



# 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: December 15, 2003

APPLICATION COMPLETE: January 13, 2004

ACTION DATE: January 13, 2004

CASE NO.: AR-04-002

OWNER: Bay Vista Homeowners Association

OWNER ADDRESS: c/o Amie Tyler, Manor Association, 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype for garage door replacements

LOCATION: Bay Vista Planned Development

ZONING: RT/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. 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 garage doors will result in an attractive appearance for the townhouses 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 garage doors will be compatible with the architectural style and character of the existing townhouses and will be in keeping with similar improvements in the neighborhood.
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 the replacement garage doors will be identical in design to the existing garage doors except that they are sectional and will improve the appearance of the development as the worn and damaged garage doors are replaced.
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 garage doors will be compatible with the design of the townhouses 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,



*f* Richard B. Marks  
Community Development Director

Planners Initials: LJC

File Reference: AR-04-002 **FOSTER CITY RECEIVED**

**EXHIBIT A**  
**BAY VISTA HOMEOWNERS' ASSOCIATION**  
Prototypical Design Guidelines for Garage Door Replacements

JAN 15 2004

The following guidelines shall govern the installation and replacement of garage doors in the Bay Vista Planned Development:

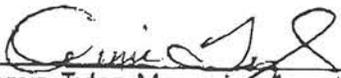
**PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

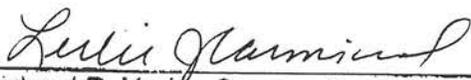
1. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect 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. The replacement doors shall be flush sectional doors of either wood or steel and painted to match the building wall color, as indicated in attached Exhibit B

**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

  
\_\_\_\_\_  
Amie Tyler, Managing Agent  
The Manor Association, Inc. for  
Bay Vista Homeowners' Association

1/15/04  
\_\_\_\_\_  
Date

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

1/14/04  
\_\_\_\_\_  
Date

# Amarr®

GARAGE DOORS

BEST

## WEATHERGUARD™ SERIES

FEATURING OUR **DuraSafe System**

Outdated brochure  
print new one  
2/15/12

**NOT USED**

SHOWN: WEATHERGUARD PLUS™ WITH DURASAFE LONG PANEL

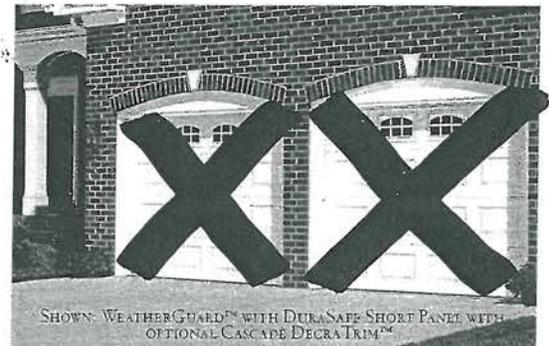
~~WEATHERGUARD PLUS™  
WITH DURASAFE~~

~~THE WEATHERGUARD PLUS™ OFFERS DISCERNING HOMEOWNERS A MASTERFUL COMBINATION OF PREMIUM FEATURES. SUPERIOR TRIPLE-LAYER CONSTRUCTION (2" (5.1 CM) POLYSTYRENE INSULATION, AN R-VALUE OF 8.34, AND UNMATCHED BEAUTY PUT THE WEATHERGUARD PLUS™ AT THE TOP OF ITS CLASS.~~



