



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**FOSTER CITY
RECEIVED**

MAR 30 2015

**PLANNING/
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: March 3, 2015

APPLICATION COMPLETE: March 3, 2015

ACTION DATE: March 18, 2015

CASE NO: UP-71-005HHH (supersedes UP-71-005DDD)

OWNER: Treasure Isle (The Birds) Homeowners' Association

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

APPLICATION FOR: Prototypical Design Guidelines for Garage Door Replacements –
Update Paint Color for Garage Doors

LOCATION: Treasure Isle Planned Development (The Birds)

ZONING: R-T/PD (Townhouse 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 Treasure Isle (The Birds) Planned Development to allow flush panel garage doors of either wood or steel painted to match the approved color scheme for the development, as conditioned in Exhibit A and illustrated in Exhibit B, 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) replace the existing garage doors with 4-panel flush doors in either wood or steel and will be painted to match the approved color scheme for the development and therefore, will be sympathetic to the character and style of the existing townhouses 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" 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; 2) will allow for necessary maintenance and improvements associated with a typical residential use, and therefore, will be consistent with the land use designation of Townhouse 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 will substantially match the existing garage door style in the Treasure Isle – The Birds Planned Development in which it is located and will be painted to match the approved exterior color scheme for the development and window-less in design, 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 townhouses in the Treasure Isle (The Birds) 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 Exhibit B, 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.

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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,

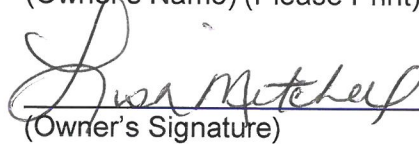


Per Curtis Banks
Community Development Director

Planners Initials: kak



(Owner's Name) (Please Print)



(Owner's Signature)

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EXHIBIT A
TREASURE ISLE - THE BIRDS HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Garage Door Replacements
UP-71-005HHH

PLANNING/
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The following guidelines shall govern the installation and replacement of Garage Doors in the Treasure Isle - The Birds Planned Development.

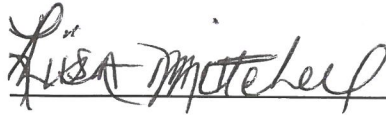
CONDITIONS OF APPROVAL

1. **Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
2. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
3. 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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
4. 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.
5. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. 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.
7. 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.
8. **Replacement garage doors in the Treasure Isle – The Birds Development shall be 4-panel flush doors of either wood or steel and window-less in design, as illustrated in Exhibit B attached.**
9. **The garage door shall be painted Glidden Professional Fortis 350 Light Opal #A1933 and the trim around the door shall be painted Glidden Professional Fortis 350 White on White #A0148, consistent with the approved paint scheme for the development, as illustrated in Exhibit C attached.**

Bold Indicates Site Specific Conditions

APPROVAL PROCESS

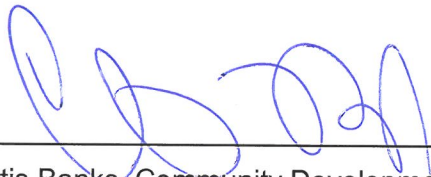
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division, indicating the type of garage door proposed and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that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



Lisa Mitchell, Community Manager
The Manor Association for
Treasure Isle – The Birds Homeowners' Association

3-25-15

Date



Curtis Banks, Community Development Director
City of Foster City

3-30-15

Date

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MAR 18 2015 *VNL*

ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

STRATFORD® COLLECTION

EXHIBIT B



Short Panel with Cascade DecraTrim (SP23)

Time-honored style. The Stratford Collection offers four traditional designs, ten color choices, and 24 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.

Brown Short Panel with Stockton DecraTrim (SP20)



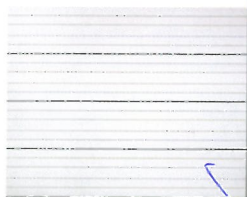
Almond Long Panel with Cascade DecraTrim (LP23)



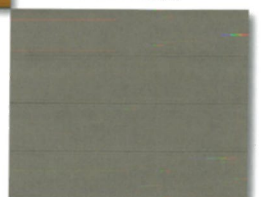
Medium Woodgrain Long Panel with Sunray DecraTrim (LP27)



Ribbed Panel (RP)



Terratone Flush Panel (FP)



Long Panel with Stockton DecraTrim (LP20)
 Dark and Medium Woodgrain available on Stratford 3000 only.

