



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**FOSTER CITY
RECEIVED**

JUL 02 2019

**PLANNING/
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: January 2, 2015

APPLICATION COMPLETE: January 16, 2015

ACTION DATE: January 29, 2015

CASE NO: UP-71-005FFF (supersedes UP-71-005V and UP-71-005BBB)

OWNER: Treasure Isle Homeowners' Association c/o Mulqueeney & Assoc.

ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Consolidate Garden Windows and Windows and Sliding Glass Doors prototypes; Revise Windows and Sliding Glass Doors prototype

LOCATION: Treasure Isle HOA

ZONING: R-T/PD

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 consolidate the established Garden Windows and Windows and Sliding Glass Doors prototypes and refine the color choices for window and sliding glass door frames for the Treasure Isle Planned Development, as conditioned in Exhibit A, 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 proposal will combine two existing approved prototypes found to be consistent with the residential use and architectural style of the subject property and will eliminate the allowance for black and dark bronze colored window frames and frames matching window trim colors, while still allowing for white frames for standard windows and sliding glass doors and white or almond frames for garden windows within the development, to ensure that all window and door frame colors are complementary to buildings within the development and to one another. The prototype will continue to provide maximum frame width standards, glass door configurations, garden window styles, locations where grids can be located and materials and colors that repeat throughout the development and complement the existing building details and colors within the Treasure Isle HOA. Therefore, the consolidated prototype will continue to 1) be compatible with the architectural style and details of buildings within the development and in the immediate vicinity, consistent with Section 17.58.010.B.2; 2) be well designed in relation to

surrounding properties; 3) be sympathetic to the proportions and character of the existing residences and neighborhood, and therefore, will continue to enhance the site and be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

2. 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 consolidated windows prototype will continue to use the approved window frame and trim types, styles and materials and will refine color choices to allow only white and almond frames that are harmonious with existing building and window frame colors within the development, consistent with other improvements in the Treasure Isle HOA.
3. 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 consolidated prototype will require window frame and trim styles, materials and colors that are compatible with the design of residences within the development and surrounding neighborhood and will not have detrimental visual or privacy impacts on the adjacent properties or streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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This action is subject to any conditions contained in Exhibit A, attached.

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Expiration

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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: cjh

Treasure Isle HOA

(Owner's Name) (Please Print)



(Owner's Signature)

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File No. UP-71-005FFF
Consolidated Windows Prototype
Treasure Isle

EXHIBIT A

TREASURE ISLE HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Garden Windows, Windows and Sliding Glass Door
Replacements

The following guidelines shall govern the installation and replacement of all garden windows, windows and sliding glass doors in the Treasure Isle Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner.
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 Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. 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.
5. Prior to installation, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. **The width of the new window frames (metal or vinyl) may not exceed three and three-quarter (3-3/4) inches.**
8. **Window and glass door frames shall be white. All windows and patio doors on the same elevation shall match in color, style and materials (including grids or no grids).**
9. **Except at 701, 703, 705, 707, 709 and 711 Comet Drive ("Six-Pak"), replacement windows and doors shall not have grids or muntins.**
10. **The existing kitchen sliding door on the rear elevation may be replaced with:**
 - **A two panel glass sliding door; or**
 - **A French door, as shown on Exhibit B. The French Door shall have two doors and two sidelights as shown on the attached Exhibit C; or**
 - **A three panel glass sliding door with two stationary panels and one operable panel and there shall be no grid pattern as identified on the attached LbL**

Brochure as shown on the attached Exhibit D.

11. The window on the side of the front door may be replaced with glass that is not transparent and without grids. This window shall include a small operable window at the bottom with no grids, as shown in Exhibit E.
12. The large, second floor window on the rear elevation may be replaced with a 3-panel window with two operable panels, as shown in Exhibit F.
13. Garden windows shall only be installed to replace existing kitchen windows.
14. All garden windows shall have a depth not to exceed sixteen (16) inches.
15. Garden windows shall be selected from the following approved (or equivalent) prototypical designs and shall have white or almond frames, as shown in Exhibit G:
 - TRU-FRAME Greenhouse Windows, "J Series"
 - GARDEN AIRE, "Series 1800"
16. The unit owner shall be responsible for repairing/caulking any cracking (or other voids) which occur in a one-foot distance outward from the perimeter of the garden window such that the wall around the window remains crack-free for three years beginning from the installation date.
17. Any stucco, trim and or siding damaged during window removal/installation shall be replaced/repared in kind, properly undercoated and finished with paint to match the existing color and texture within five (5) days of the completion of the project and prior to final inspection by the City.
18. This prototype supersedes UP-71-005V and UP-71-005BBB.

Bold indicates site specific condition

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APPROVAL PROCESS

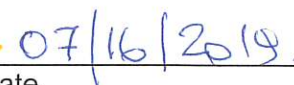
1. The homeowner/applicant shall obtain an approval letter from the Treasure Isle Homeowners' Association for the proposed window and/or sliding glass door replacements. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.

