

**EXHIBIT A**

(Conditions attached to approval of UP-72-005B by  
Planning Commission on October 3, 1991)

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 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.
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 building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
- \* 6. The dimensions of the greenhouse windows shall exactly match the dimensions of the replaced window.
- \* 7. The front panel of the window shall be a single piece of glass with no mullions or muntins.
- \* 8. The individual homeowners shall apply for an Architectural Review permit and a Building Permit for replacement of existing kitchen windows.
- \* Site Specific Condition

RESOLUTION NO. P- 56 -91

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A MODIFICATION TO AN EXISTING USE PERMIT TO ADD A GARDEN WINDOW DESIGN TO THE PROTOTYPICAL DESIGN GUIDELINES FOR SHELL COVE -- SHELL COVE HOMEOWNERS' ASSOCIATION -- UP-72-005B

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Shell Cove Homeowners' Association has requested approval for adding a garden window design to the prototypical design guidelines for Shell Cove; and

WHEREAS, the proposal has been determined by the Planning Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Modification of Use Permit request at the Planning Commission meeting of October 3, 1991, and on said date the Public Hearing was opened, held, and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the staff report, written and oral testimony, and exhibits presented, finds:

- A. The proposal would be consistent with the Foster City General Plan and Chapter 17.12 (R-1 Single Family District) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposal would be consistent with and implement the Basic Community Objective contained within the Land Use and Circulation Element (page 36) as follows, "to encourage desirable urban character and appearance", and further, because the proposal would blend with the existing architecture of the development and would be sympathetic to the character and style of the existing houses and the neighborhood and therefore, would promote "an aesthetically desirable environment" as stated in Residential Policy 6 of the Land Use Element of the General Plan, and improve a typical residential use consistent with the Land Use Plan designation of Townhouse Residential contained within the Land Use Element and the R-T Two-Family Residence Zoning District.
- B. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the proposed garden window design would be compatible with the existing architectural style of the townhouses in the development as recommended by the City's adopted Architectural and Solar Guidelines.
- C. That the design of the garden window 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 proposal would duplicate the colors, materials and sizes of the existing kitchen windows and would be compatible with the existing development and therefore, would preserve the architectural scale and character of the neighborhood and community consistent with Section 17.58.010.B.1; the proposal would introduce a new design element in the neighborhood that would be well designed, in and of itself and in relation to surrounding properties and therefore, would be compatible with the



architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and therefore, would enhance its site and would be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

- D. 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 garden windows would be compatible with the architectural style of the existing townhouses in the development and therefore, they would comply with the intent and purpose of the zone in which the property is located and with the General Plan of the City consistent with Section 17.58.010.B.8. and will not impact the orderly development of the City consistent with Section 17.06.020 of the Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-72-005B, subject to the conditions in Exhibit A attached hereto.

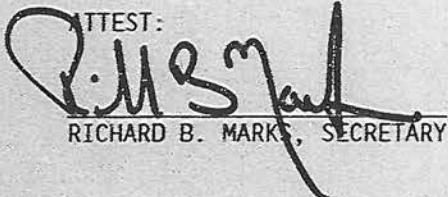
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on October 3, 1991, by the following vote:

AYES, COMMISSIONERS: McEWEN, DITTMAR, KUNDUPOGLU, YEE

NOES, COMMISSIONERS: NONE

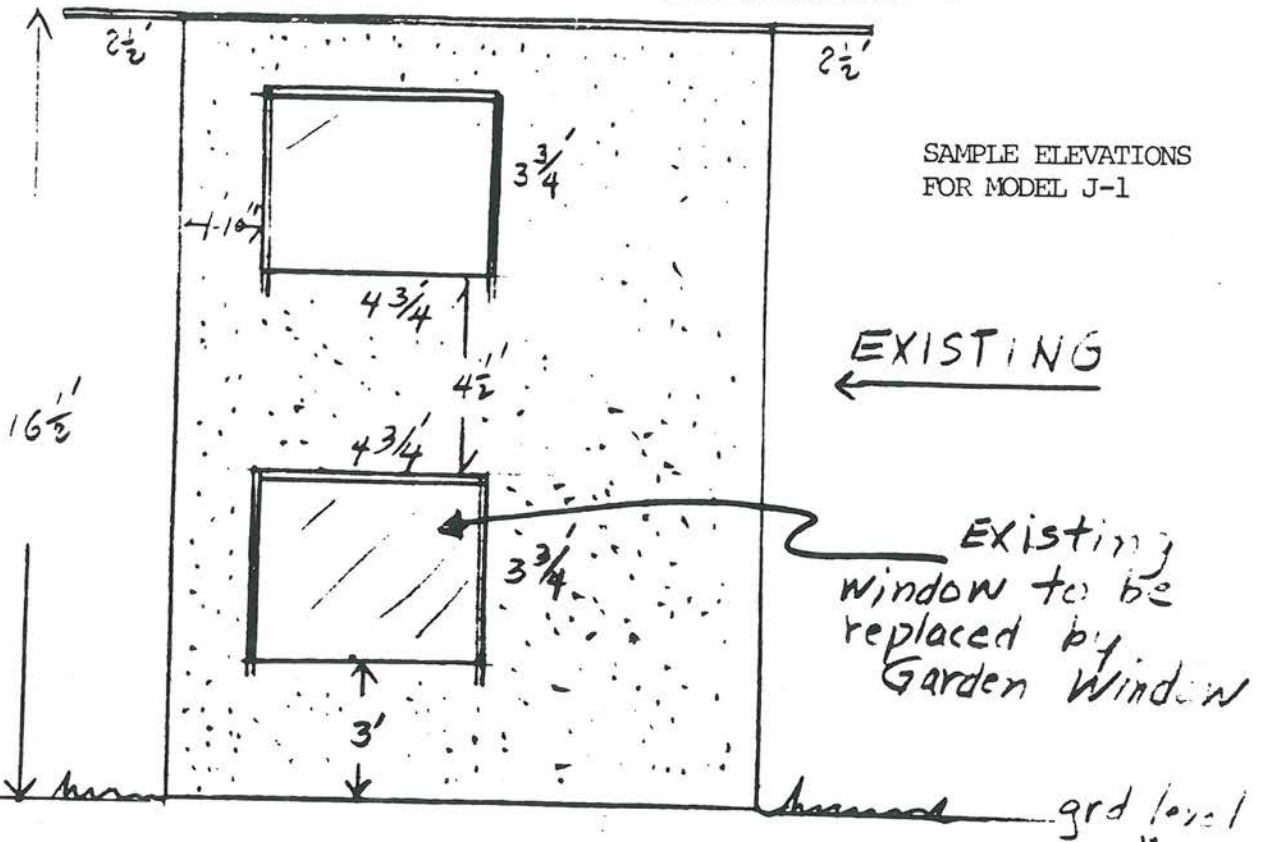
ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: CHAIRMAN DIERKES

ATTEST:  
  
RICHARD B. MARKS, SECRETARY

for   
JAMES P. DIERKES, CHAIRMAN

# EXISTING BLDG.



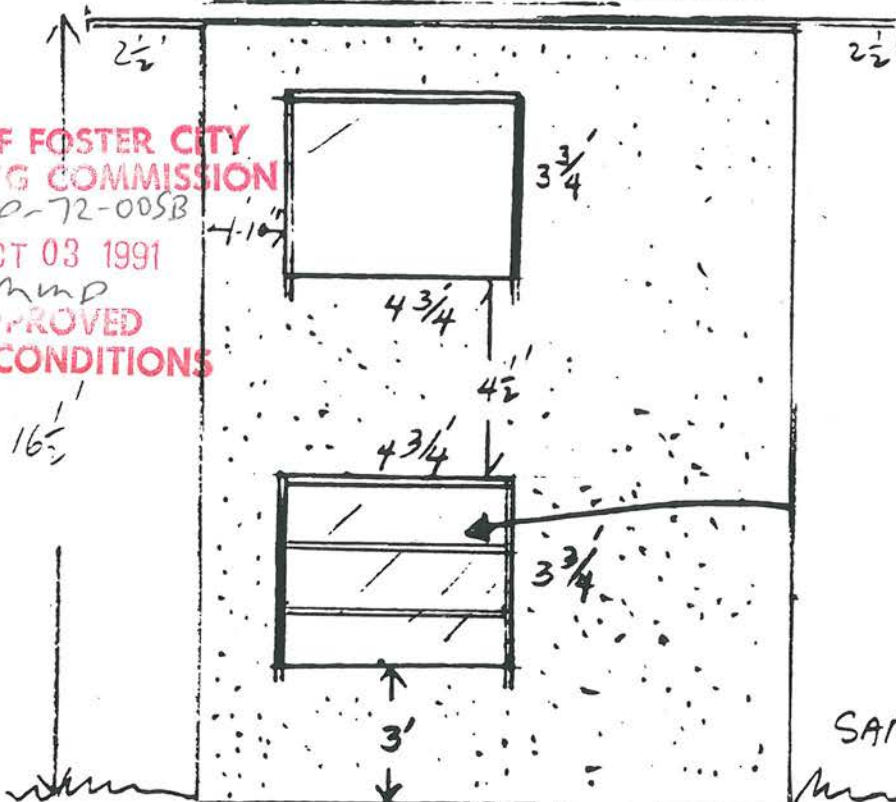
SAMPLE ELEVATIONS  
FOR MODEL J-1

Scale 1" = 40'

