



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222

FOSTER CITY  
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OCT 10 2013

PLANNING/  
CODE ENFORCEMENT

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

APPLICATION RECEIVED: September 23, 2013

APPLICATION COMPLETE: September 23, 2013

ACTION DATE: September 25, 2013

CASE NO: UP-76-007S (supersedes UP-76-007L)

OWNER: Plum Island Homeowners' Association

ADDRESS: c/o The Manor Association, Attn: Doua Her, 353 Main Street,  
Redwood City, CA 94063

APPLICATION FOR: Prototypical Design Guidelines for Garage Door Replacements

LOCATION: Plum Island Planned Development

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

CEQA DETERMINATION: Categorically exempt pursuant to CEQA Section 15301, Class 1 –  
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 Use Permit Modification application based on the following findings:

1. The proposal to modify the existing prototypical design for garage door replacements in the Plum Island Planned Development to allow a 4 wide x 4 tall long panel metal steel garage door in a simulated wood finish and no windows, as conditioned in Exhibit A and illustrated in Exhibit C, would be consistent with the Foster City General Plan and 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 garage door replacements will: 1) offer homeowners' an option to replace their existing redwood garage doors with durable, strong and weather-resistant metal steel doors that will be treated and finished to look like the existing redwood garage doors consistent with other residential units in the development; 2) the replacement garage doors will be painted to match the exterior color of the house and therefore, will be sympathetic to the character and style of the existing homes and will be designed to be compatible with the existing garage doors and colors used in the development and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods"

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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; and 3) will allow for necessary maintenance and improvements associated with a typical residential use, and therefore, will be consistent with the land use designation of Single-Family Residential.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the prototypical design for garage door replacements to allow a 4 wide x 4 tall long panel metal steel garage door in wood finish will substantially match the existing redwood garage door styles in the Plum Island Planned Development in which it is located and will be painted to match the exterior house color, and therefore, will not change the overall appearance of garage doors within the development.
3. That the design of the proposal 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 for garage door replacements: 1) will complement the design of the houses in the Plum Island 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 surrounding area consistent with Section 17.58.010.B.4.
4. 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 will ensure that all residential units maintain similar architectural characteristics and will not have any detrimental visual impacts on the neighborhood, the streetscape or impacts to the property values in the area.

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

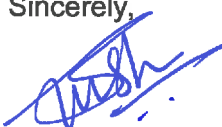
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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,

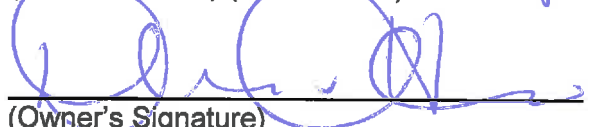
*for* 

Curtis Banks  
Community Development Director

Planners Initials: MS

  
Dana H. K. Managing Agent

(Owner's Name) (Please Print)



(Owner's Signature)

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## EXHIBIT A

**PLUM ISLAND HOMEOWNERS' ASSOCIATION**  
Prototypical Design Guidelines for Garage Door Replacements – UP-76-007S

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The following guidelines shall govern the installation and replacement of Garage Doors in the Plum Island Planned Development.

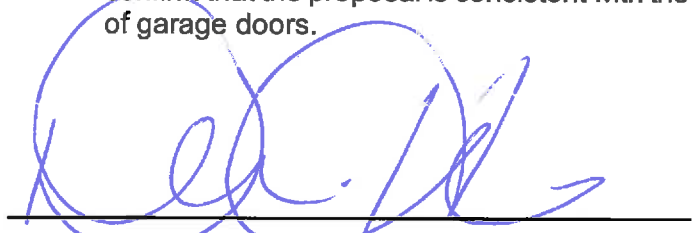
**CONDITIONS OF APPROVAL**

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, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
6. **The design of the garage door shall match one of the designs below:**
  - A. **Raised Redwood Panels 4 wide x 5 tall**
  - B. **Horizontal Redwood Boards**
  - C. **Vertical Redwood Boards**
  - D. **Raised Redwood Panels 4 wide x 5 tall with the top panel to have four panels of glass consistent with Exhibit B attached**
  - E. **Metal Steel Doors Long Panels 4 wide x 4 tall**
7. **The garage doors may be a flush door or a sectional roll-up door.**
8. **The garage door materials shall be redwood or metal steel with simulated wood finish.**
9. **The garage doors shall be stained or sealed to match the color of the house.**
10. **Panel doors may also include a fir trim.**
11. **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 cracking or peeling of paint.**
12. **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.**
13. **Conditions of approval above supersede those in previous Use Permit file UP-76-007L**