2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees. The Homeowner or applicant shall submit the following:
 - Approval letter from the Homeowners' Association
 - Manufacturers brochure
 - Three copies of photographs of the existing windows/doors

3. 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 windows and sliding glass doors.



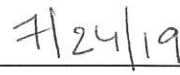
Gilbert Whelan, Board President
Treasure Isle Homeowners' Association



Date



for Curtis Banks, Community Development Director
City of Foster City



Date

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1255 NINA LN, FOSTER CITY, CA

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EXHIBIT B

PLANNING/ CODE ENFORCEMENT

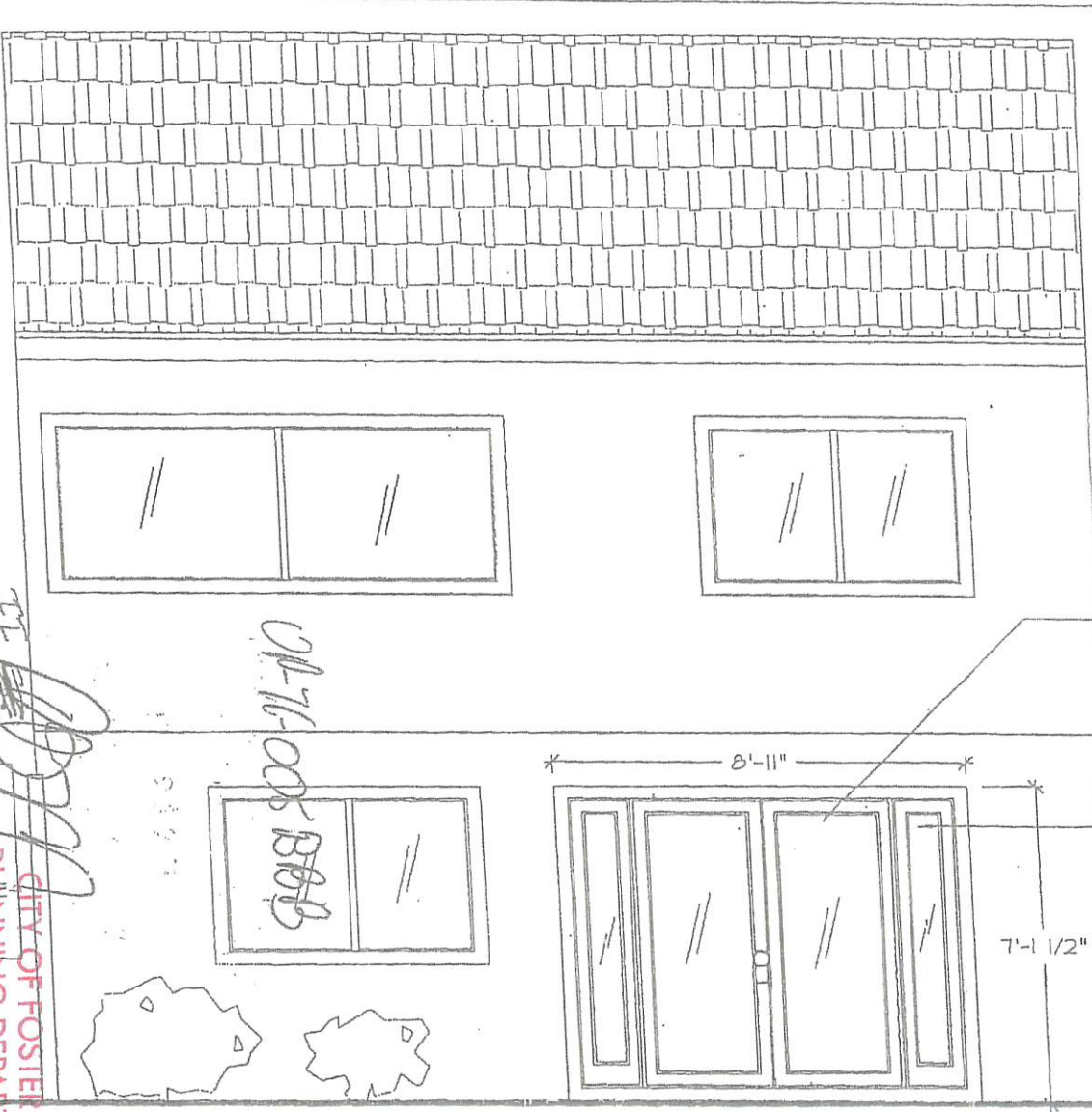
BUILDING ELEVATE

DATE:	3.12.03
SCALE:	NTS
DRAWN BY:	MM

SHEET NO. 1

A:1

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APR 11 2003
PLANNING DIVISION



THERMA-TRU (MFG) DOUBLE PANE FRENCH DOORS.