← 12' 1/4" →

# PLAN PROPOSAL

**CITY OF FOSTER CITY  
PLANNING COMMISSION**  
UP-72-005B  
OCT 03 1991  
MMP  
**APPROVED  
WITH CONDITIONS**



12"  $\frac{1}{2}$ "  
PROPOSAL  
GARDEN  
WINDOW

SAME DIMENSIONS AS ORIGINAL

grd level

← 12' 1/4" →



# 1800 Series

**CITY OF FOSTER CITY  
PLANNING COMMISSION**

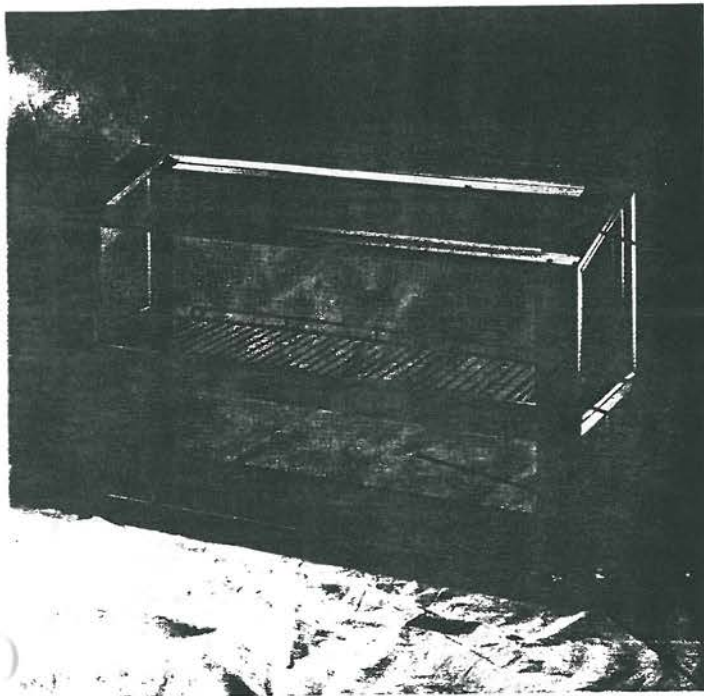
UP-72-005B

OCT 03 1991

MMD  
APPROVED

**WITH CONDITIONS**

## Features and Benefits



Dimensions = 46" x 58" x 12" (projection)

The largest window manufacturer in the western U.S., Milgard is setting the standard for quality. We have ten thermally improved product lines for residential, remodeling and light commercial use. From our exclusive five-year warranty on insulated glass units to custom manufacturing, you'll find we're clearly the leader in service, too.

Over the years, Milgard has built an airtight reputation for thermal efficiency. Heavy weatherstripping, insulating glass, and a unique interlocking system make our aluminum windows one of the most airtight, energy-efficient products on the market.

Features	Benefits
Maintenance-free and durable aluminum. Anodized or white painted finish.	Won't rot, peel or mildew. No painting necessary. Protects against weather. Trouble-free, durable finish.
High-quality weatherstripping.	Reduces air/water infiltration.
Toplite with flat glazing bead.	Eliminates chance of standing water/seal penetration.
Locking system.	Automatic, spring loaded, positive double-action lock.
Horizontal meeting rail/vent interlock.	Weathertight integrity. Maximum security.
Double-pane insulating glass.	Conserves energy. Reduces heat loss/gain year-round.
Integral screen application.	Easy attachment. No clips to fasten.
Weep system/split sill design.	Hidden weepholes greatly reduce wind and water blowback.
Fits over rough opening.	Easily installed in both replacement and new applications.

## Selected Specifications

**Finish**  
Bronze anodized; white painted.

**Ventilator Glazing**  
Wraparound "U" channel vinyl shall be used to seat 1/2" insulating glass around its entire perimeter.

**Certification**  
AAMA 101-85: GH-R15.

For complete specifications, contact your Milgard representative.

It is the responsibility of the owner, architect and builder to make product selections in compliance with applicable laws and building codes. Milgard Manufacturing, Inc., reserves the right to change designs and specifications without notice.

## Locations

1010-54th Avenue East  
P.O. Box 11368  
Tacoma, WA 98411-0368  
206 922-6030  
1 800 562-8444