*Bold indicates Site Specific Conditions*

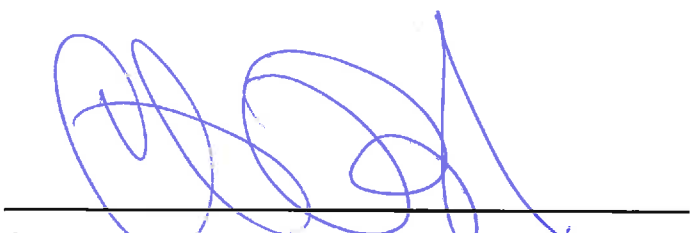
**APPROVAL PROCESS**

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division, indicating the type of garage door proposed and shall submit any required drawings and fees and the following information:
  - A letter from the Plum Island Homeowners' Association, indicating their action on the proposal.
  - Manufacturer's brochure or catalogue cut sheet indicating the proposed replacement garage door.
  
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 of garage doors.



Doua Her, Community Manager  
The Manor Association, for  
Plum Island Homeowners' Association

10/2/2013  
Date



Curtis Banks, Community Development Director  
City of Foster City

10/14/13  
Date

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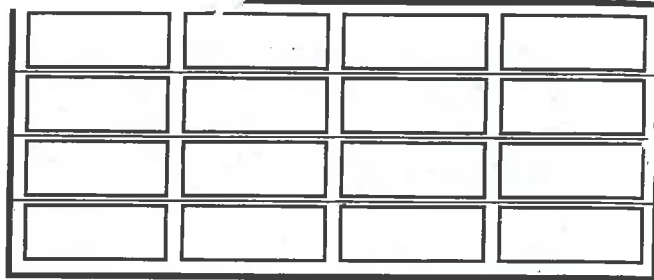
EXHIBIT B