THERMA-TRU (MFG) DOUBLE PANE SIDE LIGHTS.

(A)

REAR ELEVATION

UP-71-005 00

CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 29 2007

UP-71-005 BBS

CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 04 2004

UP-71-005 BBS

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CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 29 2015

RS AND SIDE
ILL REPLACE
SLIDING GLASS
NEW DOORS WILL
N EXISTING FRAME

ADMINISTRATIVE APPROVA
WITH CONDITIONS

UP-71-005 FTF

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BBS

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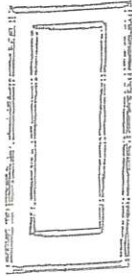
EXHIBIT C

PLANNING/
CODE ENFORCEMENT

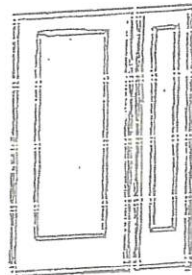
HUTTIG
BUILDING PRODUCTS
SACRAMENTO

2'8" Exterior Rough Opening

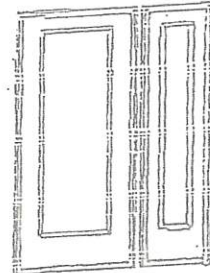
THERMA TRU
DOORS



2'8" Door
R/O 34-1/2 x 82-1/2
Net 33-1/2 x 82



2'8" Door with 12" SL
R/O 47-1/2 x 82-1/2
Net 46-1/2 x 82

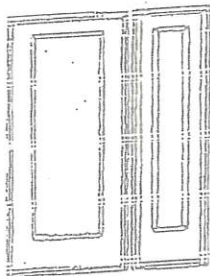


2'8" Door with 14" SL
R/O 49-1/2 x 82-1/2
Net 48-1/2 x 82

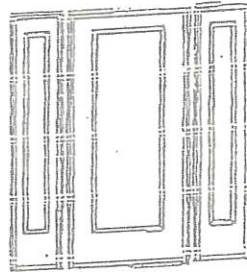
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DIVISION



2'8" Door with 18" SL
R/O 53-1/2 x 82-1/2
Net 52-1/2 x 82

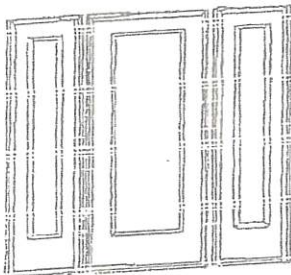


2'8" Door with (2) 12" SL
R/O 60-1/2 x 82-1/2
Net 59-1/2 x 82

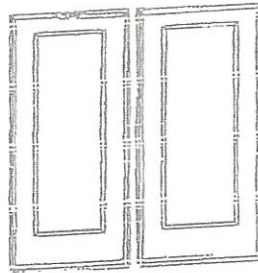


CITY OF FOSTER CITY
PLANNING DEPARTMENT
2'8" Door with (2) 14" SL
R/O 64-1/2 x 82-1/2
Net 63-1/2 x 82

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



2'8" Door with (2) 18" SL
R/O 72-1/2 x 82-1/2
Net 71-1/2 x 82

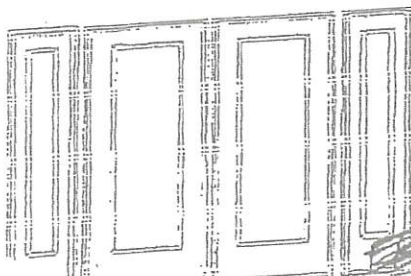


2 - 2'8" Doors
R/O 67-1/2 x 82-1/2
Net 66-1/2 x 82

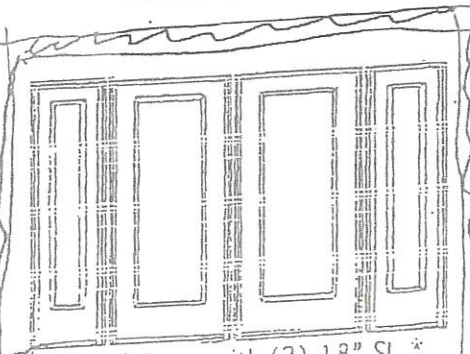


2 - 2'8" Doors with (2) 12" SL*
R/O 83-1/2 x 82-1/2
Net 92-1/2 x 82

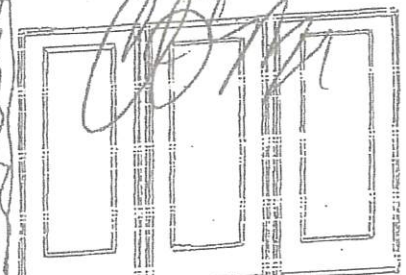
UP 71-005 BT
(Supersedes UP 71-005)
UP 71-005 BT



