



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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JUL 23 2014

**PLANNING/
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: June 2, 2014

APPLICATION COMPLETE: June 5, 2014

ACTION DATE: June 17, 2014

CASE NO: UP-73-008M (supersedes UP-73-008D)

OWNER: The Manor Association, Inc.

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

APPLICATION FOR: Prototypical Design Guidelines for Garage Door Replacements

LOCATION: Island J Planned Development

ZONING: R-3/PD (Medium Density Multiple Family 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 Island J Planned Development to allow insulated, steel, four-panel, flush-panel, windowless garage doors, 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) offer homeowners an option to replace their existing wood or steel garage doors with durable, weather-resistant steel doors treated and finished to look similar to the existing garage doors, consistent with other residential units in the development; 2) the replacement garage doors and adjacent trim will be painted dark brown to match existing decorative beams within the complex, which are a different shade of dark brown than existing garage doors, and upon completion of complex-

wide garage door painting in Autumn 2014 all garage doors and adjacent trim will match the beams, and therefore, will be sympathetic to the character, style and design of the existing homes and existing garage doors and colors used in the development, thereby promoting "proper site planning, architectural design and property maintenance" and preserving "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; and 3) will be consistent with the residential use of the residences within the development.

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 to allow insulated, steel, 4-panel, flush-panel, windowless garage doors, will substantially match the existing garage door styles in the Island J Planned Development in which it is located, 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 not change the design of the residences in the Island J 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 residences 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 Exhibits B and C, 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,



Per Curtis Banks
Community Development Director

MELINA ONG - PROJECT COORDINATOR
THE MANOR ASSOC. FOR
ISLAND J HOA

(Owner's Name) (Please Print)

Planners Initials: cjh



(Owner's Signature)

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File Ref. UP-73-008M

EXHIBIT A

PLANNING/
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Prototypical Design Guidelines for Garage Door Replacements – UP-73-008M

The following guidelines shall govern the installation and replacement of Garage Doors in the Island J 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.
3. 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.
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 inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
6. **The garage door shall consist of four flush-panels, of insulated steel construction, wood grain texture finish, equivalent to CLOPAY model 4051 flat panel in the Chocolate (dark brown) color, or Amarr Strafford 3000 flush panel doors in the Dark Brown color shown in Exhibit B (attached).**
7. **The garage doors shall be windowless.**
8. **The garage door color shall match the decorative beams within the complex or be painted a dark brown color equivalent to Benjamin Moore Brown Sugar to match the existing decorative beams.**
9. **The trim adjoining the garage door shall be painted in a dark brown color equivalent to Benjamin Moore Brown Sugar to match the door.**
10. **Key pads, if installed, shall be mounted on the wooden side frame of the door opening, and not mounted on the garage door face.**
11. **Any visibly damaged metal garage door shall be repaired or replaced immediately upon such damage.**
12. **Conditions of approval above supersede those in previous Use Permit file UP-73-008D.**

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 and the following information:
 - A letter from the Island J Homeowners' Association, indicating their action on the proposal. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
 - Manufacturer's brochure or catalogue cut sheet indicating the proposed replacement garage door.

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.

*Sandra Long, PROJECT COORDINATOR
THE MANOR ASSOCIATION, for
ISLAND J HOA*

7 - 23 - 2014

Sandra Long, Community Manager
The Manor Association, for
Island J Homeowners' Association

Date



Curtis Banks, Community Development Director
City of Foster City

7/23/14
Date

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EXHIBIT B

ISLAND J MATERIALS MAY 2014

AMARR GARAGE DOOR DARK BROWN ↓



CLOPAY GARAGE DOOR DARK BROWN ↓ "Chocolate"



BROWN POWDER FINISH ON NEW (2013/2014) →
TRELLISES AND PATIO FRAMES INSTALLED
UNDER CONSTRUCTION PROJECT PERMITS



IMAGE "NEW" GARAGE DOOR ON LEFT, "OLD PAINTED" GARAGE DOOR ON RIGHT,
NEW TRELLIS BEAMS INSTALLED



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Excerpts (Amarr) from Proposed Bulk Buy Bids may 2014

Shows Details of the chosen prototype doors.

Note: Island J has two types of buildings and thus two size garage doors:

Building type 1 building has eight garage doors (the narrower door listed below) and type 2 building has six garage doors (the wider door listed below)

PROPOSAL

THE MANOR ASSOCIATION
363 MAIN STREET
REDWOOD CITY, CA, 94063
ATT: SELINA

RE: ISLAND J HOA
800 BALBOA LANE, FOSTER CITY
PHONE #222-4727
FAX # SELINA@THEMANORASSN.COM

5/16/2014

WE ARE PLEASED TO PROPOSE THE FOLLOWING.
FURNISH AND INSTALL:

- 10 - 10' X 9" AMARR STEEL INSULATED SECTIONAL GARAGE DOORS
- STRATFORD 3000 - FLUSH PANEL
- BROWN COLOR WITH BROWN CLIMATE SEAL
- 12" RADIUS TRACK
- REMOUNT EXISTING MOTORS
- REMOVE AND HAUL OLD DOORS
- TOTAL FOR ABOVE DOORS... [REDACTED]
- 10 - 8' X 6'9" DOORS, SAME AS ABOVE [REDACTED]

