



# City of Foster City

SEE ADDENDUM  
TO EXHIBIT C

## 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 8, 2001

APPLICATION COMPLETE: February 13, 2001

ACTION DATE: February 14, 2001

CASE NO.: UP-72-005K

OWNER: Paul Strong for the Shell Cove Homeowners' Association

OWNER ADDRESS: c/o Strong Management, 2033 Ralston, #100, Belmont, CA 94002

APPLICATION FOR: Garage Door Prototype (Amendment to UP-72-005D)

LOCATION: Shell Cove Planned Development

ZONING: R-3/PD (Medium Density Multiple 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 Architectural Review application based on the following findings:

1. That the proposal to eliminate the wood garage door from the approved garage door list, as conditioned in Exhibit A and illustrated in Exhibit B, 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 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 Exhibits A, 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.

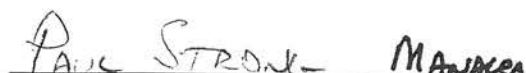
#### Acknowledgment by Applicant

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,

  
Richard B. Marks  
Community Development Director

  
Paul Strong  
(Applicant's Name) (Please Print)

  
Paul Strong  
(Applicant's Signature)

Planner Initials: DLP

## EXHIBIT A

### SHELL COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement of Garage Doors (Amendment to UP-72-005D)

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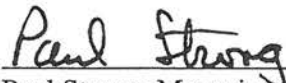
The following guidelines shall govern the installation and replacement of all garage doors in the Shell Cove Planned Development:

#### CONDITIONS OF APPROVAL

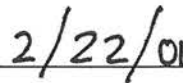
1. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
  2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect 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 installation, a Building Permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
  6. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
  - \* 7. The custom flush sectional wood garage door as illustrated in Exhibit B, attached hereto and incorporated herein, shall **not** be used to replace existing garage doors.
  - \* 8. The remaining approved prototype design for garage doors shall consist of a steel sectional door with a flush design, consistent or equivalent to the "Wayne Dalton, Foamcore II, Model 9100" or "Wayne Dalton, Thermoguard II, Model 9602" design illustrated in Exhibit C, attached hereto and incorporated herein.
  - \* 9. The garage door shall be painted to match the main building color of the residential unit.
  - \* 10. The use of glass or window panels in the garage door design shall not be allowed.
- \* Site Specific Conditions

APPROVAL PROCESS

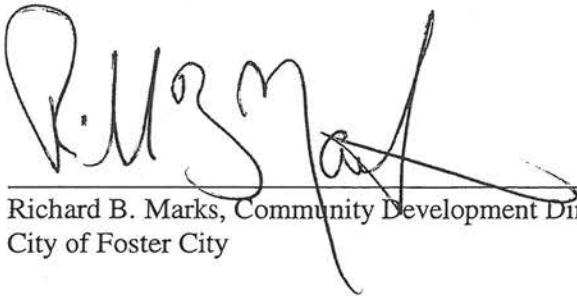
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement windows.



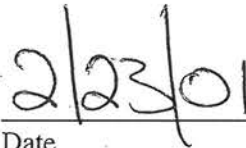
Paul Strong, Managing Agent  
Strong Management, for  
Shell Cove Homeowners' Association