3800-136th St. N.E.  
Marysville, WA 98270  
206 659-0836  
1 800 562-0402

N. 207 Crestline  
Spokane, WA 99202  
509 534-6201

29600 S.W. Seely Avenue  
P.O. Box 727  
Wilsonville, OR 97070  
503 682-3270

2441 Mercantile Drive  
Rancho Cordova, CA 95670  
916 635-0700  
(Sacramento area)

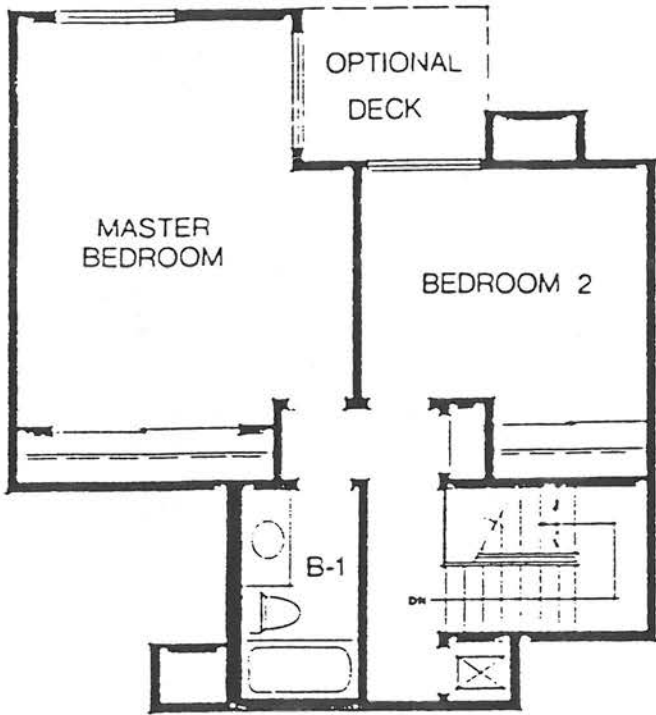
255 Apollo Way  
Hollister, CA 95023  
916 635-0700

42259 Rio Nedo  
P.O. Box 1879  
Temecula, CA 92390  
714 676-2688

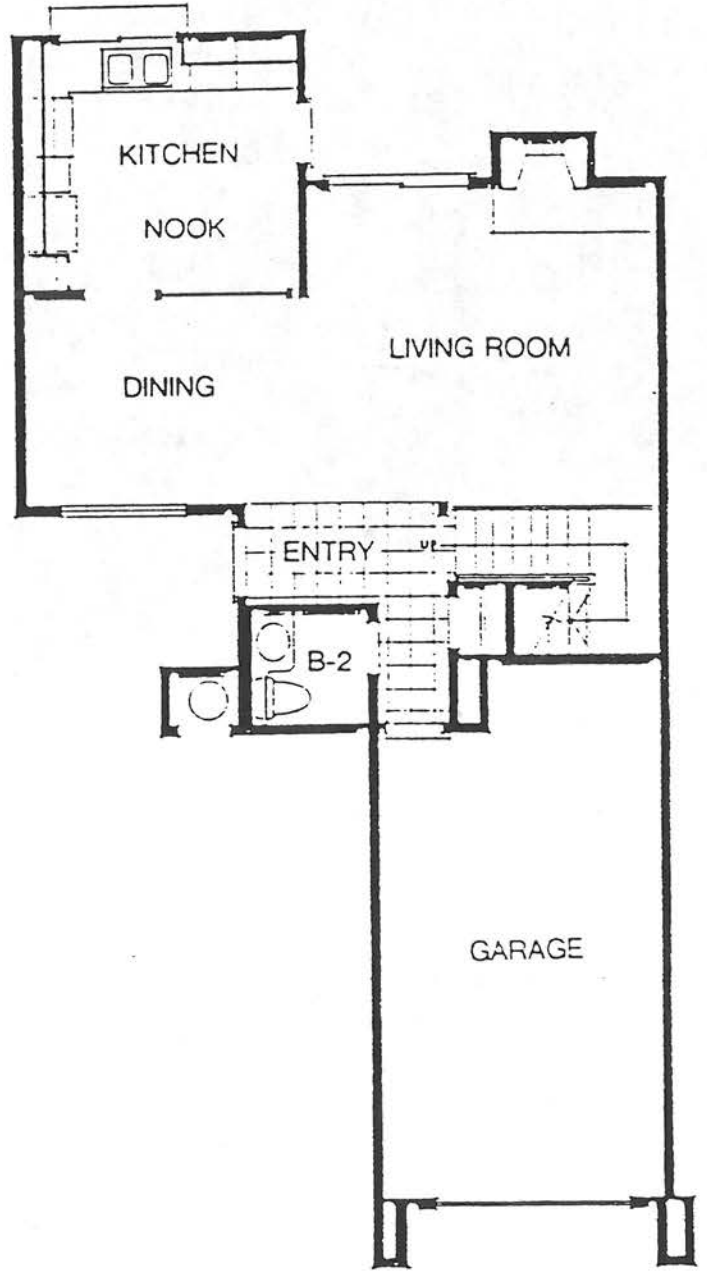


Product availability may vary according to location.