### WEATHERGUARD™ WITH DURASAFE

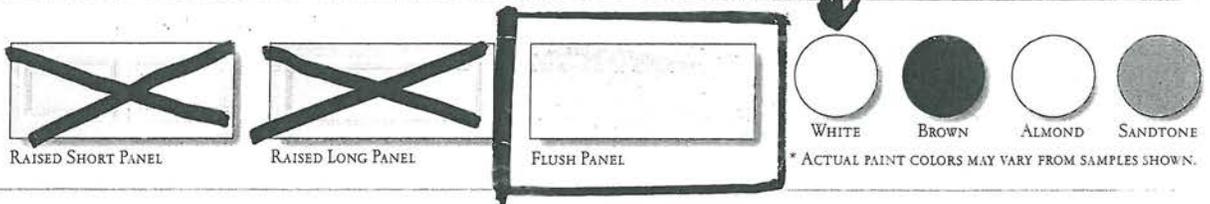
TOP-QUALITY TRIPLE-LAYER CONSTRUCTION AND 1 3/8" (3.5 CM) POLYSTYRENE INSULATION MAKE OUR WEATHERGUARD STEEL DOOR STRONG, QUIET, AND ENERGY EFFICIENT. FEATURING AN R-VALUE OF 5.73, THE WEATHERGUARD IS THE PERFECT ADDITION TO YOUR HOME FOR YEARS OF TROUBLE FREE SERVICE AND GREAT LOOKS.



SHOWN: WEATHERGUARD™ WITH DURASAFE SHORT PANEL WITH OPTIONAL CASCADE DECRA TRIM™

#### DESIGN ELEMENTS

THE WEATHERGUARD SERIES DOORS ARE AVAILABLE IN A FLUSH PANEL DESIGN OR RAISED PANEL DESIGN. YOUR COLOR CHOICES:



\* ACTUAL PAINT COLORS MAY VARY FROM SAMPLES SHOWN.

#### Bottom Seal

NEW ALUMINUM BOTTOM SEAL MEANS EASY AND FAST INSTALLATION AND MAINTENANCE... AS WELL AS A BETTER SEAL AGAINST THE ELEMENTS.

#### Bottom Bracket

NEW TAMPER RESISTANT BOTTOM BRACKET HELPS PREVENT ACCIDENTS, YET ALLOWS FOR ROLLER MAINTENANCE/CHANGE WITHOUT DISASSEMBLY. FULL LENGTH ROLLER TUBE PREVENTS SLIP-OUTS.

#### Door Sections

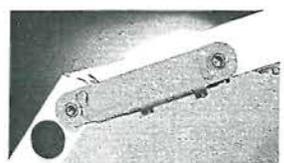
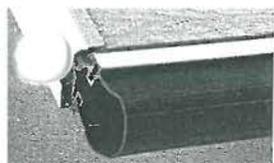
THE SECTION JOINT OF THE FUTURE: TODAY. NEW SECTION PROFILE ASSURES PINCH RESISTANCE BOTH INSIDE AND OUT, EXCEEDING INDUSTRY STANDARDS - NEITHER FINGERS NOR WEATHER GETS IN.

#### Center Hinge

FLUSH MOUNT INBOARD DESIGN CENTER HINGES PROVIDE PINCH RESISTANT PROTECTION AND A LOW PROFILE CLEAN LOOK ON THE INSIDE OF THE DOOR.

#### End Hinge

WITH MOST OF ITS ACTION HIDDEN INSIDE THE DOOR, OUR RE-ENGINEERED END HINGES LEAVE NO ROOM FOR EVEN THE SMALLEST FINGERS.



AMARR DURASAFE DOORS UNDER 8'9" WILL BE SUPPLIED WITH DURASAFE HARDWARE. DASMA STANDARDS FOR PINCH-RESISTANCE DO NOT APPLY TO DOORS OVER 8' HIGH SINCE THE POTENTIAL PINCH POINTS ARE ABOVE TYPICAL GRASPING HEIGHTS; AMARR DOORS OVER 8'9" ARE SUPPLIED WITH CONVENTIONAL HARDWARE. THE BOTTOM BRACKET, DOOR SECTIONS, CENTER HINGE AND END HINGE SHOWN ABOVE ARE PATENTED. DOORS SHOWN ARE ELECTRICALLY OPERATED. NON-ELECTRICALLY OPERATED DOORS SHOULD HAVE EXTERIOR AND INTERIOR LIFT HANDLES ATTACHED TO THE DOOR.