2 - 2'8" Doors with (2) 18" SL*
R/O 87-1/2 x 82-1/2
Net 86-1/2 x 82



2 - 2'8" Doors with (2) 18" SL*
R/O 105-1/2 x 82-1/2
Net 104-1/2 x 82



3 - 2'8" Doors*
R/O 100-1/2 x 82-1/2
Net 99-1/2 x 82

AUG 29 2007

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PLANNING DEPARTMENT

EXHIBIT D

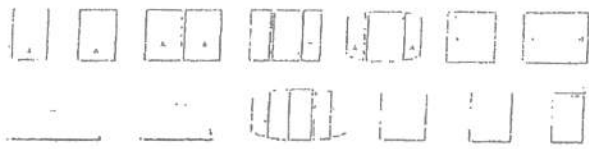
170



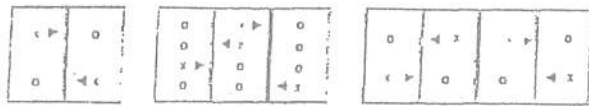
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Window Configurations



Patio Door Configurations

Quality Confirmed

LbL custom vinyl windows are certified by AAMA and NFRC. In addition, they meet all critical ENERGY STAR® guidelines. Our windows and doors meet or exceed demanding rating requirements, providing a lifetime of top-quality performance and efficiency.



LbL Authorized Dealer:

CITY OF FOSTER CITY
PLANNING DEPARTMENT

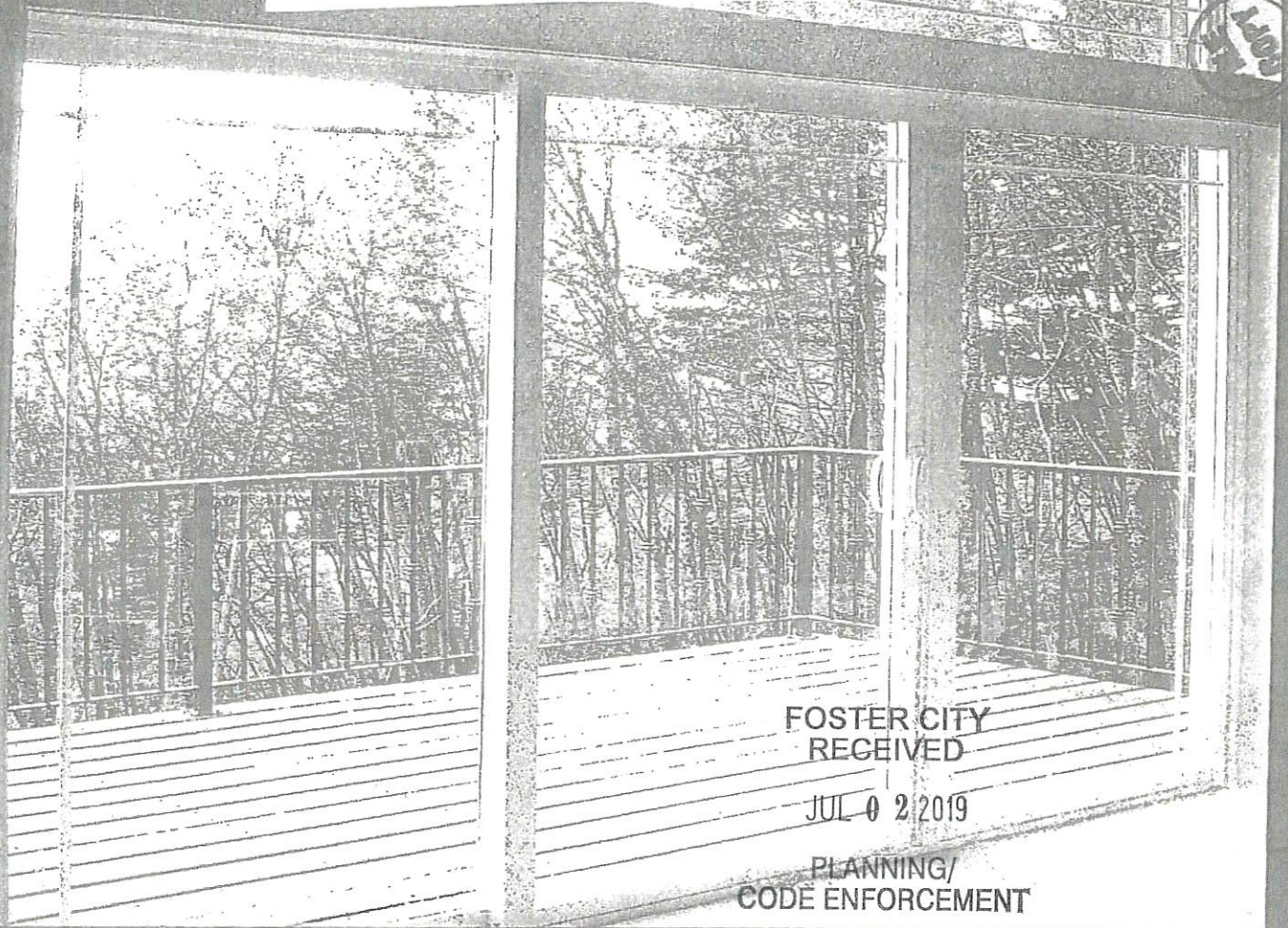
JAN 29 2015 *KAL*

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

(supersedes UP-71-005 V+BBB) UP-71-005 PPF

23555 NE HALSEY • TROUTDALE, OR 97060-2814

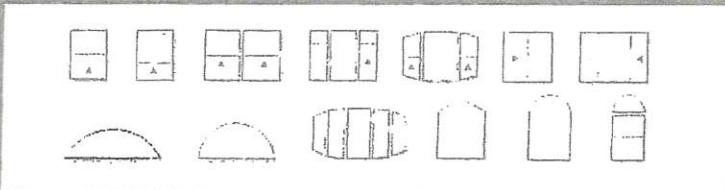
EXHIBIT D



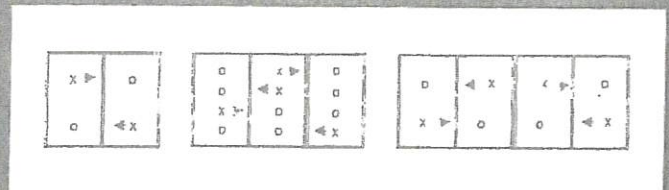
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Window Configurations



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LbL Authorized Dealer:

CITY OF FOSTER CITY
PLANNING DEPARTMENT
(supersedes UP-71-005 BB + V)
JAN 29 2015
UP-71-005 PFF KRL
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WITH CONDITIONS

23555 NE HALSEY • TROUTDALE, OR 97060-2814

TELEPHONE: 503-667-8979 • TOLL FREE: 800-663-8979 • www.lblwindows.com

EXHIBIT E

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NOV 21 2005

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DIVISION

UP-71-005 II
CITY OF FOSTER CITY
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WITH CONDITIONS

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CITY OF FOSTER CITY
PLANNING DEPARTMENT
Supersedes UP-71-005 V+BBB
JAN 29 2015
UP-71-005 PPF
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WITH CONDITIONS

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CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 29 2007

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EXHIBIT E

Van-

This is an example of the window to replace the yellow window next to the door. The bottom slides up for ventilation. The cross pattern on the glass in the picture would not be part of our window. A

sample of privacy glass is included. I need to return the glass. Thank you.

Vicki Callaghan

571-1381

742 Pine

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NOV 21 2005

PLANNING
DIVISION

CUSTOM

BUILT

WINDOWS

FOR YOUR

CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 29 2015 KRL

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WITH CONDITIONS

UP-71-005 PF

(Supersedes UP-71-
V+P)