# PLAN J-1



UPPER LEVEL



LOWER LEVEL

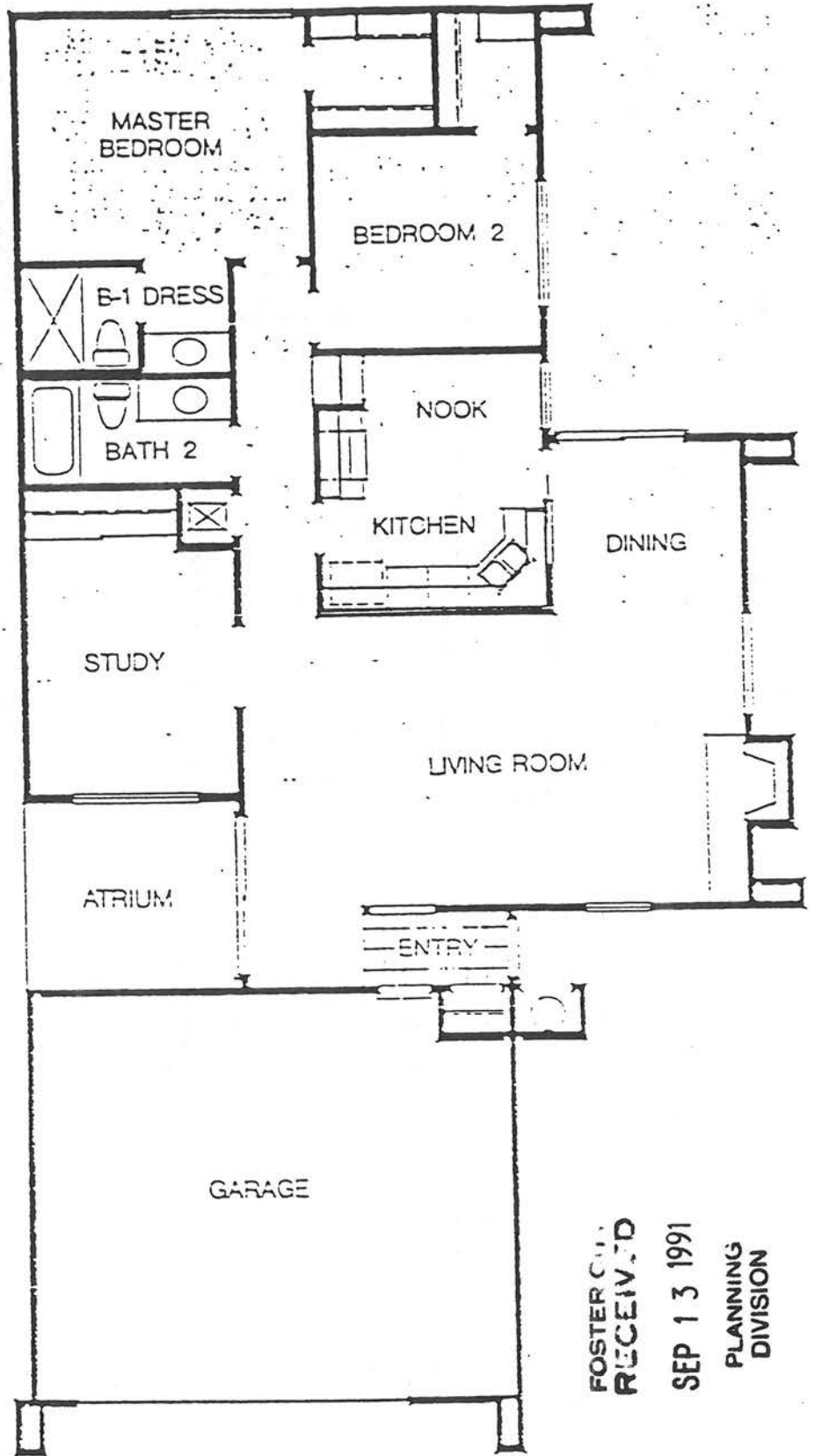
A creatively designed plan, this 2 bedroom, 1½ bath features a tiled entry leading to the large living and dining room area, a wood burning fireplace, kitchen eating nook, sweeping glass doors to private patio and garden area and a master bedroom suite with full wall closet. An optional upstairs deck may be added for additional enjoyment.

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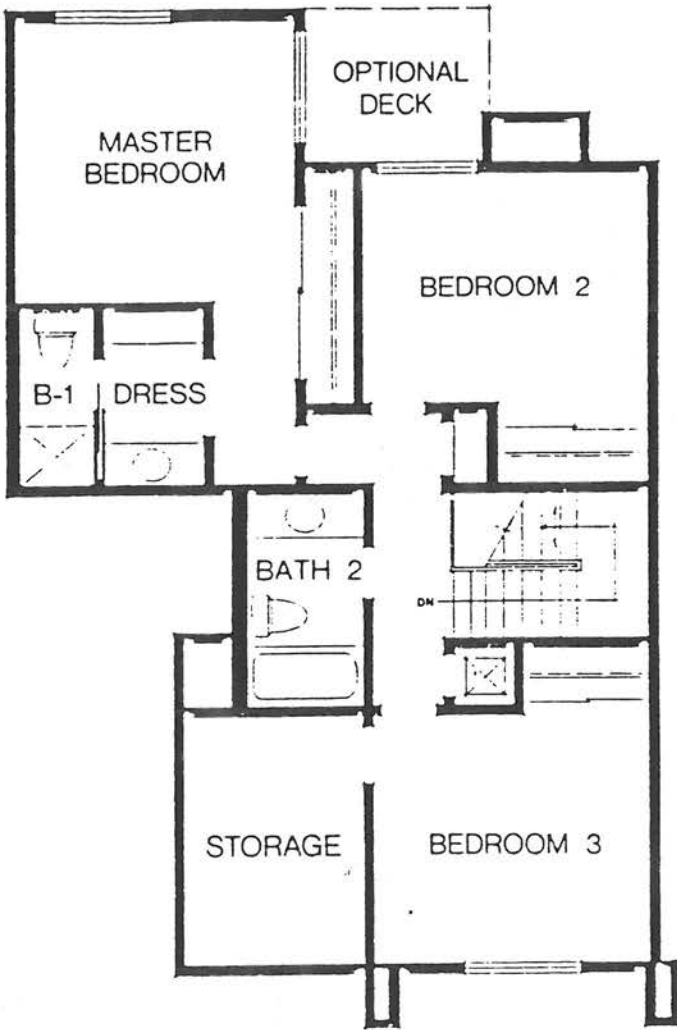
# PLAN J-2