July 31, 1990

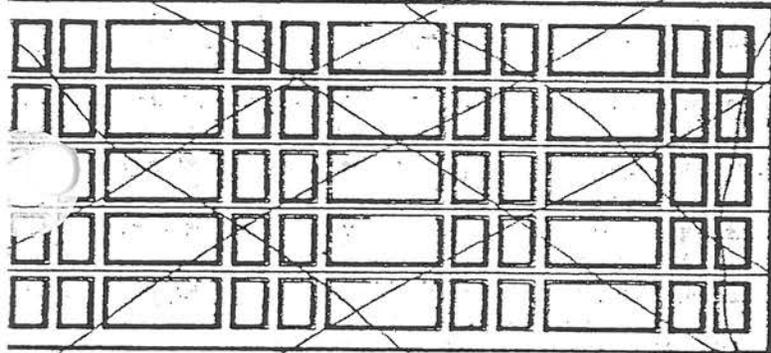
EXHIBIT B - PAGE 2 OF 2

Dear Bay Vista Homeowner:

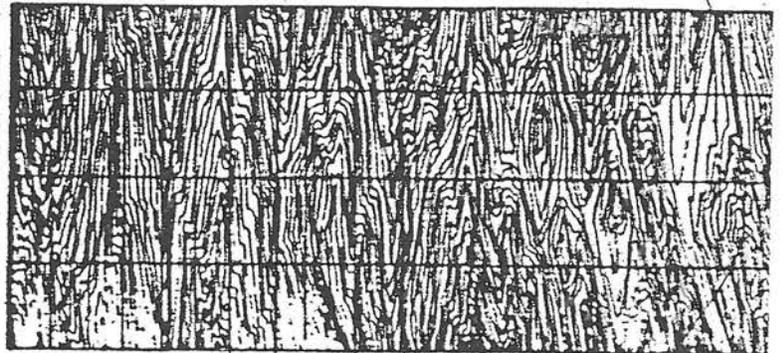
As promised at the recent Annual Meeting, we are sending out this questionnaire to determine the number of homeowners who would be in favor of having roll-up garage doors installed throughout our complex, and how many would be interested in having a roll-up door at their own unit. After reading the following information, please fill out the bottom portion of this letter and send it back to the Association with your monthly dues payment. Your participation will be greatly appreciated.

We have obtained a bid for the complexwide installation of roll-up garage doors at Bay Vista. The Board has determined that the Association could split the cost of this installation with the homeowners. The installation would cost each owner approximately \$400.00. This includes all hardware except automatic openers or other special items. A picture of the proposed door can be seen on the left side below. If this project is to take place, all homeowners must agree to having it done.

If all homeowners are not in favor of this modification, but individual owners want roll-up doors at their own units, the door on the right side below has been approved by the Association for individual installation. The cost of the individual installation is the responsibility of each homeowner entirely.



Model LS 835 Shown with tempered hardboard insert panels



Custom Flush Sectional - Shown with re-grown fir

The doors above are both available at Artistic Doors Inc. of San Carlos. They are located at 713 Industrial Road, San Carlos. If you are interested in obtaining further information about either of these doors, you may call Artistic at 594-1558 or 369-2989.

Please take a moment to fill out the information below and send it in with your monthly dues payment. Thank you!!

I am  am not  (circle one) interested in having the roll-up door on the left installed at my unit at a cost to me of \$400.00.

I am  am not  (circle one) interested in having the roll-up door on the right above installed at my unit, at my own expense.

