Prototype binder

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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

APPLICATION RECEIVED:	March 9, 2005
APPLICATION COMPLETE:	March 21, 2005
ACTION DATE:	March 21, 2005 (supercedes garage door portion of approval UP-84-008G dated June 7, 2004 and revised June 21, 2004)
CASE NO.:	UP-84-008H
OWNER:	Alden Crossing Homeowners' Association
OWNER ADDRESS:	c/o Barry Rutherford, The Manor Association, 353 Main Street, Redwood City, CA 94063
APPLICATION FOR:	Prototype for Replacement Windows and Garage Doors
LOCATION:	Alden Crossing Planned Development
ZONING:	R-1/PD (Single-Family Residence/Planned Development) District
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 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 replacement windows and garage doors will result in an attractive appearance for the houses, will provide additional/modified light and ventilation for the house and will be consistent with the residential use of the subject property.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the replacement windows and garage doors will be compatible with the architectural style, character and proportions of the existing house and will be in keeping with similar improvements in the Alden Crossing 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 replacement windows will be white vinyl to match the existing window frames and will match the existing windows in size and style; and 2) the replacement of the garage doors with a door that is either solid or has one row of windows will be

compatible with the existing architecture of the houses in the Alden Crossing Planned Development.

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 garage doors will be compatible with the design of the houses 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,

Lucie Hammond
for Richard B. Marks
Community Development Director

Barry Rutherford
(Applicant's Name) (Please Print)

Barry Rutherford
(Applicant's Signature)

Planners Initials: KET

EXHIBIT A
Approved March 21, 2005

ALDEN CROSSING HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Windows and Garage Doors

The following guidelines shall govern the installation and replacement of all windows and garage doors in the Alden Crossing 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. Replacement windows shall have white vinyl framing.

5. Replacement windows shall match the existing windows in size, style, design, trim and location, including casement vs. double hung, etc. and grids or no grids.

6. All windows on the same elevation shall match in color and materials.

7. Replacement garage doors shall have a raised panel design consistent or equivalent to the examples illustrated in Exhibit B, attached hereto and incorporated herein, except that they may have one row of windows in the top section of the door.

8. The material of the garage door shall be wood, wood composite or steel.

9. The replacement garage doors shall be either painted white or to match the unit's body color.

10. For houses with more than one garage door, both must be replaced at the same time.

11. This prototype shall supercede UP-84-008G for garage doors.

APPROVAL PROCESS

FOR WINDOW REPLACEMENTS:

1) The homeowner or applicant shall apply for an Architectural Review and shall submit the following:
   - A letter from the Alden Crossing Homeowners' Association (HOA) indicating their action on the proposal.
   - An Architectural Review application and filing fee (one-half the typical fee for windows).
   - Three copies of photographs or elevations indicating the location and size of the window(s).
   - Brochure or information on the proposed replacement windows.

2) The Planning/Code Enforcement Division staff will review the Architectural Review application, plans, and photographs to confirm that the proposal is consistent with the prototypical design approved for replacement of windows and sliding doors.

3) Following the approval of the Architectural Review application, the homeowner shall submit the following if the window or sliding door replacement is of a different size than the original.

   a) A Building Permit application, including four copies of drawings indicating where the new window(s) will be located, including the proposed size, material(s), colors(s), and a framing detail (Typical framing details are available from the Building Inspection Division.

   b) 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 doors.

4) Following the completion of the construction, within one week of completion, the applicant shall request a final inspection from the Planning/Code Enforcement Division in addition to any inspections required by the Building Inspection Division.

FOR GARAGE DOORS:

1. The homeowner or applicant shall apply for a Building Permit and shall submit the following:
   - Building Permit application and filing fee.
   - Letter from the Alden Crossing Homeowners' Association (HOA) indicating their action on the proposal.
   - Brochure or information on the proposed replacement garage door indicating the materials, color, and style of the 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.