Date

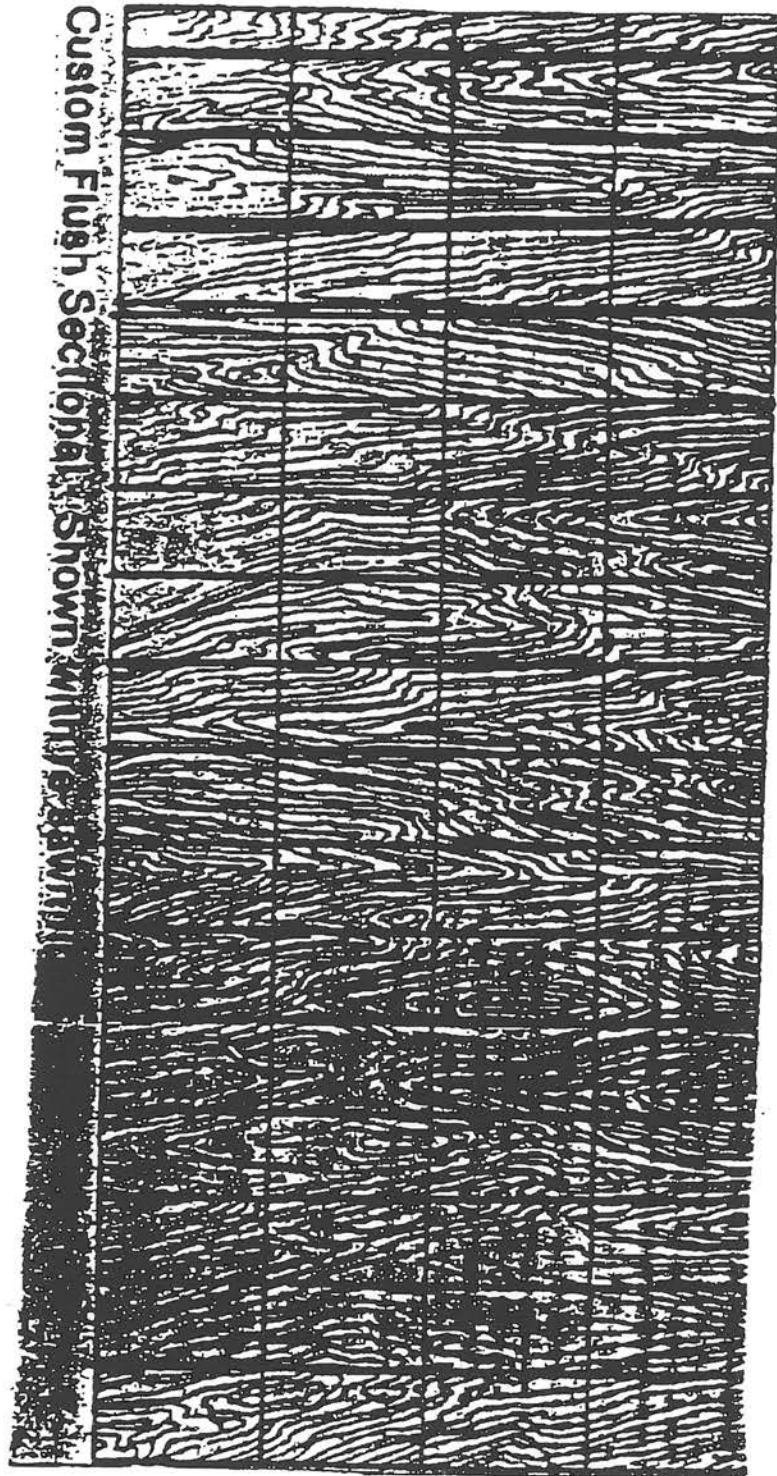


Richard B. Marks, Community Development Director  
City of Foster City



Date

EXHIBIT B



UP-72-005K  
 THIS MODEL  
 NOT APPROVED

*A Carmichael*  
 2/14/01

~~ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS~~

~~CITY OF FOSTER CITY  
 PLANNING DEPARTMENT~~

~~UP-72-005 D~~

# EXHIBIT C



STEEL DOOR

UP-72-005K  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

FEB 14 2001  
*Hammond*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

UP-72-005 I  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

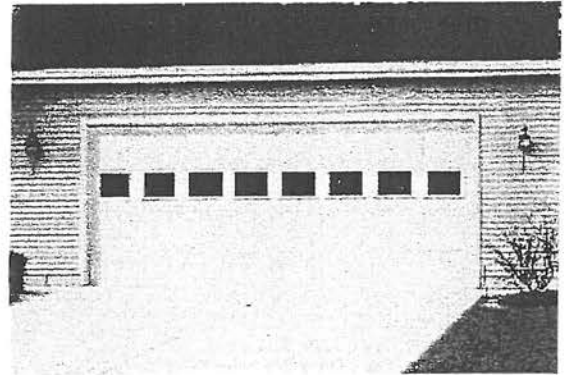
MAY 26 2000  
*AP*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

# EXHIBIT C

## BTW Door Company

### Waynemark (8000 series):

- Non-insulated Steel.
- Colonial raised panel design.
- Tongue and groove design seals out the wind and water.
- Full box shaped, 20 gauge styles for strength and rigidity.
- Torquemaster Spring - standard.
- White, almond, taupe and brown available.
- 10 year limited warranty.