*Handwritten: Approved - except for KR*  
**CITY OF FOSTER CITY  
PLANNING DIVISION**

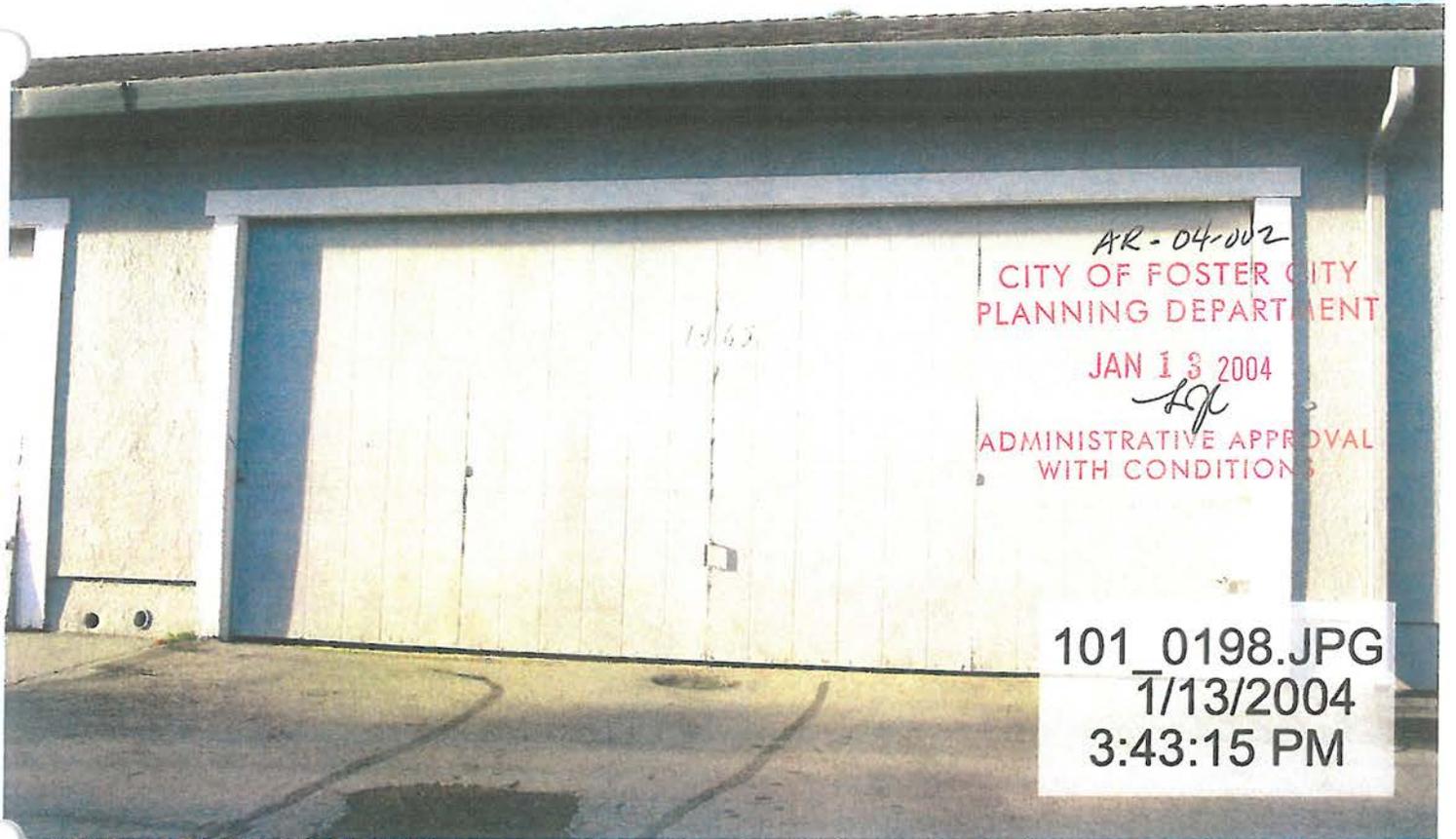
NAME \_\_\_\_\_ UNIT ADDRESS \_\_\_\_\_

PHONE NUMBER(S): (W) \_\_\_\_\_ (H) \_\_\_\_\_

