



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

JUN 15 2015

PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED: March 24, 2015

APPLICATION COMPLETE: March 24, 2015

ACTION DATE: March 31, 2015

CASE NO: UP-76-007U (Supersedes UP-76-007Q)

OWNER: Plum Island Homeowners' Association

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

APPLICATION FOR: Amendment to Prototypical Design Guidelines for Replacement Windows and Sliding Doors To Allow Sliding Glass Doors Facing the Street to have Grids or No Grids

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 Architectural Review application based on the following findings:

1. The proposal to modify the existing Prototypical Design Guidelines for installation and replacement of Windows and Sliding Glass Doors and to allow units with sliding glass doors facing the street to have grids or no grids 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 proposed prototypical design will:

- 1) maintain the existing appearance of residential units in the development and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance";
 - 2) allow for necessary maintenance and repair of houses by offering homeowners' who have sliding glass doors facing the street to have grids or no grids, while otherwise requiring that windows and sliding doors on the same elevation match in order to maintain a consistent streetscape and therefore, 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, and will be consistent with the residential use in the development and the Plum Island Planned Development Prototypical Guidelines; and
 - 3) improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.
2. That the design of the proposal, as conditioned in Exhibit A, would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the proposed prototypical design for Windows and Sliding Glass Doors to allow units with sliding glass doors facing the street to have grids or no grids will be compatible with the architectural style, character, proportions and details of all other residential units in the Plum Island Planned Development in which it is located and they will be in keeping with similar improvements in the neighborhood because they will maintain the same style and materials and colors of other windows in the Plum Island Planned Development.
 3. That the design of the proposal, as conditioned in Exhibit A, 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 proposed prototypical design:
 - 1) will provide guidelines to ensure that the installation and replacement of Windows and Sliding Glass Doors are orderly and consistent for all residential units in the development, and therefore will preserve the overall architectural character and style throughout the Planned Development consistent with Section 17.58.010.B.1;
 - 2) allowing units with sliding glass doors facing the street to have grids or no grids, consistent with existing, will be compatible with architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and
 - 3) will allow for additional/modified light and ventilation for the units and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the Plum Island Planned Development and 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 guidelines for Windows and Sliding Glass Doors will ensure that all residential units maintain similar characteristics and consistency with the approved prototype, 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 Plum Island Planned Development, or the property values in the area.

This action is subject to any conditions contained in Exhibit A, and as illustrated in the Exhibits 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

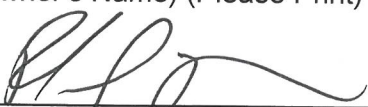
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the 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,

POV 
Curtis Banks
Community Development Director



(Owner's Name) (Please Print) Plum Island
President


(Owner's Signature)

Planners Initials: kl

EXHIBIT A

PLUM ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for installation and replacement of Windows and Sliding Glass Doors UP-76-007U

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the Plum Island 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. 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 in accordance with the approved plans and 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. **All windows and/or patio doors on the same elevation shall match in color, window type, frame style, size and materials, window trim treatment and grids (or no grids).**
7. **All windows and sliding doors facing the water, the greenbelt or the rear yard may have grids or no grids. All windows exposed to the street side shall have grids except over the front doors for models B and C. All sliding doors exposed to the street side may have grids or no grids.**
8. **All replacement windows shall have white frames. Trim around the windows on the same elevation match in terms of materials, width, placement and shall be painted white.**
9. **The patio and/or kitchen sliding glass doors may be replaced with either an equivalent sliding door or with French doors that are similar (or equivalent) to the Milgard Ultra French door. Sliding or French doors shall have a white frame. The wood trim must be painted white. Grids are optional on replacement doors. Doors may be either a single or double panel. Double panel doors may have a third panel of glass either on the right or left hand side of the door.**

Bold indicates site specific condition

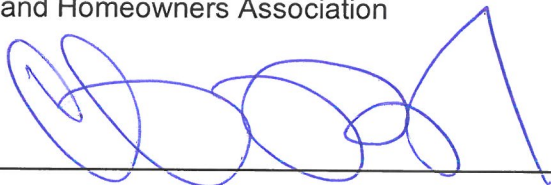
APPROVAL PROCESS

1. Prior to installation of new and/or replacement windows and sliding glass doors, the homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings 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 windows and sliding glass door installations and replacements in the Plum Island Planned Development.