Designer Windows for Panel Type Doors

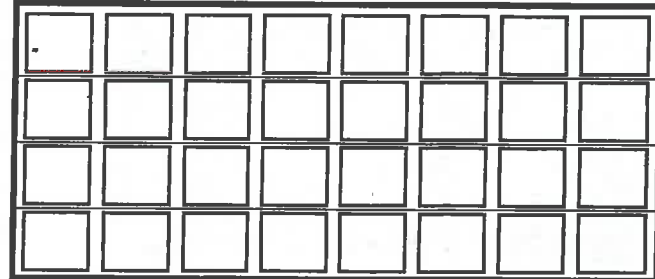


Wagon Wheel

\*44



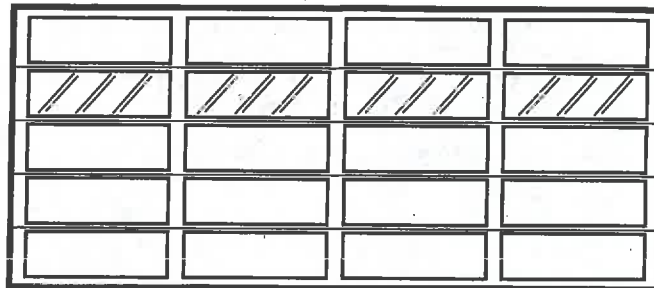
Sunburst



84



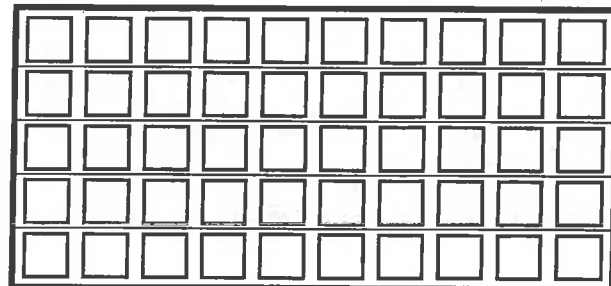
Williamsburg



45



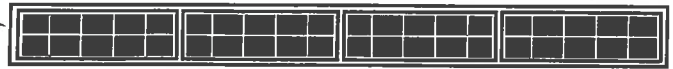
Clouds



105



Cathedral

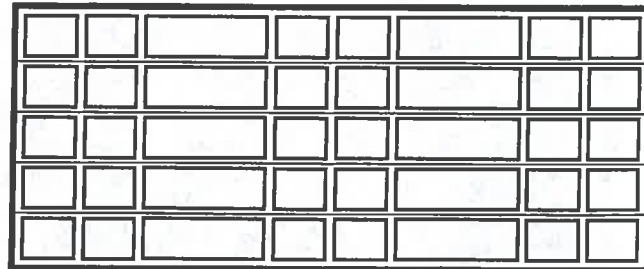


\* Stockton



Plain-lite

625



Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.



1001 South Fifth Street  
 San Jose 95112  
 (408) 293-7443  
 Fax: (408) 293-7457  
 www.garagedoorsinc.com

EXHIBIT-B

Garage Doors Inc.®

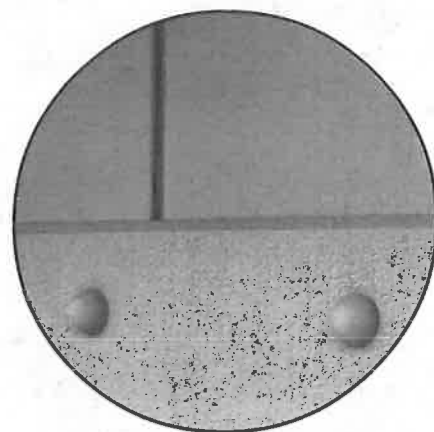


UP-76-0075  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT  
 SEP 25 2012  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS

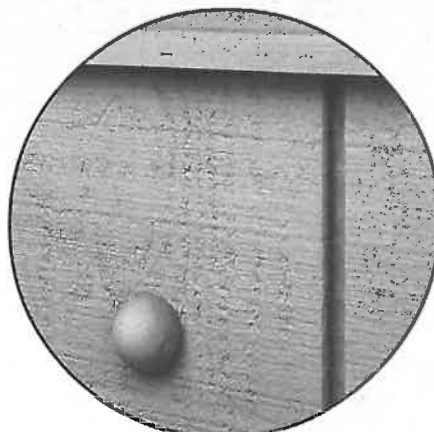
Custom High Quality Wood Sectional Garage Doors



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Garage Doors Inc. specializes in producing reasonably priced garage doors that feature attractive, unique and distinctive use of wood to meet the needs of architects and customers alike. The rich look of wood gives variety to subdivisions and elegance to individual homes. Well crafted doors can be custom designed to blend with the architectural style of the home.

Cover Photo: "The Californian" from our "Model T" line of doors, represents our signature high-end designer door. The "Californian" is insulated and back paneled, providing a state-of-the-art solid core garage door. It is offered in a variety of wood panels and veneers, including mahogany, cedar, redwood and oak. Custom designed in-laid panels and windows are available. All photos by Don Roper Photography.