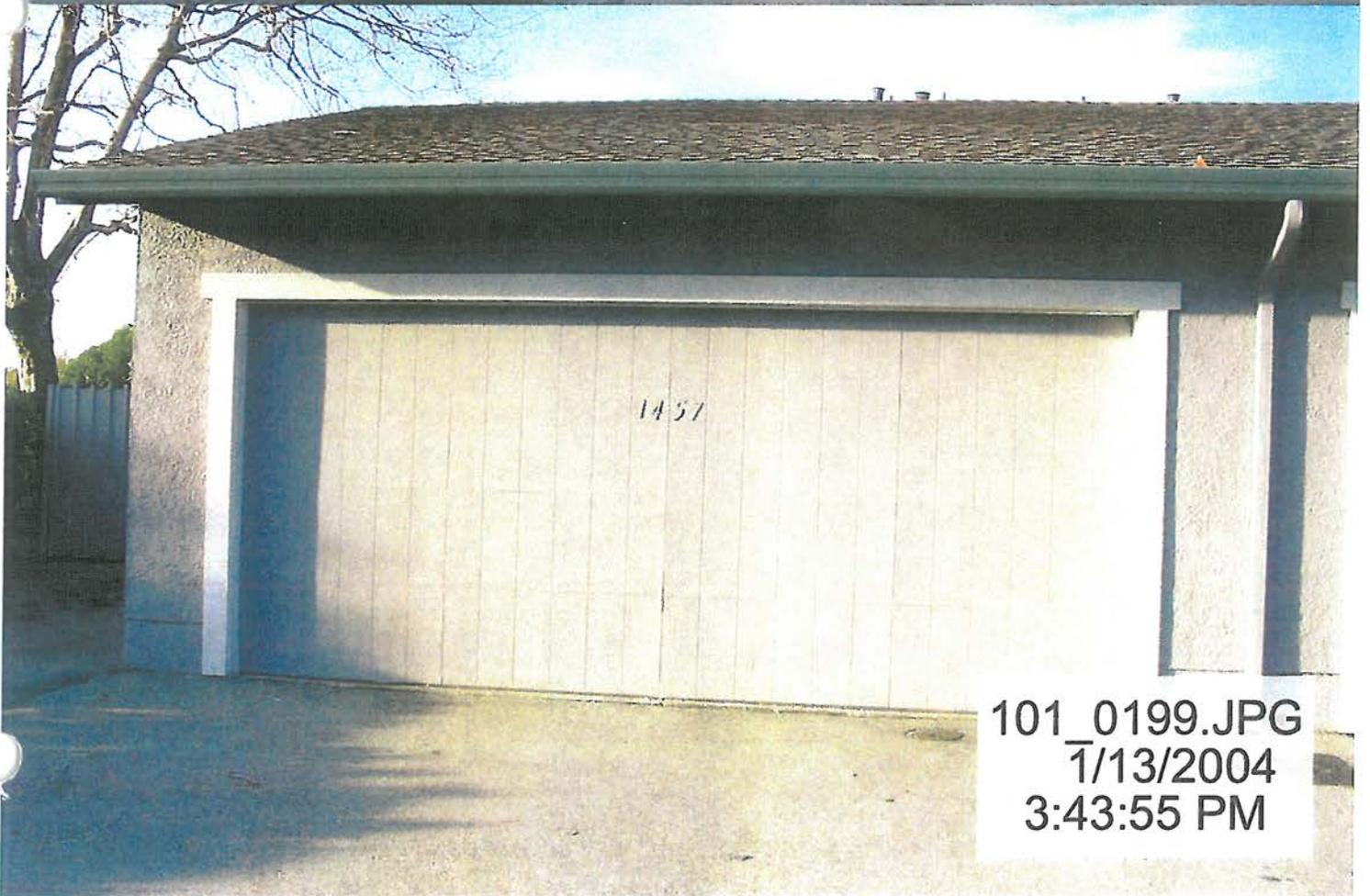
SIGNATURE: \_\_\_\_\_

*Handwritten: JUL 29 1992*  
*Handwritten: [Signature]*  
**ADMINISTRATIVE APPROVAL  
WITH NO CONDITIONS**