Sam Sandy 

Jolie Ho, Community Manager

The Manor Association, for
Plum Island Homeowners Association



Curtis Banks, Community Development Director
City of Foster City

5-6-15

Date

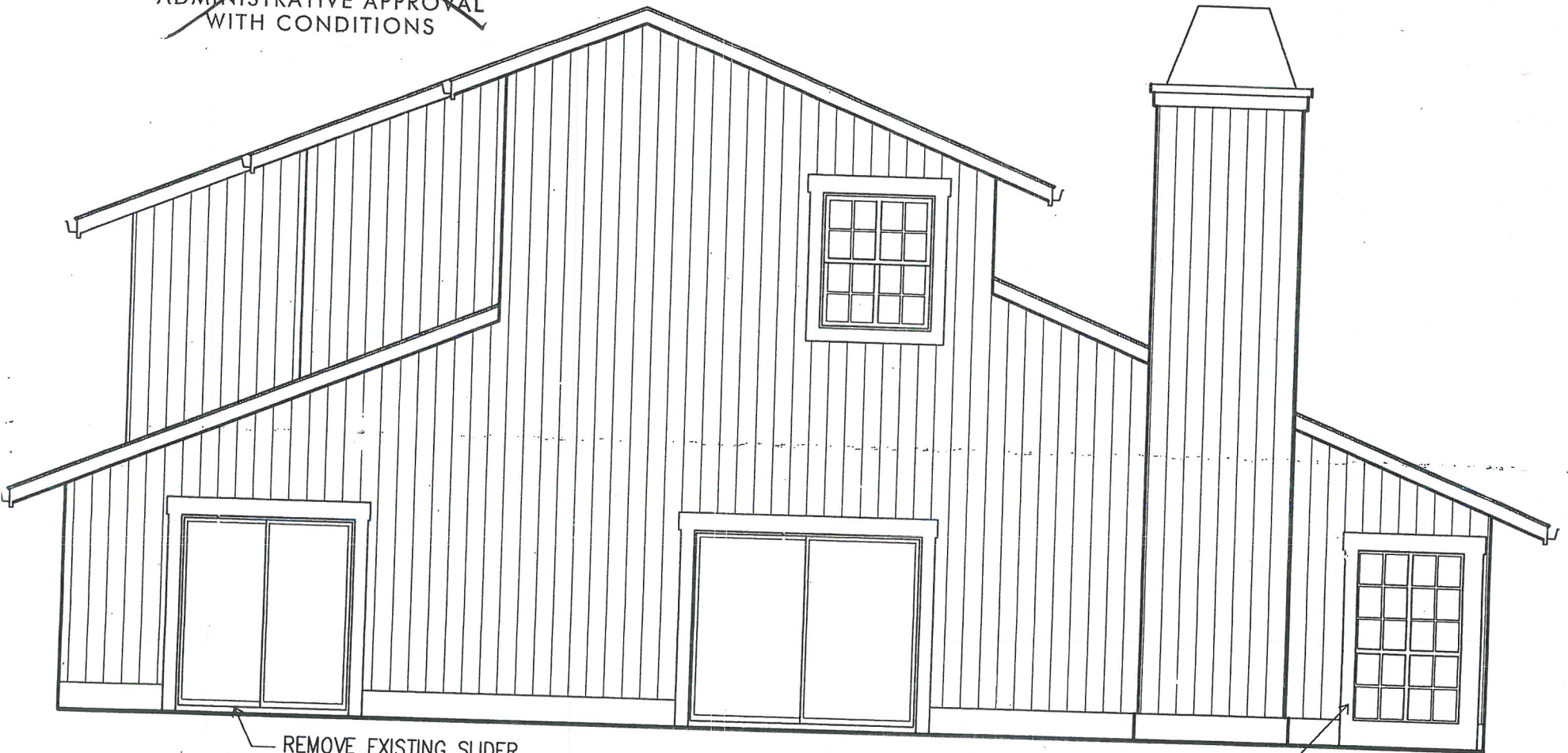
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Date

