

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**NO BUILDING PERMIT
REQUIRED**

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

APPLICATION RECEIVED:	<u>February 24, 2015</u>	FOSTER CITY RECEIVED
APPLICATION COMPLETE:	<u>February 25, 2015</u>	MAR 09 2015
ACTION DATE:	<u>February 27, 2015</u>	PLANNING/ CODE ENFORCEMENT
CASE NO.:	<u>AR-15-013</u>	
OWNER:	<u>Bay Vista Homeowners' Association, Attn: Teri Gard</u>	
OWNER ADDRESS:	<u>353 Main Street, Redwood City, CA 94063</u>	
APPLICATION FOR:	<u>Prototype Amendment for Replacement Windows</u>	
LOCATION:	<u>Bay Vista Planned Development</u>	
ZONING:	<u>R-T/PD (Townhouse Residence/Planned Development) District</u>	
ACTION TAKEN:	<u>Approved with Conditions</u>	

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 is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because 1) the replacement windows and sliding/swing doors will continue to have 2½ - 4 inch wide white vinyl frames, white wood trim and grid patterns to match other windows within the development; 2) the proposed amendment will allow 2-panel sliding glass doors on rear sliding doors that are greater than 8 feet in width to match existing sliding door configurations within the Bay Vista development; and therefore, the replacement windows and sliding/swing doors will be compatible with the architectural style, character and proportions of the existing homes in the vicinity and will be in keeping with similar improvements in the neighborhood and the Bay Vista Planned Development.

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 1) the prototypical design will provide guidelines to ensure that window and sliding/swing door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the Bay Vista Planned Development will be preserved; 2) the size of the replacement windows and sliding/swing doors will be the same size as the existing windows and doors; and 3) the

replacement windows and sliding/swing doors will have white vinyl frames with clear glass to match the existing windows and doors.

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 replacement windows and sliding/swing doors will be compatible with the design of the house and the neighborhood and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the 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.

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

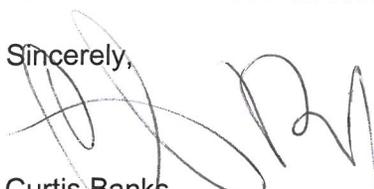
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

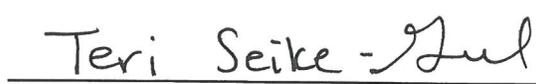

Curtis Banks
Community Development Director

Planners Initials: cjh

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MAR 09 2015

**PLANNING/
CODE ENFORCEMENT**


Teri Seike - Jul
(Owner's Name) (Please Print)


(Owner's Signature)

MAR 09 2015

PLANNING/
CODE ENFORCEMENT

EXHIBIT A

BAY VISTA HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement Windows and Sliding Glass Doors

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the Bay Vista 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. 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 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. **All replacement windows shall have white vinyl frames with a width of no more than 2 ½ to 4 inches.**
7. **The replacement windows may have grids as shown on Exhibit B, no grids as shown on Exhibit C or outline grids as shown on Exhibit D.**
8. **The rear patio sliding glass doors shall have white vinyl frames and either:**
 - a. **Sliding Door – A door with an 8 foot width or less shall have 2 panels; a door with greater than an 8 foot width shall have either a 2-panel door, as per original construction, or a 3-panel or 4-panel door.**
 - b. **Swing Door – A door with an 8 foot width or less shall have two panels; a door with greater than an 8 foot width shall have either three or four panels (four panel doors offered in a configuration of two swing doors with two sidelights).**
9. **All windows and sliding/swing glass doors on the same elevation shall match with respect to grids, frame color and materials.**
10. **Replacement windows shall have white wood trim with the size and style consistent with the existing trim.**
11. **All replacement windows and sliding/swing glass doors shall match the existing windows and sliding/swing glass doors in size, style, design, trim and location.**

12. Any trim or siding damaged during window removal/installation shall be replaced/repaired in kind prior to final inspection by the City.
13. The two sliding bedroom windows that are currently 3' wide by 4' tall and separated by wood trim may be changed to two casement windows. The wood trim between the windows will remain so the only change will be the elimination of the vertical dividers in the existing sliding windows, as shown in Exhibit E.
14. The 3-panel, upstairs, 8' wide by 3' tall, sliding bedroom window that currently has a fixed center and sliding end panels may be modified to have a fixed center panel with two 24" sliding end panels, as shown in Exhibit E."
15. This prototype shall supersede AR-07-141.