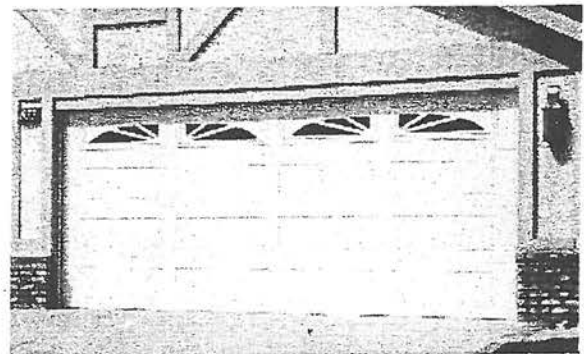
**Colonial Raised Panel**

### Foamcore II:

- Insulated Steel with a "laminated Kraft board" backer.
- Colonial raised panel or flush design available.
- Waynegard pinch resistant design keeps fingers safe.
- Polyurethane insulated - quieter operation, more dent resistant, and saves on heating costs (R value =6).
- Integrated struts adds strength and durability.
- Torquemaster Spring - standard.
- White, almond, taupe and brown available.
- 15 year limited warranty.

### Thermogard II:

- Steel inside and out with a polyurethane insulation core.
- Colonial and elongated raised panel or flush design available.
- Waynegard pinch resistant design keeps fingers safe.
- Polyurethane insulated - quieter operation, more dent resistant, and saves on heating costs (R value =10).
- Integrated struts adds strength and durability.
- Torquemaster Spring - standard.
- White, almond, taupe and brown available.
- 20 year limited warranty.



**Elongated Raised Panel**

*UP-72-005K*  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT

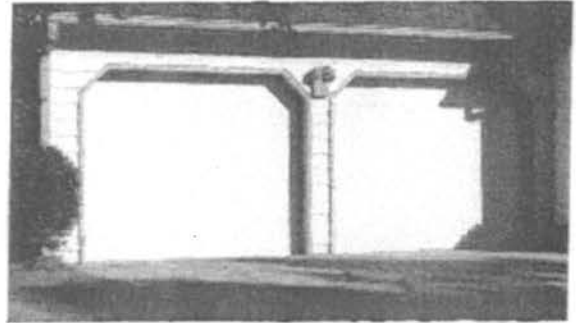
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*[Signature]*  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS

*UP-72-005 I*  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT

MAY 23 2000  
*[Signature]*  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS

Thermowayne II:

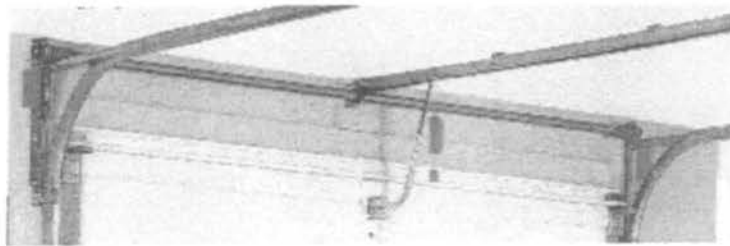
- Steel inside and out with a polyurethane insulation core.
- Colonial raised panel or flush design available.
- Waynegard pinch resistant design keeps fingers safe.
- Polyurethane insulated - quieter operation, more dent resistant, and saves on heating costs (R value =12).
- Integrated struts adds strength and durability.
- Torquemaster Spring - standard.
- White, almond, taupe and brown available.
- Limited lifetime warranty.



**Flush Style**



With Waynegard pinch resistant design, closing sections, actually push fingers out of harms way.



Torquemaster Counterbalance System:

- Spring forces are contained inside a steel tube - no springs flying across the garage.
- Drill-powered spring winding is quicker and safer.
- Lifting cables are 5 times stronger than necessary.
- A Torquemaster unit cannot be disassembled unless its springs are unwound and safe.
- Lubricant inside steel tube decreases required maintenance.