U 71-00500
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 29 2007

ADMINISTRATIVE APPROVAL

EXHIBIT E

Van-

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Vicki Callaghan

571-1381

742 Pinecone

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NOV 21 2005

PLANNING
DIVISION

CUSTOM

BUILT

WINDOWS

FOR YOUR

HOME

UP-71-005FFF
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 29 2015

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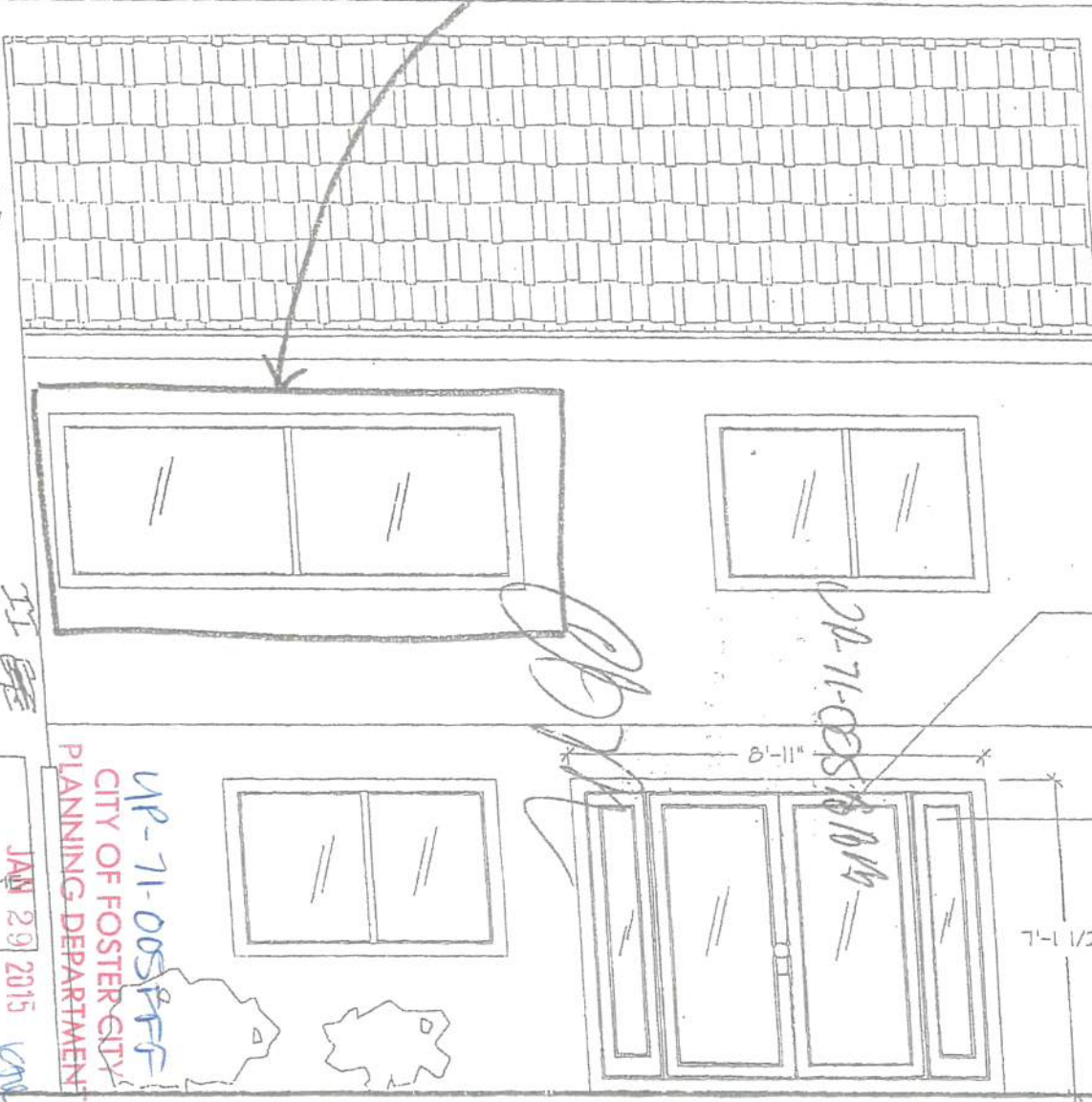
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

UP-71-005

UP-71-065 CC
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UP-71-005 BB
CITY OF FOSTER CITY
PLANNING DEPARTMENT
11/23/05

ADMINISTRATIVE APPROVAL
WITH CONDITIONS
JAN 29 2015
UP-71-005 RFF
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LARGE WINDOW, REAR ELEVATION (SEE PHOTO ON BACK SIDE)

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THERMA-TRU (MFG)
DOUBLE PANE FRENCH
DOORS.

THERMA-TRU (MFG)
DOUBLE PANE SIDE
LIGHTS.

8'-11"

7'-1 1/2"

REAR ELEVATION

(A)



FOSTER CITY
125 NINA LN, FOSTER CITY, CA 95131

EXHIBIT F

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BUILDING
ELEVATION

DATE: 3.12.03

SCALE: NTS

DRAWN BY: MM

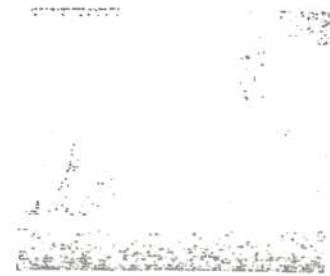
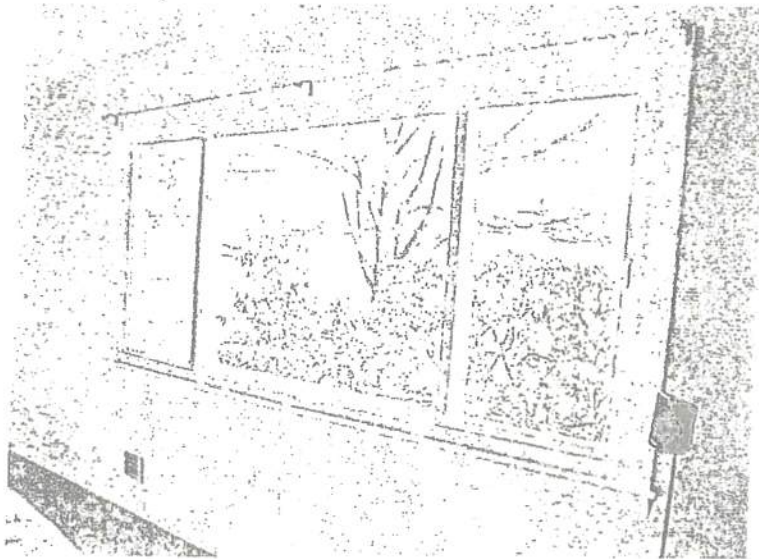
SHEET NO.

