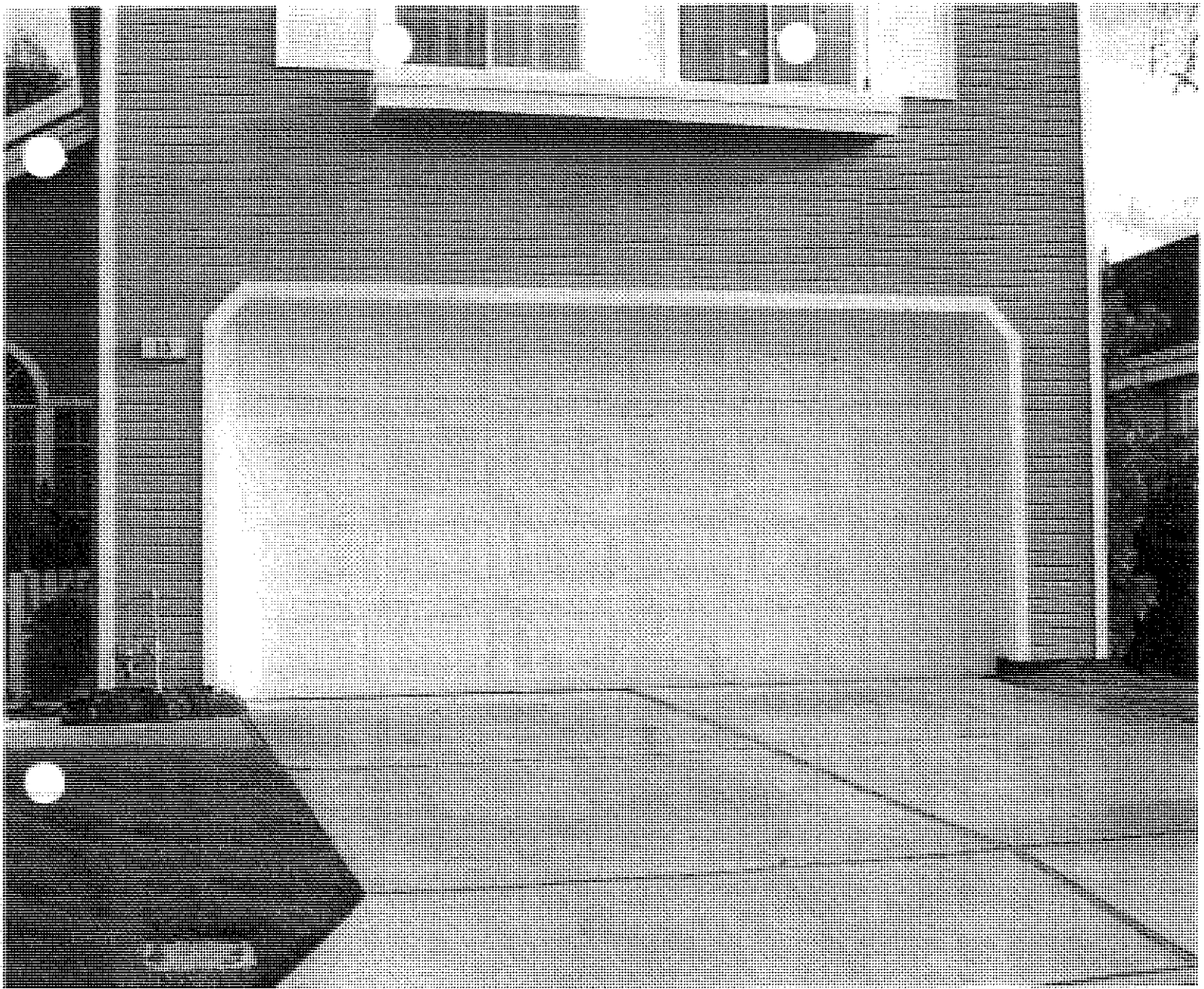
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit a brochure which shows the garage door to be installed and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement garage doors.

Linda Dumeé
Martinique Homeowners Association

Date

Richard B. Marks, Community Development Director
City of Foster City

Date



UP-03-024B
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 03 2005

JH
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ELF*

EXHIBIT B

Martin Openers

Consumer Digest Magazine
names the Martin Opener
a "Best Buy"

Ultra-Quiet Belt Drive

\$448
Installed
(C.P. Total Door)

- 1/2 hp.
- Lifetime "Warranty"
- Exclusive "Learn-Full" (automatically adjusts)
- Ultra-Quiet Belt Drive
- Two "Mini" Transmitters
- Deluxe Wall Console
- Illuminated Buttons
- Vacation Lock
- Light Switch
- Professional Installation

FOSTER CITY RECEIVED
FEB 24 2005
PLANNING DIVISION

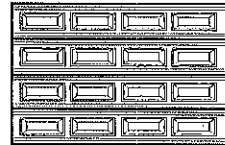
Homelink® Console

Martin Doors Without Windows

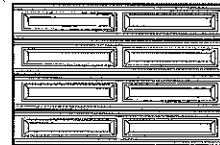
8' x 7' Prices

Non-Insulated 300 Series	\$815
Vinyl-Back Insulated 500 Series	\$899
Steel-Back Insulated 800 Series	\$978

Short Panel Door
No Window



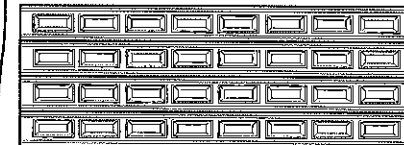
Long Panel Door
No Window



16' x 7' Prices

Non-Insulated 300 Series	\$1,145
Vinyl-Back Insulated 500 Series	\$1,297
Steel-Back Insulated 800 Series	\$1,476

Short Panel Door
No Window



Long Panel Door
No Window

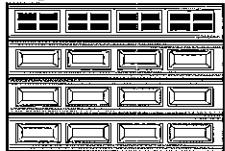


Martin Doors With Windows

8' x 7' Prices

Non-Insulated 300 Series	\$931
Vinyl-Back Insulated 500 Series	\$1,068
Steel-Back Insulated 800 Series	\$1,147

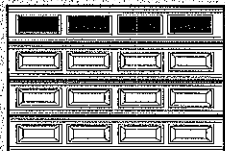
Virginian Short



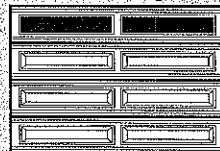
Virginian Long



Full View Short



Full View Long



Sunrise

Sunset

UP-83-024B
CITY OF FOSTER CITY
PLANNING DEPARTMENT

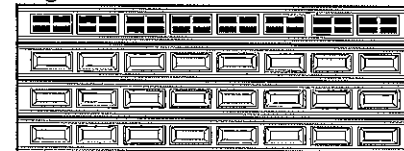
MAR 03 2005

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Windows

Virginian Short	\$1,345
Virginian Long	\$1,634
Full View Short	\$1,814

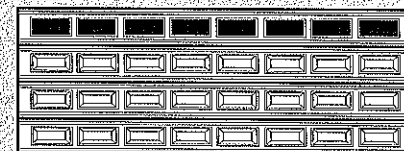
Virginian Short



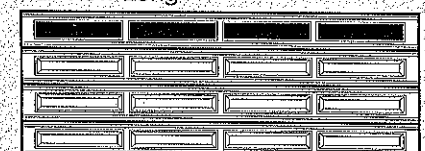
Virginian Long



Full View Short



Full View Long



Sunrise

Sunset