

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

FOSTER CITY
RECEIVED

MAR 05 2010

PLANNING
DIVISION



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

APPLICATION RECEIVED: January 28, 2010

APPLICATION COMPLETE: February 9, 2010

ACTION DATE: February 10, 2010 (Revised: add garden window: February 25, 2010)

CASE NO: UP-71-005XX

OWNER: Treasure Isle (BIRDS) Homeowners' Association

ADDRESS: Attn: Sandra Long, Community Manager, c/o The Manor Association,
353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Window and Sliding Glass Door Prototype

LOCATION: Treasure Isle (BIRDS) - Eagle/Lark/Grebe/Condor Ln.

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. The proposal to establish a prototype design for replacement windows and patio doors, 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 prototype design requiring white vinyl frames not to exceed 3" for the windows and sliding glass doors: 1) will be sympathetic to the character and style of the existing development and will be designed to be harmonious with the existing Treasure Isle (BIRDS) Planned 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 be integrated into the existing building and designed such that the architectural character of the house is maintained because there will be no change to the window size and shape and solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code.

2. 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 replacement windows and doors will be the same size and shape as the existing windows and sliding glass door and therefore the prototype will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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

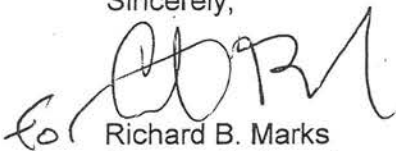
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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

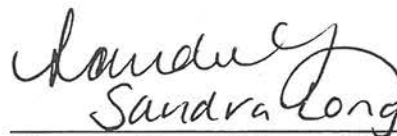
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the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

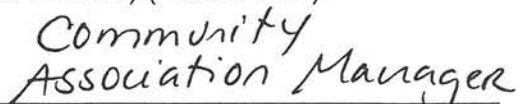
Sincerely,



Richard B. Marks
Community Development Director



(Owner's Name) (Please Print)



(Owner's Signature)

Planners Initials: kak

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MAR 05 2010

PLANNING
DIVISION

File Ref. UP-71-005XX

EXHIBIT A

TREASURE ISLE (BIRDS) HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Window and Sliding Glass Door Replacements

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the Treasure Isle (BIRDS) 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. 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.
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. Replacement windows and sliding glass doors shall have white vinyl frames and be the exact size and shape as the existing window and sliding door, similar or equivalent to the Simonton Series 7300 narrow fin.
- * 7. The width of the window and sliding glass door frame shall not exceed 3 inches.
- * 8. The use of grids may be allowed on the replacement windows and doors.
- * 9. The kitchen window may be replaced with a garden window. The garden window shall have white vinyl frames, have the same size as the original kitchen window and be 71 inches in width, 47" in height and 16 inches in depth similar or equivalent to Exhibit B.
- * 10. All windows and patio doors on the same elevation shall match in color, style and materials, (including grids or no grids).

APPROVAL PROCESS

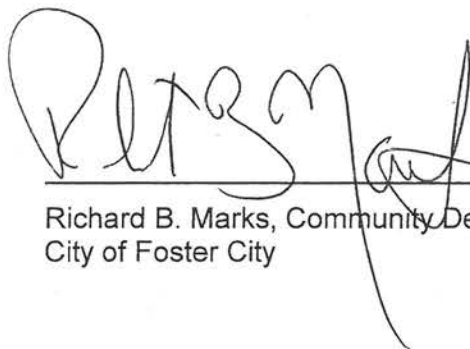
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows and sliding glass doors.
3. The Homeowner or applicant shall submit the following:
 - Manufacturers brochure
 - Three copies of photographs of the existing windows/doors.



Sandra Long, Managing Agent
The Manor Association, for
Treasure Isle (BIRDS) Homeowners' Association

3/3/10

Date



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

3/8/10

Date

OUR GREENHOUSE WINDOWS THE DIFFERENCE IS AROUND THE CORNER

ounded Corners & Frame
h style matches all types of
cture.

ed Vinyl Frame
welded vinyl sash and frame with
ed aluminum interior supports for
strength.

Insulated Glass Roof
es heat transmission and
olet rays.

um Nail Fin Wraps Perimeter
s like an aluminum window,
forms like vinyl.

ing Side Vents
hung vents with sash balances for
tip control. Self-locking latch keeps
securely closed.

Adjustable Tempered
Shelves
variety of plant sizes.

Insulated 3/4" Bottom Tray
y, specially formulated rigid vinyl.
eep for wider plant bases.