1

replacement vinyl windows

Search Images

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getting the best deal on vinyl replacement windows

Full Image

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UP-11-005 FFF
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 29 2015 KAE

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

(Supercedes UP-11-005 V+ B3B)

<http://www.candogal.com/wp-content/uploads/2010/11/getting-the-best-deal-on-vinyl-replacement-windows-part-2/>

Exhibit G



white
OR
almond

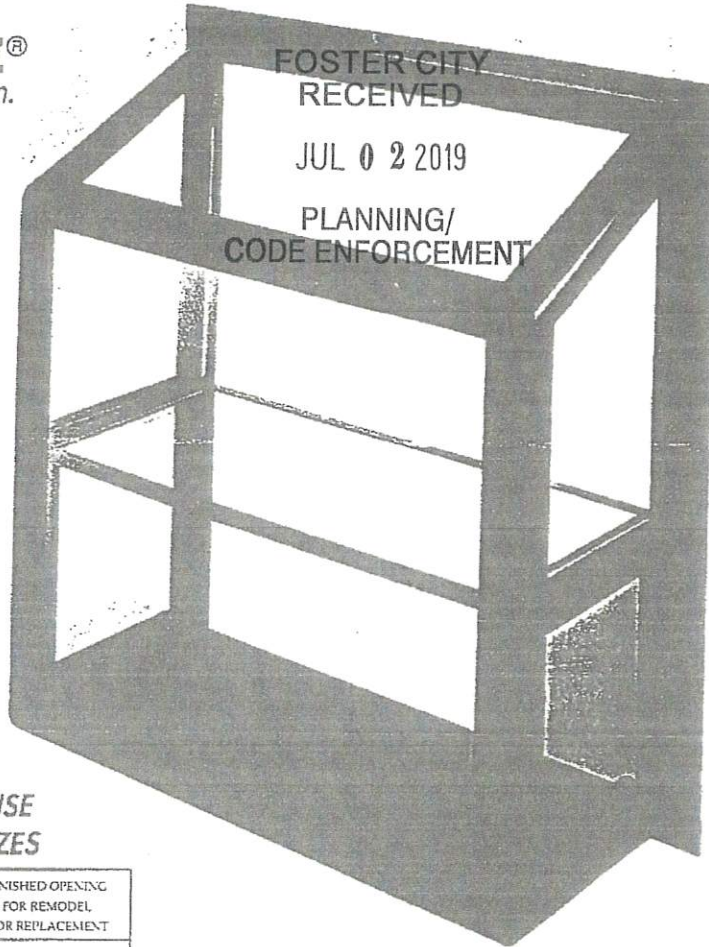
**ARCHITECTURALLY SUPERIOR AND
BEAUTIFULLY SIMPLE.**

TRU-FRAME®
A name you can build on.

ROUNDED CORNERS—
Stronger and safer, with
no protruding edges.

CLEAR OUTSIDE VIEW
No bars or obstructions.

**FULLY-ADJUSTABLE
TEMPERED-GLASS
SHELVES** For a variety
of plant sizes.



**BRONZE-TINTED
SOLAR GLASS ROOF**
Repels extreme heat
and ultraviolet rays.

**RUGGED WELDED
FRAME** Virtually
indestructible, stronger,
carries more weight.

**EASY-OPENING
SIDE VENTS** Sash
balances for fingertip
control.

SECURITY LOCKS
To keep the side vents
closed and safe.

**FULLY-INSULATED
BOTTOM PAN**
Sturdier, vinyl coated
marine-grade
hardboard, 16" deep for
wider plant bases.

**TRU-FRAME® GREENHOUSE
WINDOWS "J" SERIES SIZES**

NOMINAL SIZE ALL 16" DEEP		ROUGH OPENING FOR NEW CONSTRUCTION		FINISHED OPENING FOR REMODEL FOR REPLACEMENT	
WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
3'0" x 3'0"	36" x 36"	35" x 35"			
3'0" x 3'6"	36" x 42"	35" x 41"			
3'0" x 4'0"	36" x 48"	35" x 47"			
3'0" x 5'0"	36" x 60"	35" x 59"			
4'0" x 3'0"	48" x 36"	47" x 35"			
4'0" x 3'6"	48" x 42"	47" x 41"			
4'0" x 4'0"	48" x 48"	47" x 47"			
4'0" x 5'0"	48" x 60"	47" x 59"			
5'0" x 3'0"	60" x 36"	59" x 35"			
5'0" x 3'6"	60" x 42"	59" x 41"			
5'0" x 4'0"	60" x 48"	59" x 47"			
5'0" x 5'0"	60" x 60"	59" x 59"			
6'0" x 3'0"	72" x 36"	71" x 35"			
6'0" x 3'6"	72" x 42"	71" x 41"			
6'0" x 4'0"	72" x 48"	71" x 47"			

Manufactured by the R. Lang Co. PATENT NO. D320-952

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FEB 13 1997

IT'S STRONG, SUNNY AND WARM.