Barry Rutherford, Managing Agent
The Manor Association, for
Alden Crossing Homeowners' Association

3/24/05
Date

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

7/28/05
Date

FOSTER CITY
RECEIVED
JAN 25 2002
PLANNING
DIVISION

EXHIBIT B

Long Panel Designs

GDU

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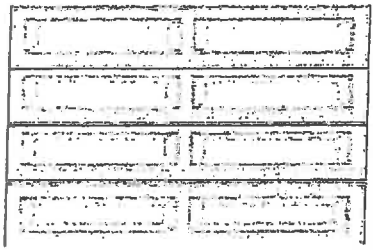
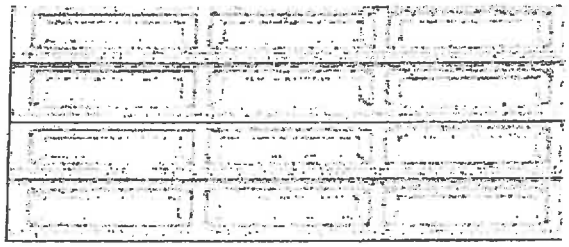
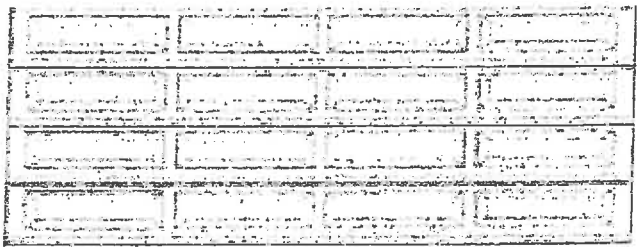


Single Door Design

8', 9', or 10'

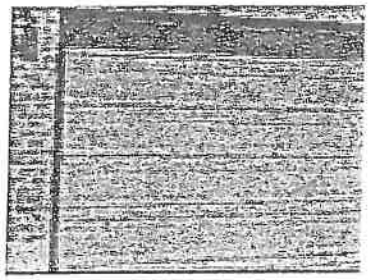


12' or 14'



Double Door Design

16', 17' or 18'



This is an example of an a
and long panel door with r

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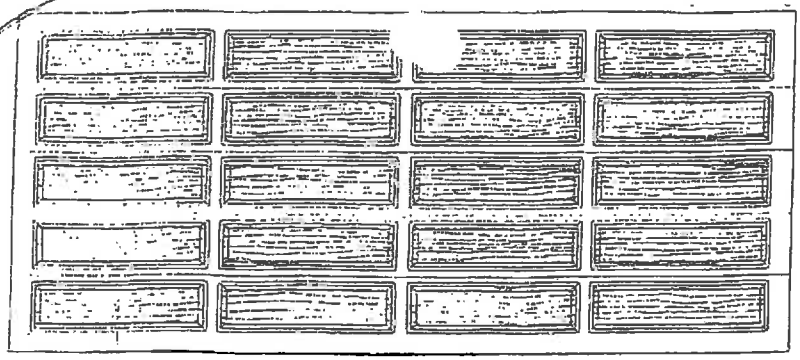
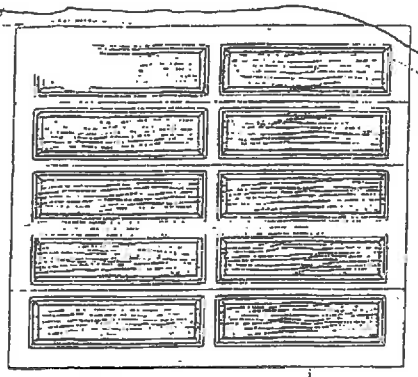
UP-84-008 G
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUN 07 2004
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

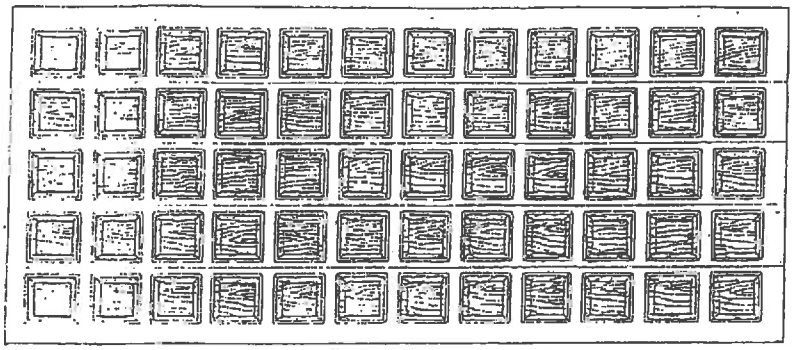
UP-84-008F
CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 13 2002
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