Model 25—Wagon Wheel Window



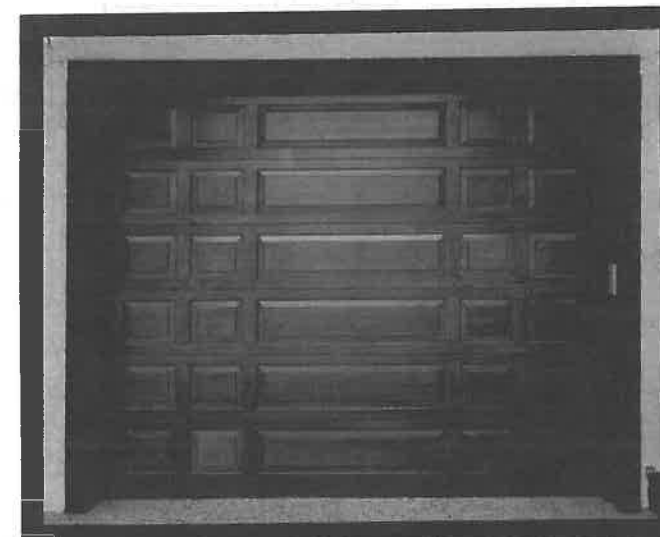
Model 45—Cathedral Window



Model 84—Stockton Window



Model 45—Sunburst Window



Model 415—Custom Stain Grade Wood



Model 25—Custom Arched Top

The standard sectional door designs shown above represent just a small sampling of the variations of styles available. Styles vary from rough to smooth, flat to raised and in any shape or design that a blueprint demands. All doors are custom built to meet aesthetic and architectural requirements.



Nicholas & Noelle Vitale  
910 Aruba Lane  
Foster City, CA 94404  
650-703-4230

July 19, 2013

### Architectural Modification Request

**Description:**

We would like to replace our inoperable garage door at 910 Aruba Lane with a 16 panel (4 x 4) steel door. We would like to install a steel door because it is a more cost effective and durable solution when compared to redwood. The garage door will be painted to match our home and in the style shown below:



**FILE COPY**

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UP-76-0075  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
SEP 25 2013  
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WITH CONDITIONS



Nicholas & Noelle Vitale  
910 Aruba Lane  
Foster City, CA 94404  
650-703-4230

July 19, 2013

**Door Model:**

Amarr Stratford 3000 (see included brochure and specifications)

**Door Description:**

For the toughest, energy-efficient steel door, a Stratford 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

**Schedule:**

The installation would commence 2 to 4 weeks after approval. Painting the door will take approximately 1 day and will follow construction by approximately 2 weeks.

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WITH CONDITIONS

SEP 25 2013  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS

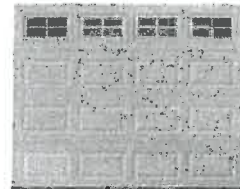
STRATFORD® COLLECTION



White Short Panel with Cascade DecraTrim (SP23)

**Time-honored style.** The Stratford Collection offers four traditional designs, ten color choices, and 21 decorative window options. This durable low-maintenance collection provides section interfaces designed to reduce the risk of serious finger and hand injuries. The Stratford Collection. A statement of style.

Short Panel with Stockton DecraTrim (SP20)



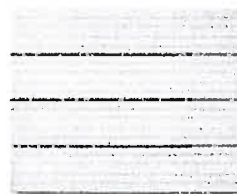
Long Panel with Cascade DecraTrim (LP23)



Long Panel with Sunray DecraTrim (LP27)



Ribbed Panel (RP)



Flush Panel (FP)



Dark Woodgrain Long Panel with Stockton DecraTrim (LP20)  
 Dark and Aged/um Woodgrain available on Stratford 3000 only

PANEL DESIGNS

SP • SHORT PANEL



LP • LONG PANEL



FP • FLUSH PANEL



RP • RIBBED PANEL\*



of 6

\*Available on 3000 model only

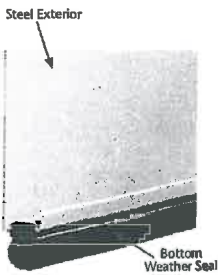
WORK ONLY  
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# STRATFORD<sup>®</sup> COLLECTION Construction



# Options

SEP 23 2013



## STEEL 1000

### Single-Layer: Steel

Get value and durability with a Stratford 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance



## 2000

### Double-Layer: Steel + Insulation

A Stratford 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



## 3000

### Triple-Layer: Steel + Insulation + Steel

For the toughest, energy-efficient steel door, a Stratford 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

## COLORS

Actual paint color may vary from samples shown.