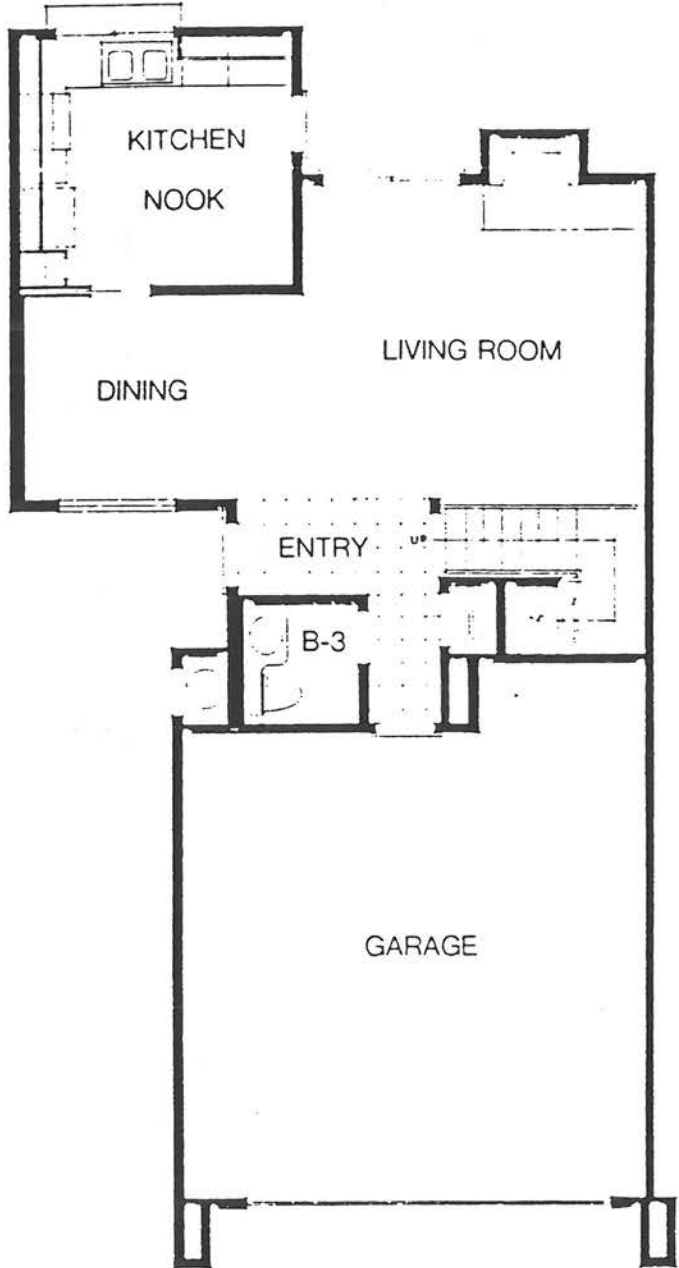
Here is a beautifully-planned design which includes 2 baths, 3 spacious bedrooms or a secluded study. A tiled entry leads to the living room, dining room area which is dominated by a wood burning fireplace. 2 private patio areas and a kitchen eating nook are among this plan's long list of luxury extras.

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# PLAN J-3



UPPER LEVEL



LOWER LEVEL

This spacious 3 bedroom, 2½ bath design features a wood burning fireplace set beside an expansive glass threshold leading to the private patio area. The convenient kitchen has a pass-through window for easy service of outdoor parties. An unfinished room upstairs has potential limited only by the owner's imagination.