[REDACTED]

T - REMOTE CONTROL T - KEYLESS ENTRY SYSTEM, SAFETY PHOTO SENSORS & WALL CONSOLES
THE OPERATORS MUST BE INSTALLED AT THE SAME TIME AS THE GARAGE DOORS TO RECEIVE THIS
SPECIAL PRICING

[REDACTED]

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Amarr
ENTRE/MATIC

My Favorites (0 items) | Click here to leave a message | View a Door on My Home

Find A Dealer Get A Quote | Enter zip code | Submit

Residential | Commercial | Dealer Log-In

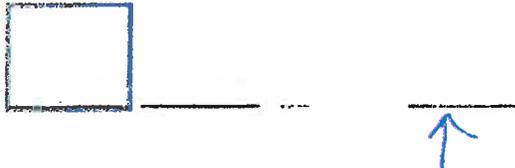
Garage Doors | Openers | Accessories | Before You Buy | Service & Support

Traditional Steel Doors

STRATFORD®

Overview | Door Builder | Features | Style Guide | Gallery | Support

1. Select door design: *Flush* Short Panel Showing 1 of 4 [Need Some Help?](#)



2. Select window: Short Panel *None* Showing 1 of 5 out of 19



3. Select color: True White *Dark Brown* Showing 1 of 5 out of 11



4. Select construction: Stratford 1000



see color sample in packet

5. Select decorative hardware (optional): Amarr Lock Showing 1 of 1



Amarr Lock
Zoom

DOOR SUMMARY

Door Design: Short Panel
Window: Short Panel
Color: True White
Construction®: Stratford 1000
Decorative Hardware: Amarr Lock



[+ Add to My Favorites](#)

*Not shown in image.



Please Note: Door shown represents a 6'x7' door. Actual design may vary based on door width and height. Amarr reserves the right to modify designs without notice. Download additional door drawings and specifications here.

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Excerpts (CLOPAY) from Proposed Bulk Buy Bids may 2014

Shows Details of the chosen prototype doors.

Note: Island J has two types of buildings and thus two size garage doors:

Building type 1 building has eight garage doors (the narrower door listed below) and type 2 building has six garage doors (the wider door listed below)

PROPOSAL

THE MANOR ASSOCIATION
353 MAIN STREET
REDWOOD CITY, CA. 94063
ATT: SELINA

RE: ISLAND J HOA
800 BALBOA LANE, FOSTER CITY
PHONE #222-4727
FAX #SELINA@THEMANORASSN.COM

4/28/2014

WE ARE PLEASED TO PROPOSE THE FOLLOWING:
FURNISH AND INSTALL:

10 - 10' X 6'9" OR 10' X 7' CLOPAY STEEL INSULATED SECTIONAL GARAGE DOORS
MODEL 4051 - FLUSH PANEL
BROWN COLOR WITH BROWN CLIMATE SEAL
12" RADIUS TRACK
REMOUNT EXISTING MOTORS
REMOVE AND HAUL OLD DOORS
TOTAL FOR ABOVE DOORS

10 - 8' X 6'9" DOORS, SAME AS ABOVE

THE OPERATOR PRICES INCLUDE

1 - REMOTE CONTROL 1 - KEYLESS ENTRY SYSTEM, SAFETY PHOTO SENSORS & WALL CONSOLES
THE OPERATORS MUST BE INSTALLED AT THE SAME TIME AS THE GARAGE DOORS TO RECEIVE THIS SPECIAL PRICING

see page 3 of brochure

see page 4 of brochure

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PREMIUM series

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Improve your home's appearance and energy efficiency with a Clopay Premium Series insulated garage door. Available with Intellcore® polyurethane or polystyrene insulation in 2" or 1-3/8" thicknesses, Premium Series models offer exceptional insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from three panel styles, multiple color options and a wide range of decorative window options to create a door that fits your budget and enhances your home's curb appeal.

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3-LAYER CONSTRUCTION

2" or 1-3/8" insulation provides comfort, energy efficiency and superior R-values in every season.

- Weathertight tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Nylon rollers are smooth and quiet.
- Galvanized steel hinges attached to backup plates are durable, reliable and secure.
- Prepainted white end stiles and interior steel backing create a clean, finished appearance.
- Inside/outside step plates and grip handles make doors easy and safe to operate.