~~UP-76-007 M
CITY OF FOSTER CITY
PLANNING DEPARTMENT~~

~~MAR 21 2005~~

~~ADMINISTRATIVE APPROVAL
WITH CONDITIONS~~



REMOVE EXISTING SLIDER

REMOVE EXISTING WINDOW

EXISTING WEST ELEVATION

805 GRENADA LANE

FOSTER CITY

N.T.S.

UP-76-007 U
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 31 2015 KAW

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



REMOVE EXISTING SLIDER

REMOVE EXISTING SLIDER

EXISTING SOUTH ELEVATION

805 GRENADA LANE

FOSTER CITY PLANNING DEPARTMENT

CITY OF FOSTER CITY

N.T.S.

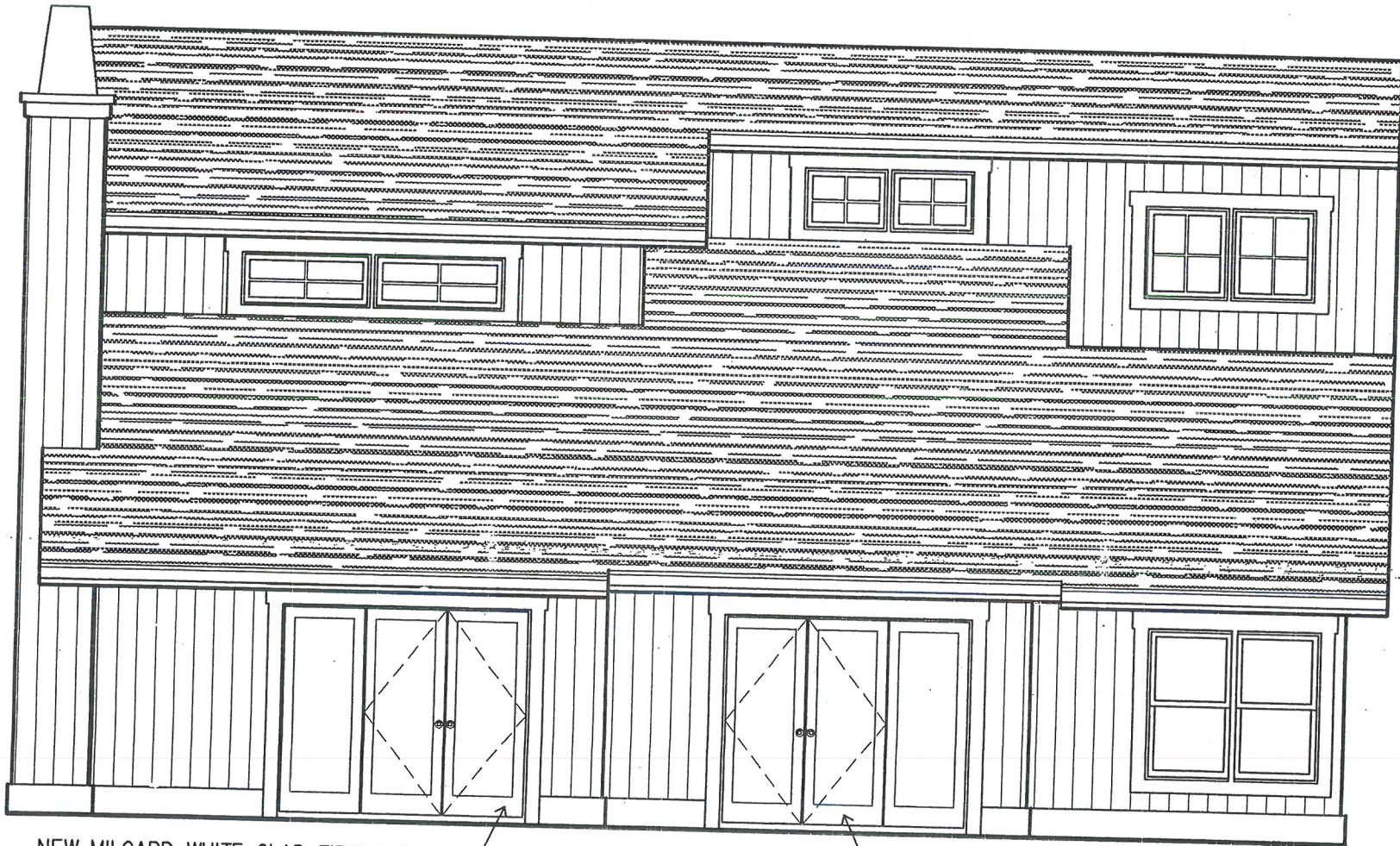
UP-76-007M
MAR 31 2005

AK
~~ADMINISTRATIVE APPROVAL
WITH CONDITIONS~~

UP-76-007U
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 31 2015 *KAC*

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



NEW MILGARD WHITE CLAD FIBERGLAS
FRENCH DOORS. MATCH EXISTING TRIM

NEW MILGARD WHITE CLAD FIBERGLAS
FRENCH DOORS. MATCH EXISTING TRIM

PROPOSED SOUTH ELEVATION

805 GRENADA LANE

FOSTER CITY

CITY OF FOSTER CITY
PLANNING DEPARTMENT