Stratford 1000/2000: True White, Almond, Wicker Tan, Sandtone, Terratone, and Dark Brown  
Stratford 3000: All colors

\*Price Upcharge

## Specifications

	STRATFORD 1000	STRATFORD 2000	STRATFORD 3000
<b>PANEL DESIGNS</b>			
Short	•	•	•
Long	•	•	•
Flush	•	•	•
Ribbed			•
<b>INSULATION<sup>1</sup></b>		Polystyrene	Polystyrene
<b>R-VALUE<sup>2</sup></b>		6.64	6.58
<b>DOOR THICKNESS</b>	2" (5.1cm)	2" (5.1cm)	1 3/8" (3.5cm)
<b>STEEL THICKNESS</b>	25 ga	25 ga	27/27 ga
<b>WINDOW GLASS OPTIONS</b>			
3/32" Single Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
<b>WIND LOAD AVAILABLE<sup>3</sup></b>	•	•	•
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	15 Years	25 Years	Lifetime
<b>HARDWARE WARRANTY<sup>4</sup></b>	1 Years	2 Years	3 Years

<sup>1</sup>Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

<sup>2</sup>Calculated door section R-value is in accordance with DASMA TDS-163.

<sup>3</sup>It is your responsibility to make sure your garage door meets local building codes.

<sup>4</sup>For complete warranty details, visit amarr.com or contact your local Amarr dealer.

## DECRA TRIM WINDOW INSERTS

### SHORT PANEL

CLEAR (C)



OBSCURE (O)



PRAIRIE (21)



CATHEDRAL (22)



CASCADE (23)



WATERFORD (25)



WAGON WHEEL (26)



SUNRAY (27)



FULL SUNRAY (28)



FIVE PIECE SUNRAY for 10' Door (29)\*



\*Available True White Only.

### LONG PANEL

CLEAR (C)



OBSCURE (O)



STOCKTON (20)



PRAIRIE (21)



CATHEDRAL (22)



CASCADE (23)



MOONLITE (24)



WATERFORD (25)



WAGON WHEEL (26)



SUNRAY (27)



THAMES (30)



ARCHED THAMES (31)



FULL SUNRAY (28)



## DECRA GLASS™ WINDOWS

### SHORT PANEL

TRADITIONAL

VICTORIAN (54)



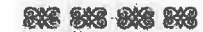
CRAFTSMAN

HEARTLAND (70)



ORNAMENTAL  
WROUGHT IRON

JARDIN (75)



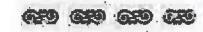
RIVIERA (55)



MISSION (71)



TRELLIS (76)



CHALET (56)



PRAIRIE (72)



AMERICANA (57)



### LONG PANEL

TRADITIONAL

VICTORIAN (54)



CRAFTSMAN

HEARTLAND (70)



ORNAMENTAL  
WROUGHT IRON

JARDIN (75)



RIVIERA (55)



MISSION (71)



TRELLIS (76)



CHALET (56)



PRAIRIE (72)



AMERICANA (57)