Home

*UP-72-005 K*  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

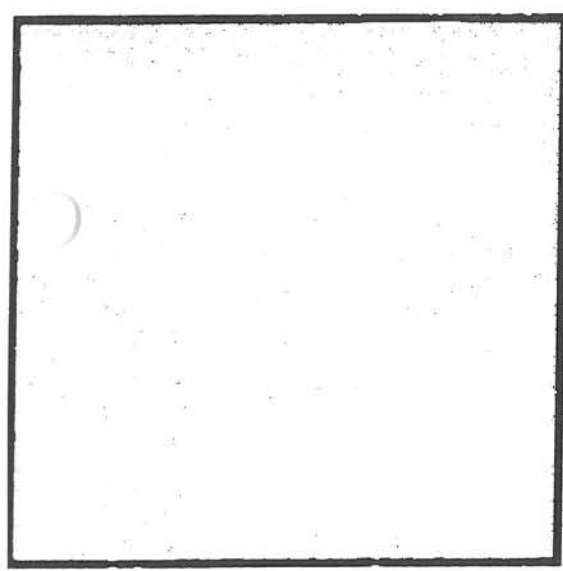
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*L. L. Linn*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

*UP-72-005 I*  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 25 2000  
*AK*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS



# Foamcore II<sup>TM</sup> Flush



White only

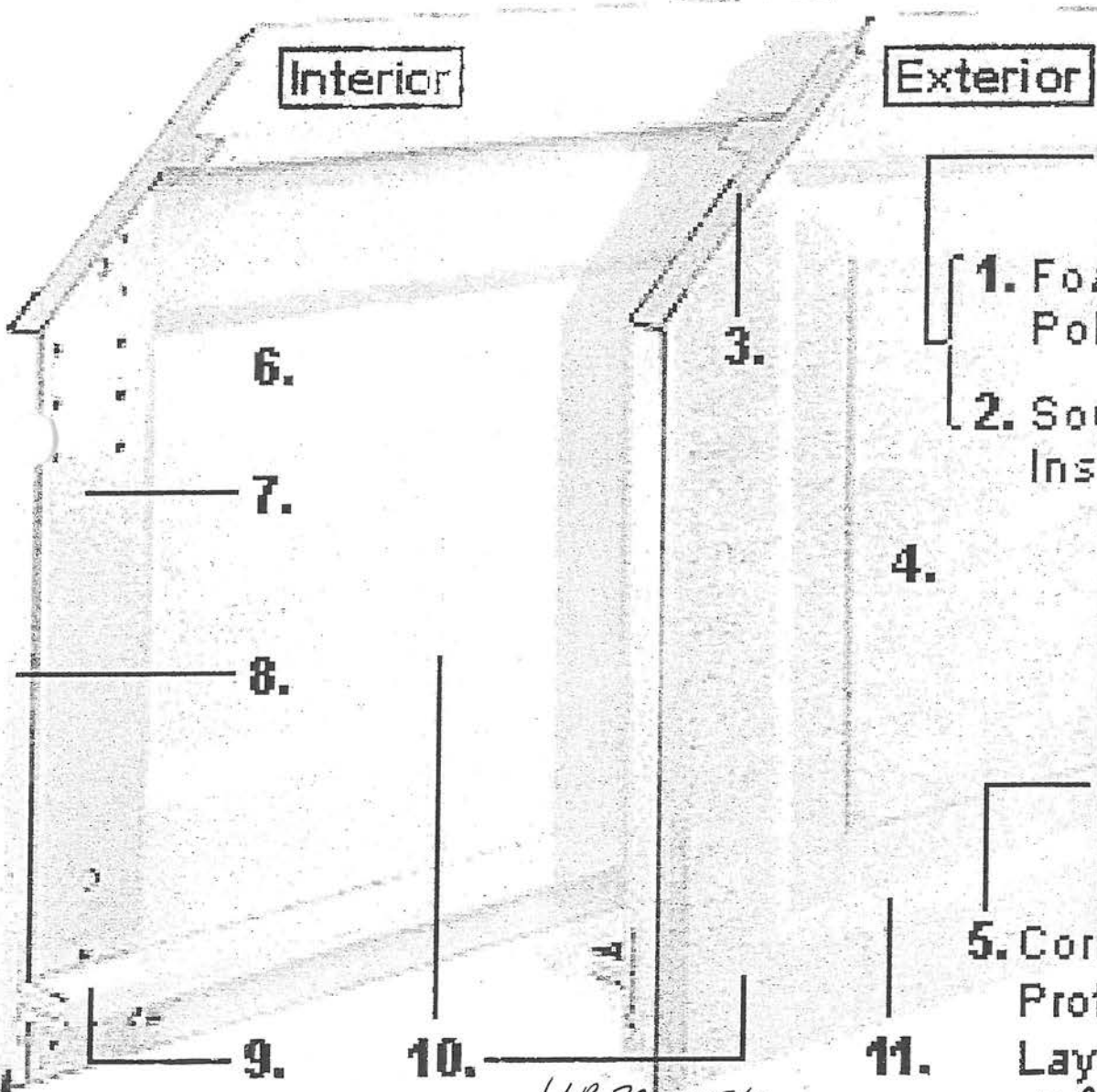
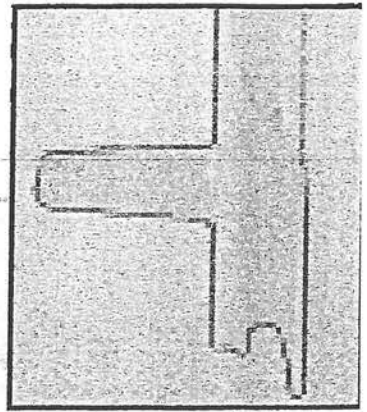
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CITY OF FOSTER CITY  
PLANNING DEPARTMENT