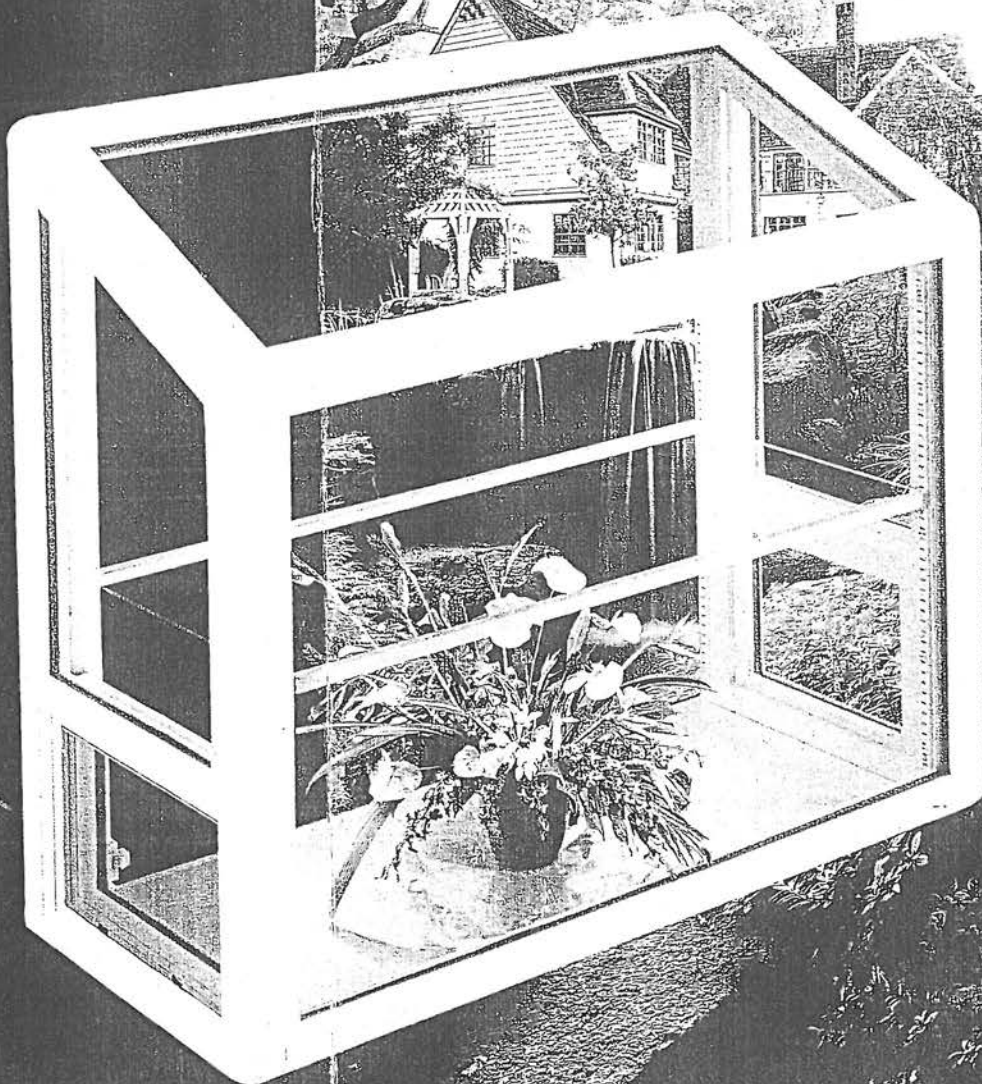
Outside View
ers or obstructions, minimal
ines.

lar Vinyl Colors
Custom Too
e and Almond are stock. Additional
s are available as specials.

No. D320-952
No. 6,588,146B1



TRU-FRAME®
A name you can build on.