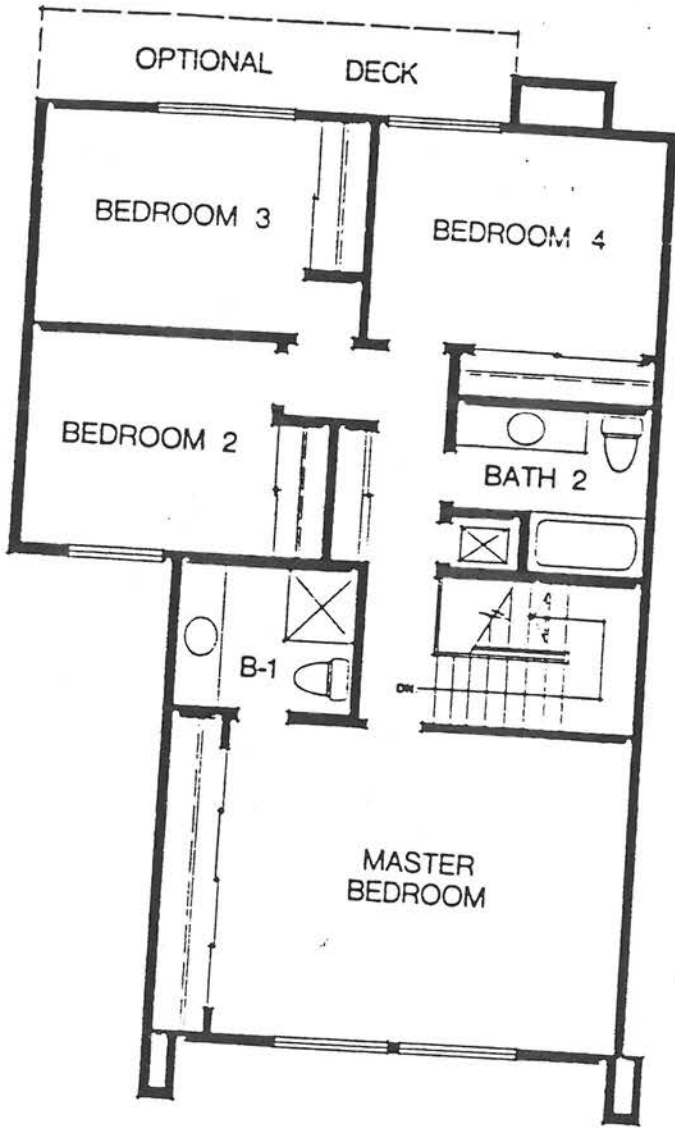
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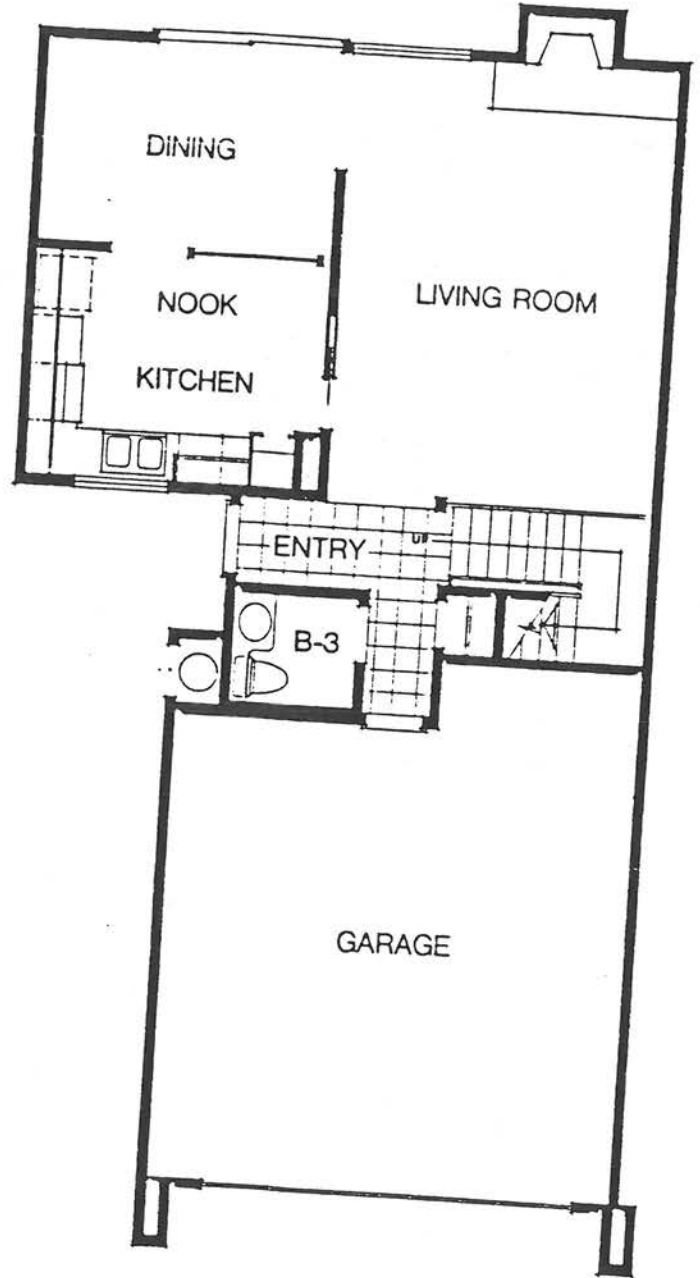
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# PLAN J-4



UPPER LEVEL



LOWER LEVEL

This 4 bedroom, 2½ bath split-level design features an expansive living room and dining area with wide glass windows and doors leading to the private patio and garden. Upstairs, the master suite includes a wall closet and an optional deck may be added to further enhance this delightfully livable plan.