FEB 14 2001  
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WITH CONDITIONS

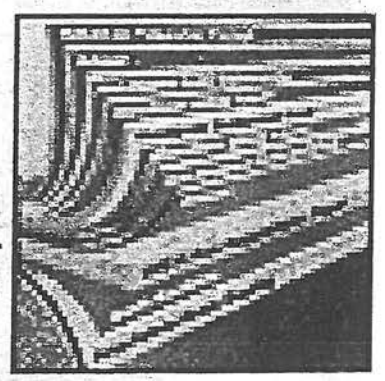
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CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 26 2000  
*af*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

# Innovative Design and the Finest Materials...



- 1. Foamed-in-Place Polyurethane Core
- 2. Sound-Absorbing Insulation



- 5. Corrosion Protection From Layering

*UP-72-005K*  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

FEB 14 2001  
*L. Carmichael*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

*UP-72-005I*  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAY 25 2000  
*sq*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS



# Shell Cove Homeowners' Association



**FAX**

**FOSTER CITY  
RECEIVED  
JUL 09 2001  
PLANNING  
DIVISION**

To: Planning Department  
Debbie Pedro

Company: City of Foster City

Fax number: 574-3483

Business phone: 286-3200

From: **STRONG MANAGEMENT**  
Paul Strong

Fax number: (650) 794-0110

Business phone: (650) 794-2623

Date & Time: July 9, 2001

Number of Pages: 2  
(Including cover)

RE: Shell Cove HOA

Good Morning:

The Wayne Dalton Foam Core II garage door is no longer made with a pin stripe. The Shell Cove Board of Directors has approved the door without the pin stripe. Please update your records.

Thank you

\* Strong Property Management \* 2033 Ralston Ave #100 \* Belmont, CA 94002 \*  
\* (650) 794-2623 \* fax 794-0110 \*

UP-72-005 K  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

JUL 11 2001  
*Hammund*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

*addendums to  
Exhibit C*

**Kohar Kojayan**

**From:** George Chandler [GChandler@ChandlerGarageDoor.com]  
**Sent:** Tuesday, January 26, 2010 5:00 PM  
**To:** Kohar Kojayan  
**Cc:** Claire Hansen  
**Subject:** RE: Garage door

Kohar Kojayan,

The Wayne-Dalton brochure I sent IS the correct brochure. The model 9602 designation no longer exists. The number 2 in the old model number 9602 was the "Flush" designation.