2" 1 3/8" 2" 1 3/8"
Polyurethane Models **Polystyrene Models**

27 GAUGE STEEL 9200 short panel
 9203 long panel
 9201/9202 flush panel

2" **18.4**
 POLYURETHANE R-VALUE*

27 GAUGE STEEL 9130 short panel
 9133 long panel
 9131/9132 flush panel

1 3/8" **12.9**
 POLYURETHANE R-VALUE*

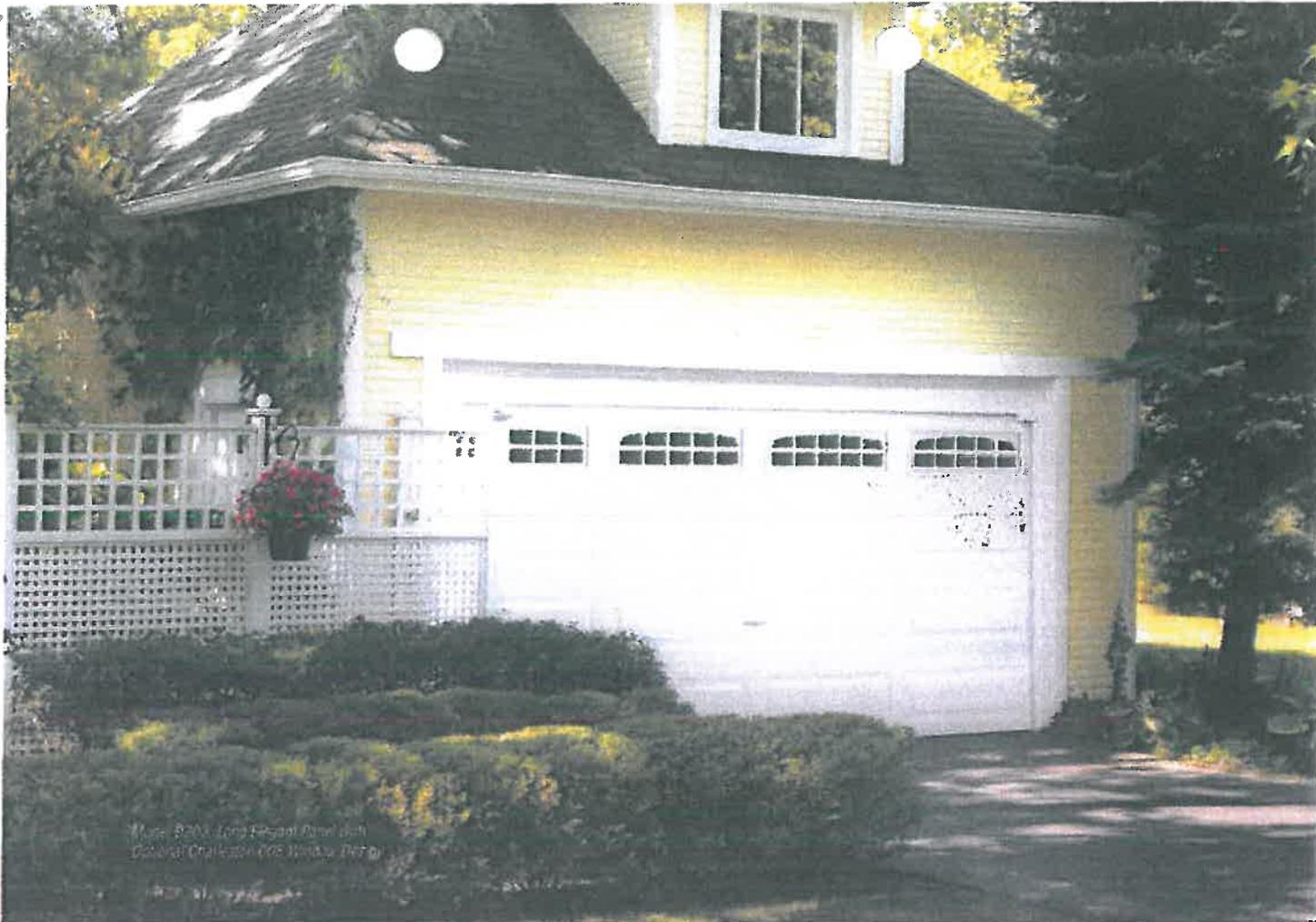
27 GAUGE STEEL 4300 short panel
 4310 long panel
 4301 flush panel

2" **9.0**
 POLYSTYRENE R-VALUE*

26 GAUGE STEEL 4050 short panel
 4053 long panel
 4051 flush panel

1 3/8" **6.5**
 POLYSTYRENE R-VALUE*

*Calculated door section R-value is in accordance with ASTM E90-10.



Model 9200 Long Elegant Panel with
 Downward Curved Windows and
 Downward Curved Windows

DETAIL

STYLE

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Elegant Short

Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050.

Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

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Elegant Long

Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Flush

Perfect for contemporary and some transitional style homes. Models 9201, 9202, 9131, 9132, 4301 and 4051.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options. WindCode® Doors are available to meet most regional wind load requirements. Consult your local dealer for specific information.



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COLORS

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White

Almond

Desert Tan



Sandtone

Bronze

Chocolate



Black*

Hunter Green†

Gray†

Due to the printing process, colors may vary.

**Not available on Models 4050, 4051 and 4053.*

† Not available on Models 9132 and 9202.

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*Model 4050,
Short Elegant Panel
with Optional
Trillium Window Design;
Shown in Almond*

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

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