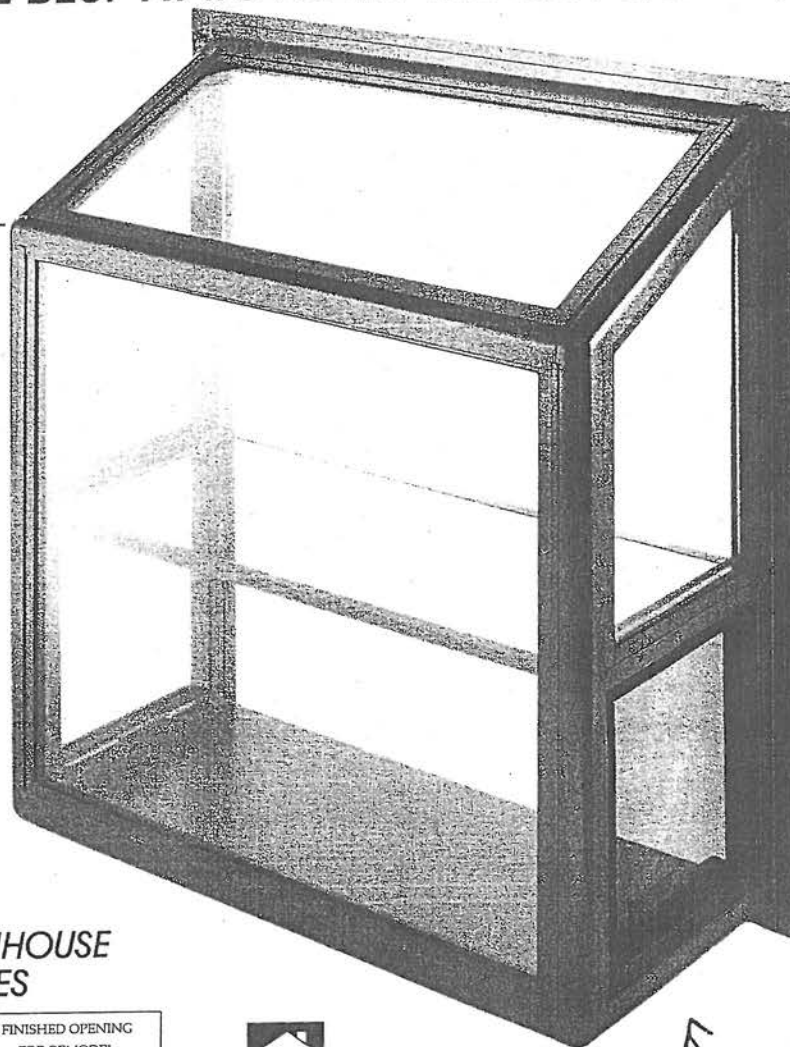


OUR GREENHOUSE WINDOWS THE DIFFERENCE IS AROUND THE CORNER

www.greenhousewindows.com

EXHIBIT B

TRU-FRAME GREENHOUSE WINDOWS: THE BEST WAYS TO LET THE SUN SHINE IN.



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, hardboard, 16" deep for wider plant bases.

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.

TRU-FRAME GREENHOUSE WINDOW 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"



TRU-FRAME
A name you can build on.

R. LANG CO.

637 Ohio Avenue
Richmond
California 94804
(510) 237-5055
FAX (510) 232-4341

P.O. Box 385
6983 Avenue 305
Goshen
California 93227
(209) 651-0700
FAX 209 651 5137

White Frame Only

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CITY OF FOSTER CITY
PLANNING DEPARTMENT

FEB 24 2010

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

OUR GREENHOUSE WINDOWS
THE DIFFERENCE IS
AROUND THE CORNER



TRU-FRAME®
A name you can build on.

Architecturally superior
and beautifully simple.

Now you can enjoy all the
sunlight and shining beauty
of the most architecturally
and functionally superior
window on the block. The new
Tru-frame® vinyl Greenhouse
window. Because we've taken the
best of everything you could want and
put it all right here for the world to see.

It's Nicer to Have Around.

Each greenhouse window features a tough,
durable vinyl frame in white or almond color
that never needs painting, and is maintenance
free. With rounded corners they're stronger and
safer to have around your house because the
edges don't protrude. They're prettier too.

Inside, we've got fully adjustable, tempered-glass
shelves. So you can have plants of different sizes,
instead of half-dozen look-alikes.

The side vents have sash balances, so you can let
in fresh air at the touch of a fingertip. They even
have self latching security locks.

All Rounded Corners & Frame
Modern style matches all types of
architecture.

Welded Vinyl Frame
Fully welded vinyl sash and frame with
extruded aluminum interior supports for
added strength.

Low-E Insulated Glass Roof
Reduces heat transmission and
ultraviolet rays.

Aluminum Nail Fin Wraps Perimeter
Installs like an aluminum window,
yet performs like vinyl.

Easy-Opening Side Vents
Single hung vents with sash balances for
fingertip control. Self-locking latch keeps
vents securely closed.