Currently Wayne-Dalton uses names not numbers to identify the specific model. The door we will be installing is the same door as described in the HOA description (9602), but with a current model designation of **Model 9600 "Contemporary"**. (This IS the 9602 Flush with no glass)

The job description on the application makes no mention of glass panels; therefore no glass panels will be installed. I believe all of that information is already on the application.

I do not see a need to return and amend the application. All the work will be completed as required by the HOA specifications.

Sincerely,  
 George Chandler

**George Chandler**

☎ 657-8700

www.chandlergaragedoor.com

email: gchandler@chandlergaragedoor.com

---

**From:** Kohar Kojayan [mailto:kkojayan@fostercity.org]  
**Sent:** Tuesday, January 26, 2010 3:55 PM  
**To:** George Chandler  
**Cc:** Claire Hansen  
**Subject:** RE: Garage door

George,

We have received your application to install a new garage door in the Shell Cove Homeowners Association. Attached are the specifications that the garage door has to meet. Once you verify that the required specs are met, the building permit application must be amended to show an accurate description (flush sectional garage door with no window panels). Additionally, you must provide a manufactures brochure for the proposed door. The manufactures brochure you previously sent was for Wayne Dalton model 9600 – the approved model is 9602 or its equivalent.

Please let me know if you need more information. Once you have all the information listed above, please come in and amend your building permit and we can issue it.

Thank you,  
 Kohar

---

**From:** Claire Hansen  
**Sent:** Tuesday, January 26, 2010 3:06 PM  
**To:** Kohar Kojayan  
**Subject:** FW: Garage door

1/27/2010

## Kohar Kojayan

---

**From:** George Chandler [GChandler@ChandlerGarageDoor.com]

**Sent:** Monday, February 22, 2010 12:21 PM

**To:** Kohar Kojayan

**Subject:** FW: Approved Garage door Shell Cove HOA

FYI,

Thanks for the help this morning.

Please have Claire give me a call so I can take care of the financial side of the permit.

Thanks,

**George Chandler**

510-657-8700

www.chandlergaragedoor.com

email: gchandler@chandlergaragedoor.com

---

**From:** George Chandler

**Sent:** Monday, February 08, 2010 9:57 AM

**To:** 'chansen@fostercity.org'

**Subject:** FW: Approved Garage door Shell Cove HOA

Good morning Claire,

You may remember about two weeks ago I was in there to complete an application for a garage door replacement permit. Later I heard from Kohar and there was an issue with some wording about the actual design.

As I understand it, the HOA has sent an email to Kohar Kojayan approving the new wording and allowing the door to be installed. (Attached)

At this point I had expected to hear from you (or Kohar) in regards to the payment for the permit and a subsequent Foster City business license. I hope there are no further issues in regards to the permit.

If there is anything I can do, please let me know.

Thanks for all of your help,  
George

**George Chandler**

510-657-8700

www.chandlergaragedoor.com

email: gchandler@chandlergaragedoor.com

---

**From:** Lisa Mitchell [mailto:lisa@peachtreecas.com]

**Sent:** Monday, February 01, 2010 4:02 PM

**To:** kkoyan@fostercity.org

**Cc:** George Chandler; Michele Durkin

**Subject:** Approved Garage door Shell Cove HOA

Kohar:

2/22/2010

I am the manager for the below mentioned HOA, Shell Cove. Please be advised that the Model 9600 now supersedes the prv Model 9602 previously approved.

Please feel free to contact me if you require any further information.

Respectfully,

Lisa Mitchell  
Community Manager  
Peachtree Community Association Services  
30100 Mission Blvd.  
Hayward, CA 94544  
(510) 487-3383 ext. 23  
(510) 487-6936 Fax  
[lisa@peachtreecas.com](mailto:lisa@peachtreecas.com)

Wayne  
Dalton  
Model 9600  
supersedes  
Model 9602.