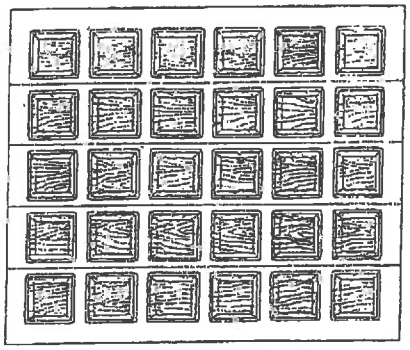
Model 45 Shown with shaped redwood insert panels



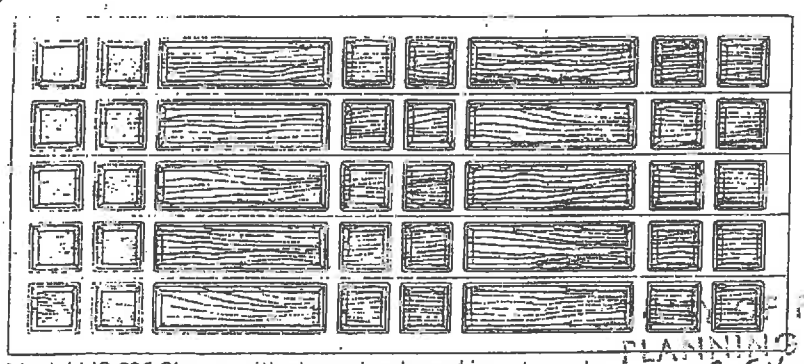
Model 25-S



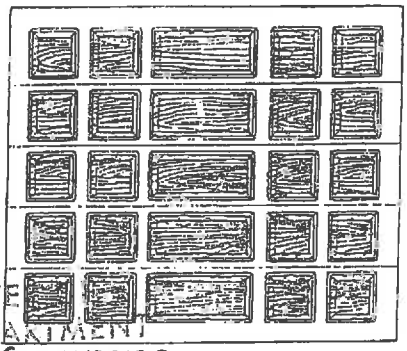
Model 125 Shown with shaped redwood insert panels



Model 65-S

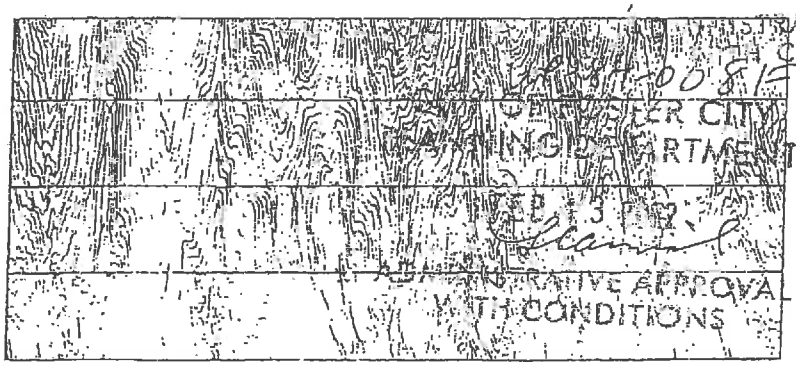


Model HS 625 Shown with shaped redwood insert panels

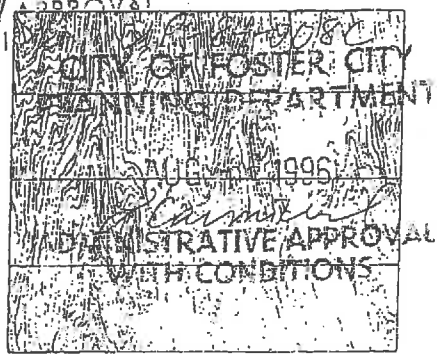


Model HS 215-S

CITY OF FOSTER CITY
PLANNING DEPARTMENT
UP-84-0086
JUN 07 2004
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Model 14 Flush - Shown with re-sawn fir (groove patterns available)



Model 14-S

Insert panels can be made of:

- Raised Redwood
- Ruffsawn Fir Plywood
- Ruffsawn Redwood Plywood
- Overlay Plywood

Artistic Garage Doors are guaranteed for one year against defects in workmanship and materials provided they are suitably sealed on all surfaces with the chosen finish.