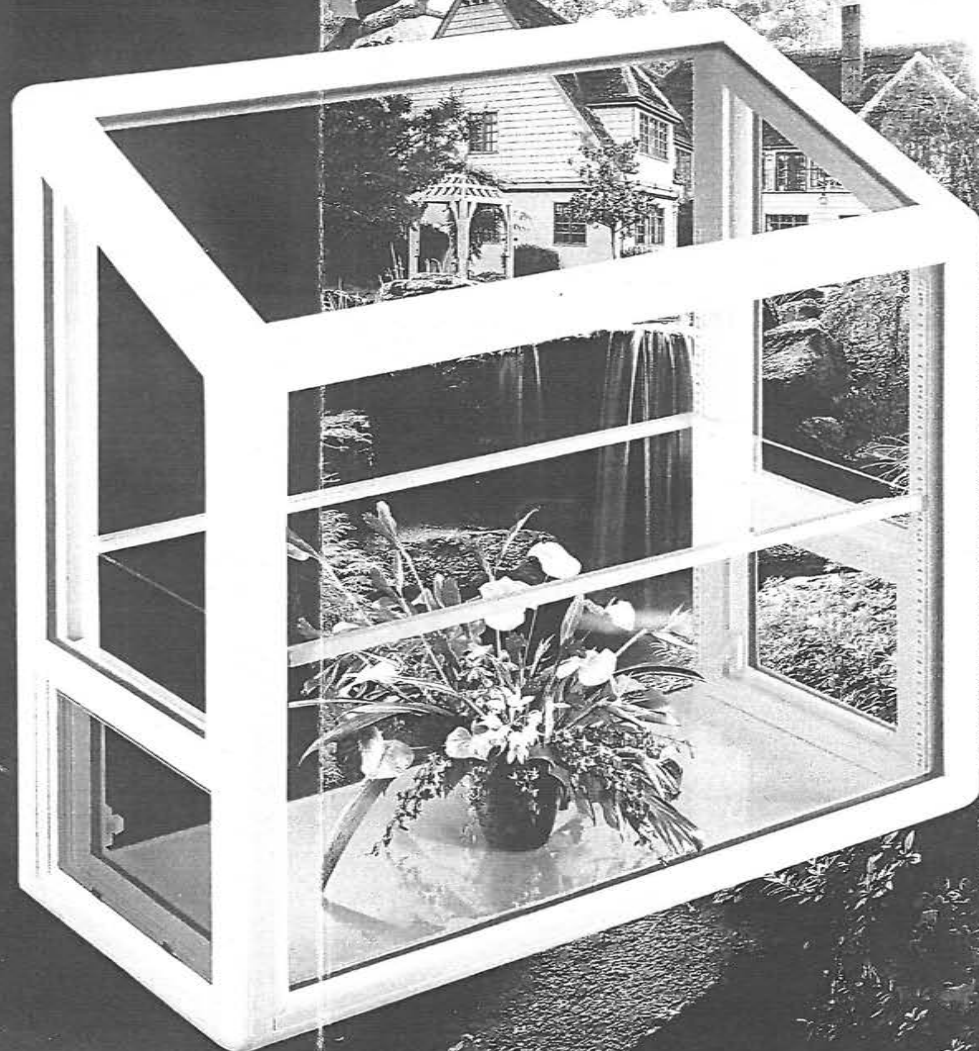
**Fully Adjustable Tempered
Glass Shelves**
For a variety of plant sizes.

Fully Insulated 3/4" Bottom Tray
Sturdy, specially formulated rigid vinyl.
16" deep for wider plant bases.

Clear Outside View
No bars or obstructions, minimal
sightlines.

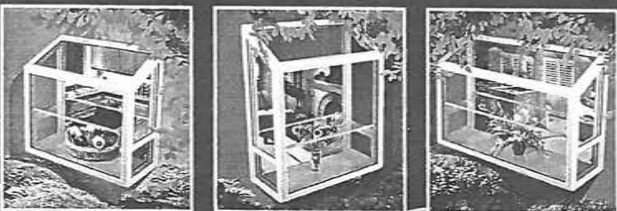
**Popular Vinyl Colors
and Custom Too**
White and Almond are stock. Additional
colors are available as specials.

Patent No. D320-952
Patent No. 6,588,146B1



OUR GREENHOUSE WINDOWS
THE DIFFERENCE IS
AROUND THE CORNER

www.greenhousewindows.com



INTRODUCING THE TRU-FRAME[®] VINYL GREENHOUSE WINDOW

It's Strong, Sunny and Warm.

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

Tru-Frame[®] Greenhouse windows are one of the most energy efficient windows 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.

It's Better, Top to Bottom.

On top, our 3/4" Insulated low E squared roof repels up to 70% of the sun's heat, and protects plants from harmful ultraviolet rays.

And on the bottom, there's a fully-insulated 3/4" sturdy, specially formulated rigid vinyl tray. It's easy to clean, it's a full 16" deep for wider plant bases.

So after reading this, we think you'll agree that with the Tru-Frame[®] Greenhouse Window, you'll have a better home and a better garden. Because a house without a Tru-Frame[®] Greenhouse Window is like a day without sunshine.