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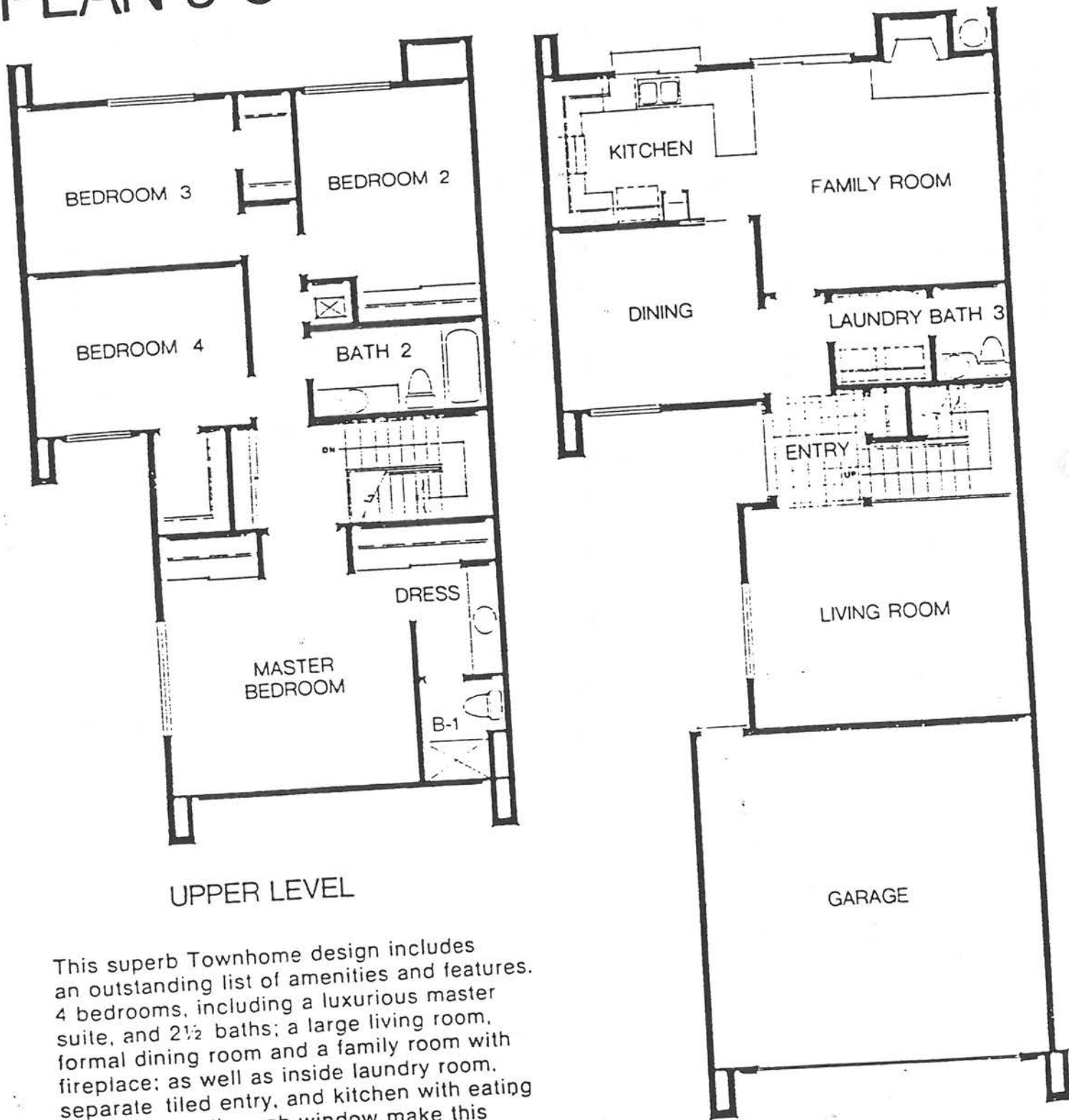
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DIVISION

# PLAN J-5



UPPER LEVEL

This superb Townhome design includes an outstanding list of amenities and features. 4 bedrooms, including a luxurious master suite, and 2½ baths; a large living room, formal dining room and a family room with fireplace; as well as inside laundry room, separate tiled entry, and kitchen with eating bar and pass-through window make this plan the ultimate in Townhome living.