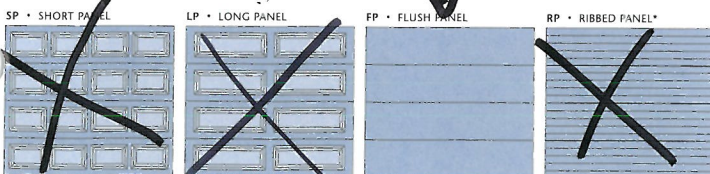
UP-71-005DDD
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 PLANNING DEPARTMENT

DEC 18 2014

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PANEL DESIGNS



*Available on 3000 model only

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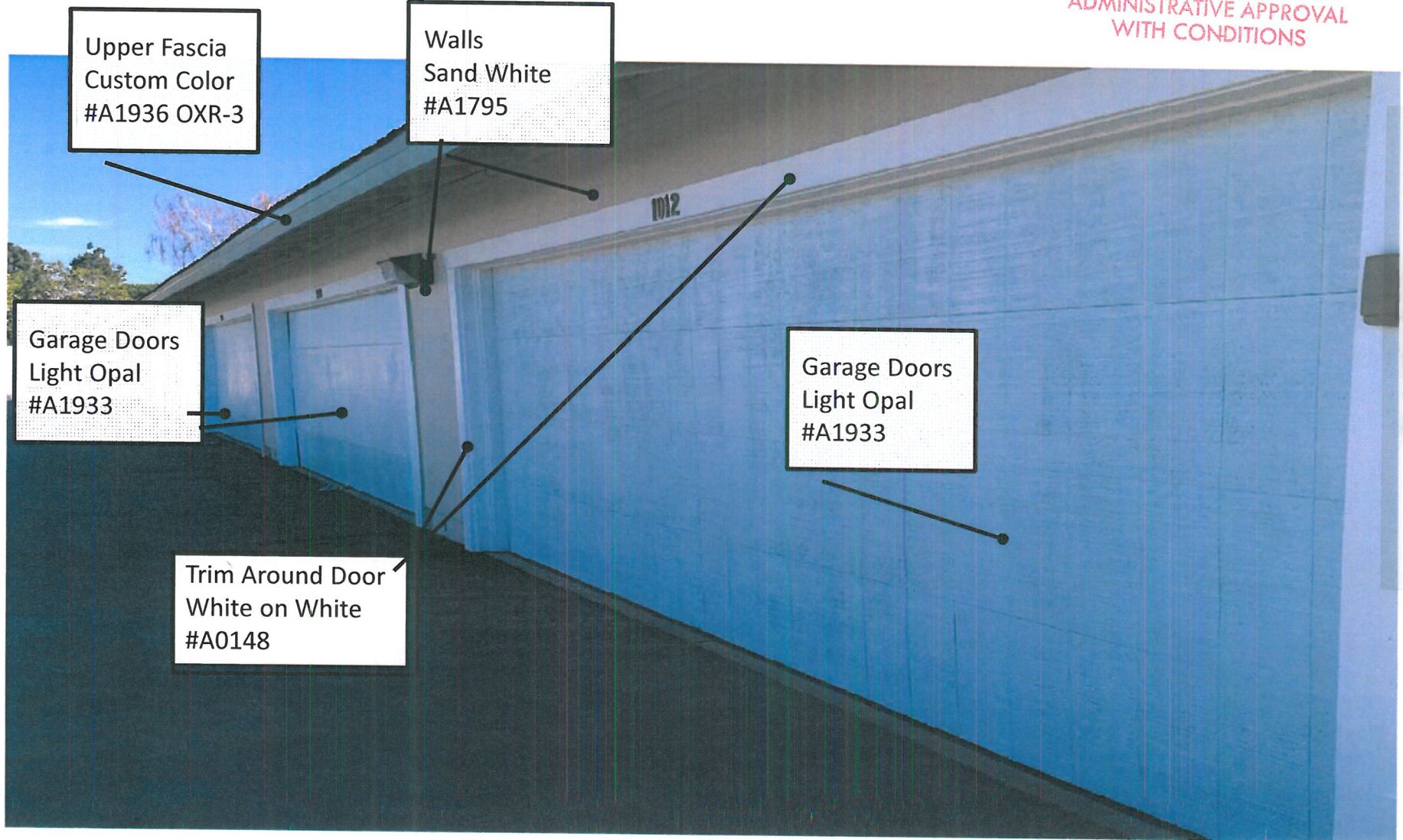
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Treasure Isle - The Birds

Foster City Town Homes II

Garage Paint Scheme Approved on 1/23/2015

UP-71-005444
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PLANNING DEPARTMENT
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WITH CONDITIONS



All Paints are Glidden Professional Fortis 350