We can't promise your plants will grow better with our greenhouse windows. But they'll be supported better with our rugged, welded-frame construction. It carries more weight, won't sag, and is virtually indestructible.

Tru-Frame® greenhouse windows are available in single or double-glazed insulated glass. So you'll let the sunshine in without losing heat in the winter or air conditioning in the summer.

There's also a clear view of nothing but glass to the outside. With no support bar, no obstruction, and no problem for cleaning or dusting.

BLANDER COMPANY
259 HARBOR WAY
SAN FRANCISCO, CA 94133
(415) 502-0990

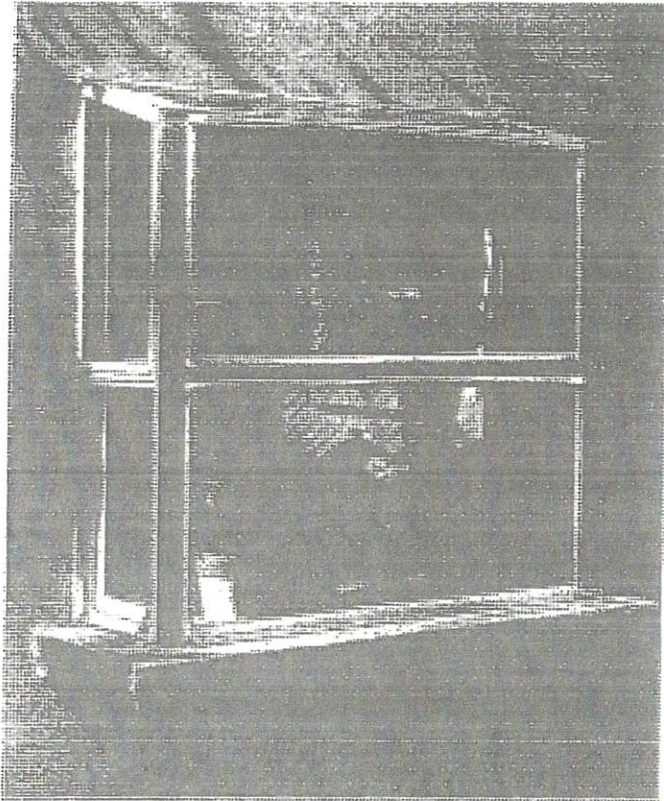
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JAN 29 2015
UP-71-005 FFF
ADMINISTRATIVE APPROVAL
WITH CONDITIONS
(supersedes UP-71-005 V4 B5B3)

We think you'll agree that with the Tru-Frame® greenhouse window, you'll have a better home and a better garden. KAK

R. LANG COMPANY
637 Ohio Avenue, Richmond, CA 94804
JD1

Garden Aire

08500/M:L
Buyline 6172



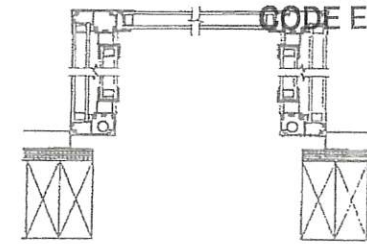
Series 1800

- Frame Width 3-1/16"
- Below Curb 2-1/16"
- Air Space 3/8"
- Top Lite Air Space 5/8"
- Over-All Glass Thickness 1/2"
- Custom Sizes Available.
- Side Vents Include Screens.
- Weather-proof Bottom Board is Standard.

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CODE ENFORCEMENT



HORIZONTAL SECTION

- Weathertight design for use in any climate.
- Single-hung ventilators operate smoothly for a lifetime.
- Easy to install—fits over an existing rough opening.
- Insulating glass helps reduce heat build up while allowing light into the home.
- All Garden Aires must be supported from below.
- Available with energy-saving glass options.

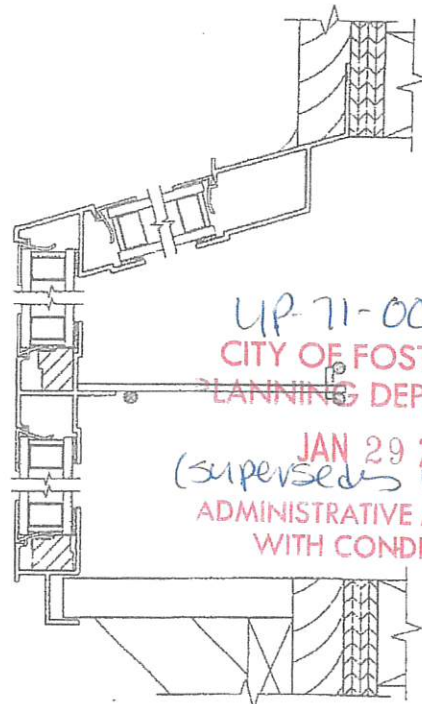
Available Color:

White

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PLANNING
DIVISION



VERTICAL SECTION

UP-71-005 FFF

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