165 Carriage Court  
Winston-Salem, NC 27105

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STEEL SPECIFICATIONS

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	CARRIAGE HOUSE DESIGN								TRADITIONAL DESIGN							
	CLASSICA 1000	CLASSICA 2000	CLASSICA 3000	OAK SUMMIT 1000	OAK SUMMIT 2000	OAK SUMMIT 3000	HILLCREST 3000	DESIGNER'S CHOICE 500	HERITAGE 1000	HERITAGE 2000	HERITAGE 3000	STRATFORD 1000	STRATFORD 2000	STRATFORD 3000	LINCOLN 3000	OLYMPUS 500
<b>PANEL DESIGN<sup>2</sup> (Safe Guard)</b>	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	•	•
Short									•	•	•	•	•	•	•	•
Long									•	•	•	•	•	•	•	•
Flush									•	•	•	•	•	•	•	•
Ribbed											•			•	•	
Carrriage House	7 Designs	7 Designs	7 Designs	4 Designs	4 Designs	3 Designs	3 Designs	4 Designs								
<b>CONSTRUCTION LAYERS</b>	1	2	3	1	2	3	3	3	1	2	3	1	2	3	3	3
Steel	•			•					•			•				
Steel + Insulation		•			•					•			•			
Steel + Insulation + Steel			•			•	•	•			•			•	•	•
<b>DOOR THICKNESS</b>	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	1 3/8" (35cm)	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	2" (51cm)	1 3/8" (35cm)	2" (51cm)	2" (51cm)
<b>INSULATION</b>		Polystyrene <sup>1</sup>	Polyurethane		Polystyrene <sup>1</sup>	Polystyrene <sup>1</sup>	Polystyrene <sup>1</sup>	Polyurethane		Polystyrene <sup>1</sup>	Polystyrene <sup>1</sup>		Polystyrene <sup>1</sup>	Polystyrene <sup>1</sup>	Polystyrene <sup>1</sup>	Polyurethane
<b>R-VALUE<sup>2</sup></b>		6.64	13.35		6.64	6.56	9.19	19.40 <sup>3</sup> /13.35 <sup>3</sup>		6.64	9.19		6.64	6.56	9.19	19.40 <sup>3</sup> /13.35 <sup>3</sup>
<b>STEEL THICKNESS</b>																
Gauge (ga)	24 ga	24 ga	25/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	27/27 ga	24 ga	24 ga	24/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	27/27 ga
Gauge (mm)	0.61mm	0.61mm	0.59/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	0.42/0.42mm	0.61mm	0.61mm	0.61/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	0.42/0.42mm
<b>WOODGRAIN EXTERIOR TEXTURE</b>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>END STILES</b>																
Galvanized	•	•		•	•											
Painted			•			•	•	•	•	•	•			•	•	•
<b>THERMAL SEAL</b>																• <sup>4</sup>
<b>BOTTOM WEATHER SEAL</b>																
Steel Retainer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	• <sup>4</sup>
Aluminum Retainer						•								•		
Extruded Vinyl							•									• <sup>4</sup>
<b>DECORATIVE WINDOW OPTIONS</b>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>WINDOW GLASS OPTIONS</b>																
3/32" (0.24cm) Single Strength				•	•	•	•	•	•	•	•	•	•	•	•	•
1/8" (0.32cm) Tempered Double Strength	•	•	•													
Insulated Glass				•	•	•	•	•	•	•	•	•	•	•	•	•
Obscure	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>DECORATIVE HARDWARE OPTIONS</b>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>EXTERIOR COLOR OPTIONS</b>																
True White	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Almond	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Wicker Tan				•	•	•	•	•	•	•	•	•	•	•	•	•
Sandstone	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Terratone				•	•	•	•	•	•	•	•	•	•	•	•	•
Dark Brown				•	•	•	•	•	•	•	•	•	•	•	•	•
Hunter Green				•	•	•	•	•	•	•	•	•	•	•	•	•
Gray				•	•	•	•	•	•	•	•	•	•	•	•	•
Medium Woodgrain <sup>3</sup>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Dark Woodgrain <sup>3</sup>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>WIND LOAD<sup>4</sup> AVAILABLE</b>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>WARRANTY</b>																
Paint Finish <sup>5</sup>	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	Lifetime	Lifetime
Workmanship/Hardware <sup>5</sup>	3 Years	5 Years	Lifetime	1 Year	2 Years	5 Years	3 Years	Lifetime	5 Years	5 Years	Lifetime	1 Year	2 Years	3 Years	3 Years	Lifetime



<sup>1</sup> Insulation on Amarr brand doors has passed self-ignition, flamespread, and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with DASMA TDS-163.

<sup>3</sup> Based on independent laboratory test results.

\* True White Bead Board only.

\*\* All other panels and colors except True White Bead Board

† True White Short Panel only.

‡ All other panels and colors except True White Short Panel

<sup>4</sup> Classica Collection odd heights not available.

<sup>5</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>6</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

NOTE: Optional door locks and various heights and widths are available thru your local garage door dealer.