EXISTING

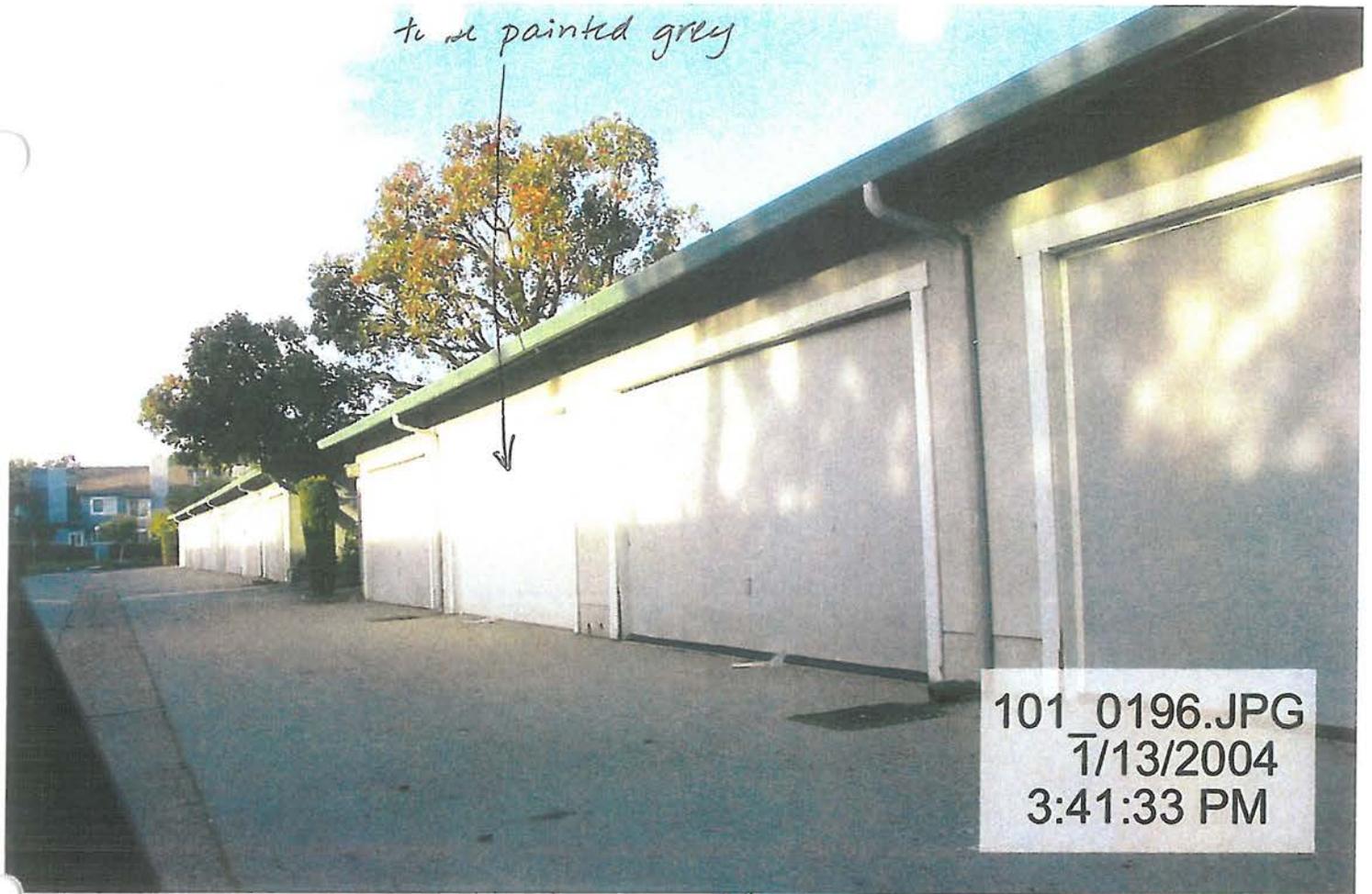


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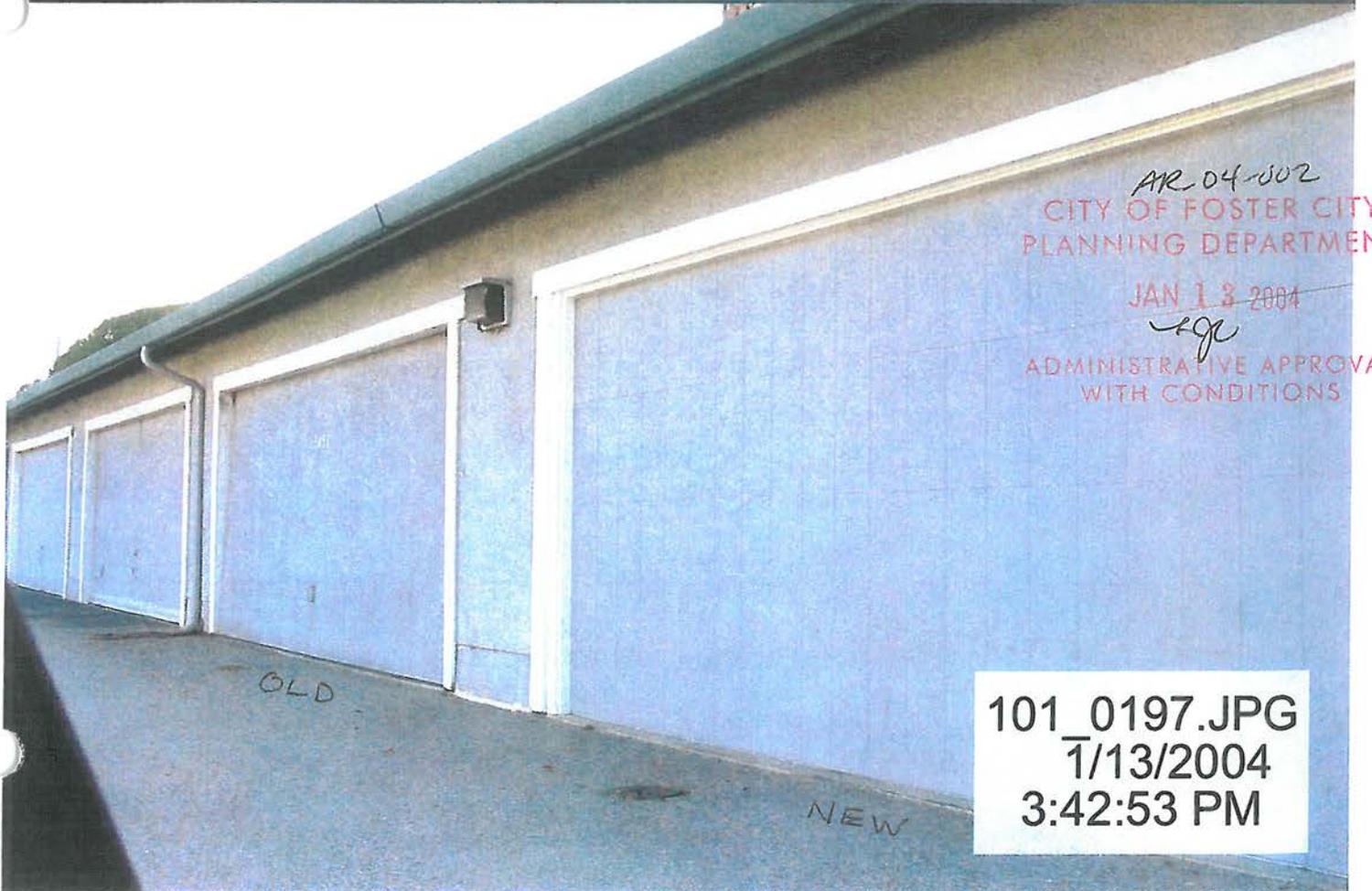


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PROPOSED



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APR 04-002  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
JAN 13 2004  
*EQ*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

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