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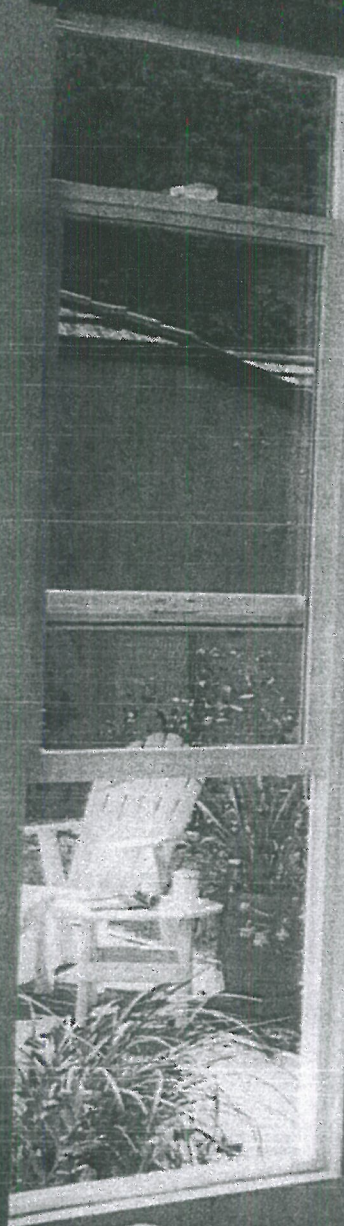
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PLANNING DEPARTMENT

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~~ADMINISTRATIVE APPROVAL
WITH CONDITIONS~~

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

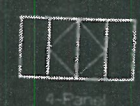
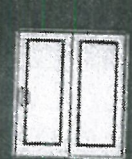
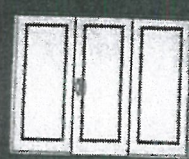
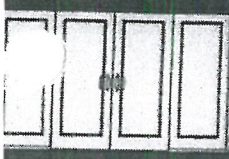


MAKING
 MAY 10 1 2005
 U.P. 716-0070
 ADMINIS
 WITH CONDITIONS

CITY OF...
 DEPARTMENT OF...
 MAY 10 2005
 Ultra Series...
 MINISTRY OF...
 APPROVED...
 CONDITIONS

Indicates hinge on left

Indicates hinge on right (as viewed from the exterior)



Ultra Series French style 4-Panel Sliding Door

Ultra Series French style 2-Panel Sliding Door

Ultra Series 2-Panel Swinging French

Ultra Series 2-Panel Swinging French

Ultra Series French style Sliding Door

Ultra Series 1-Panel Swinging

2-Panel Door with Transom Top

2-Panel Door with Sidelites

2-Panel Door with Transoms Picture Windows