Bold indicates site specific condition

APPROVAL PROCESS

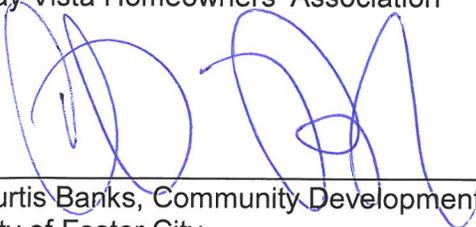
1. The homeowner or contractor shall apply for an Building Permit from the Building Inspection Division and shall submit the following:
 - A letter from the Bay Vista Homeowners Association (HOA), indicating their action on the proposal.
 - A Building Permit application and filing fee.
 - Four copies of photographs or elevations indicating the location and size(s) of the windows.
 - Brochure or information on the proposed replacement windows.
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.



 Teri Gard, Managing Agent
 The Manor Association, for
 Bay Vista Homeowners' Association

3-5-15

 Date



 Curtis Banks, Community Development Director
 City of Foster City

3-8-15

 Date

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MAR 09 2015

**PLANNING/
 CODE ENFORCEMENT**

Exhibit B



AR-15-013
CITY OF FOSTER CITY
PLANNING DEPARTMENT
[Signature] FEB 27 2015
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exhibit C



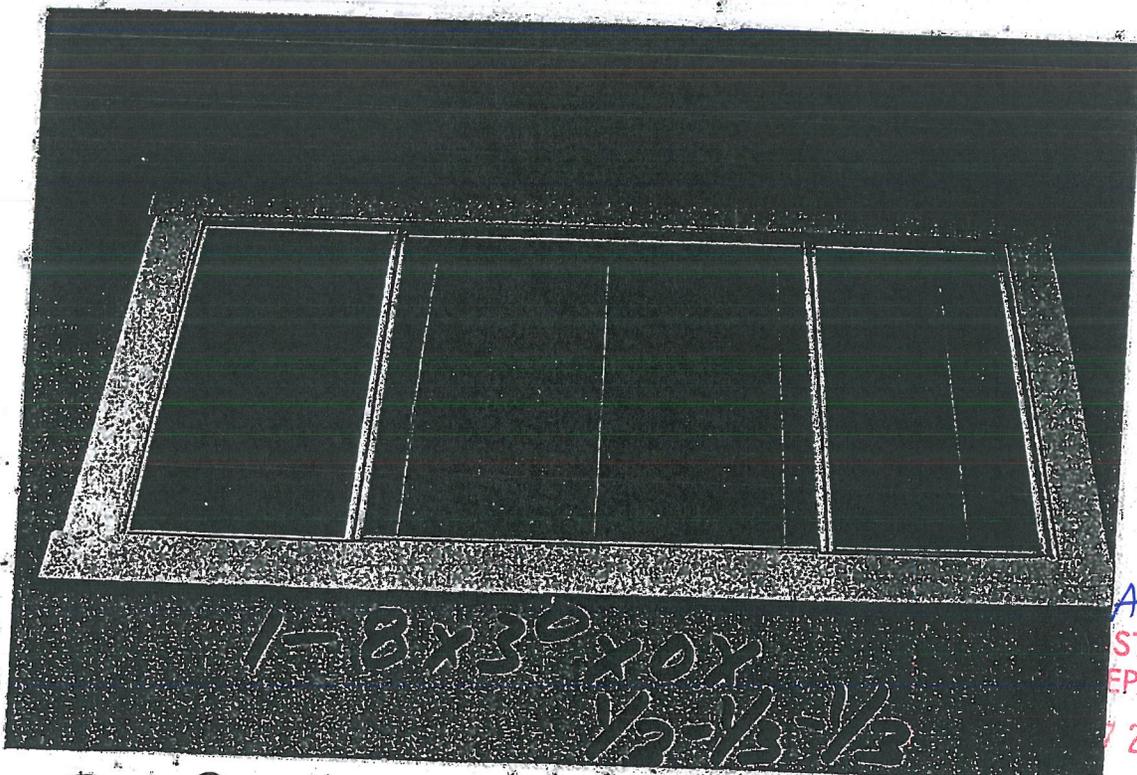
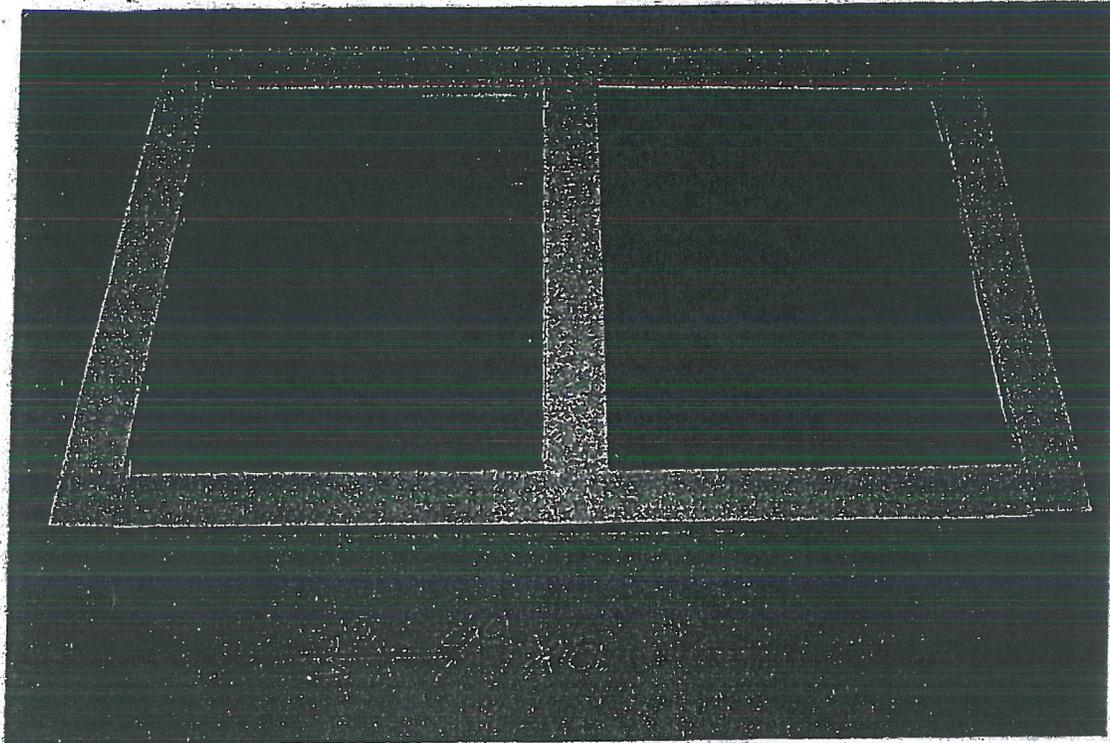
AR-15-013
CITY OF FOSTER CITY
PLANNING DEPARTMENT
ajm FEB 27 2015
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exhibit D



AR-15-013
CITY OF FOSTER CITY
PLANNING DEPARTMENT
[Signature] FEB 27 2015
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

UP STAIRS BED ROOM - 2 casements
- allowed



1-8x30x0x
1/2-1/3-1/3

End Panels: width 10 24"

AR-15-03
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EPARTMENT
7 2015

ADMINISTRATIVE APPROVAL
WITH CONDITIONS