Please visit your Community's website for up-to-date information and to pay your assessments! Secure login available at [www.peachtreecas.com](http://www.peachtreecas.com).

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of Peachtree Community Association Services, Inc. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required, please request a hard-copy version.

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**From:** George Chandler [mailto:GChandler@ChandlerGarageDoor.com]  
**Sent:** Wednesday, January 27, 2010 1:47 PM  
**To:** Lisa Mitchell  
**Cc:** Michele Durkin  
**Subject:** FW: Garage door

FYI  
This is the email I am responding to for the Foster City Planning Dept.

**George Chandler**  
510-657-8700  
[www.chandlergaragedoor.com](http://www.chandlergaragedoor.com)  
email: [gchandler@chandlergaragedoor.com](mailto:gchandler@chandlergaragedoor.com)

---

**From:** Kohar Kojayan [mailto:kkojayan@fostercity.org]  
**Sent:** Wednesday, January 27, 2010 8:00 AM  
**To:** George Chandler  
**Subject:** RE: Garage door

George,  
Please use the prototype on file with the City for the Shell Cove Planned Development indicates model 9602, we would need an email or letter from the Association Manager, to request that we use Model 9600 Contemporary design as the new prototype (or its equivalent). Prototypes are requested by HOA's and the City cannot make a change to their prototype with written notice.

Once we have a request by the HOA to use Model 9600 Contemporary design as the new prototype (as it supersedes Model 9602), we can approve your building permit. Claire said that she would fax you the building permit, you would have to amend the description and include language to include "flush design garage door with no glass" – that is the City's requirement for signing off on building permits. Once all that information is accurate, I will sign the application and Claire will issue it.

Please let me know if you have any further questions.

-Kohar

---

**From:** George Chandler [mailto:GChandler@ChandlerGarageDoor.com]  
**Sent:** Tuesday, January 26, 2010 5:00 PM  
**To:** Kohar Kojayan  
**Cc:** Claire Hansen  
**Subject:** RE: Garage door

Kohar Kojayan,

The Wayne-Dalton brochure I sent IS the correct brochure. The model 9602 designation no longer exists. The number 2 in the old model number 9602 was the "Flush" designation.

Currently Wayne-Dalton uses names not numbers to identify the specific model. The door we will be installing is the same door as described in the HOA description (9602), but with a current model designation of **Model 9600 "Contemporary"**. (This IS the 9602 Flush with no glass)

The job description on the application makes no mention of glass panels; therefore no glass panels will be installed. I believe all of that information is already on the application.

I do not see a need to return and amend the application. All the work will be completed as required by the HOA specifications.

Sincerely,  
George Chandler

**George Chandler**  
510-657-8700  
www.chandlergaragedoor.com

email: gchandler@chandlergaragedoor.com

---

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**To:** George Chandler  
**Cc:** Claire Hansen  
**Subject:** RE: Garage door

George,

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Please let me know if you need more information. Once you have all the information listed above, please come in and amend your building permit and we can issue it.

Thank you,  
Kohar

2/22/2010

---

**From:** Claire Hansen  
**Sent:** Tuesday, January 26, 2010 3:06 PM  
**To:** Kohar Kojayan  
**Subject:** FW: Garage door

Kohar

Re garage door at celestial

*Claire Hansen  
Certified Building Permit Technician  
City of Foster City  
(650) 286-3230  
[chansen@fostercity.org](mailto:chansen@fostercity.org)*

---

**From:** George Chandler [mailto: ]  
**Sent:** Tuesday, January 26, 2010 2:49 PM  
**To:** Claire Hansen  
**Subject:** Garage door

Clair,

Attached is the manufacture brochure for the model of garage door we are installing. The flush design is referred to on the brochure as the "Contemporary" design at the bottom of the page. This is the design specified by the H.O.A.

Thanks for your help,  
George

**George Chandler**  
510-657-8700  
[www.chandlergaragedoor.com](http://www.chandlergaragedoor.com)

email: [gchandler@chandlergaragedoor.com](mailto:gchandler@chandlergaragedoor.com)





Wayne Dalton model 9602  
616 Aquarius



*Previously approved model - now discontinued*