



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

OCT 02 2006

PLANNING
DIVISION

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

APPLICATION RECEIVED: September 25, 2006

APPLICATION COMPLETE: September 28, 2006

ACTION DATE: September 28, 2006

CASE NO.: UP-84-028C

OWNER: Cityhomes West HOA

OWNER ADDRESS: 1710 S. Amphlett Blvd. #301

APPLICATION FOR: Prototype for Replacement Windows and Sliding Doors

LOCATION: Cityhomes West Planned Development

ZONING: C-2/PD (General Business/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 to establish a prototype design for the replacement of windows and sliding doors in the Cityhomes West Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B are consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land use and Circulation Element of the Foster City General Plan, will provide additional/modified light and ventilation for the house, and will be consistent with the residential use of the residence in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the prototypical window and door replacements will be compatible with the architectural style, character, and proportions of residential units in the development 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 1) the prototypical design will provide guidelines to ensure that window and door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; and 2) the size of the replacement windows and doors will be the same size as 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 prototypical design will ensure that all residential units maintain similar architectural characteristics, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the planned development, or the property values in the area.

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

Planners Initials: SKG

PORTER SPRAGUE AGENT

(Applicant's Name) (Please Print)

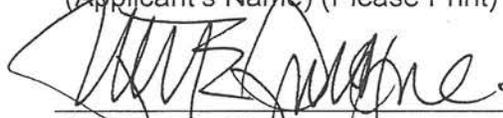

(Applicant's Signature)

EXHIBIT A

CITYHOMES WEST 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 Cityhomes West Planned Development:

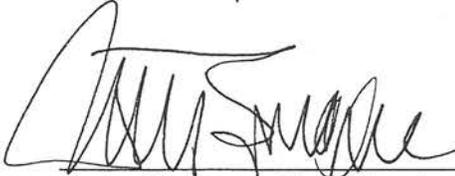
CONDITIONS OF APPROVAL

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. Replacement windows shall be the same type of window (i.e. slider, operable, non-operable or casement) as the existing window, except as approved by the Cityhomes West Homeowners' Association and the Foster City Community Development Department.
7. When any window or sliding glass door on the house's front, side, or rear elevation is replaced with one that has a different design (with respect to frame color, material or grids), the other windows and sliding glass doors on that elevation shall be replaced such that all windows and sliding glass doors on a single elevation share one consistent design, material and frame color.
8. Replacement windows and doors shall have white vinyl frames similar or equivalent to the Simonton Impressions windows and doors as shown on Exhibit B.
9. If an existing window or door awning is removed in order to install the replacement windows or doors, the awning shall be re-attached to the building in its original location.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit the following:
 - A letter from the Cityhomes West Homeowners Association (HOA), indicating their action on the proposal.
 - A Building Permit application and filing fee

- A photograph showing all the windows and or doors to be replaced.
- Brochure or information demonstrating the type of windows or sliding glass doors that will be installed.
- Three copies of a site plan indicating the location of the doors and windows to be replaced.



Porter Sprague, Managing Agent
Sprague and Associate, for
Cityhomes West Homeowners' Association

10-2-06
Date



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

10-2-06
Date

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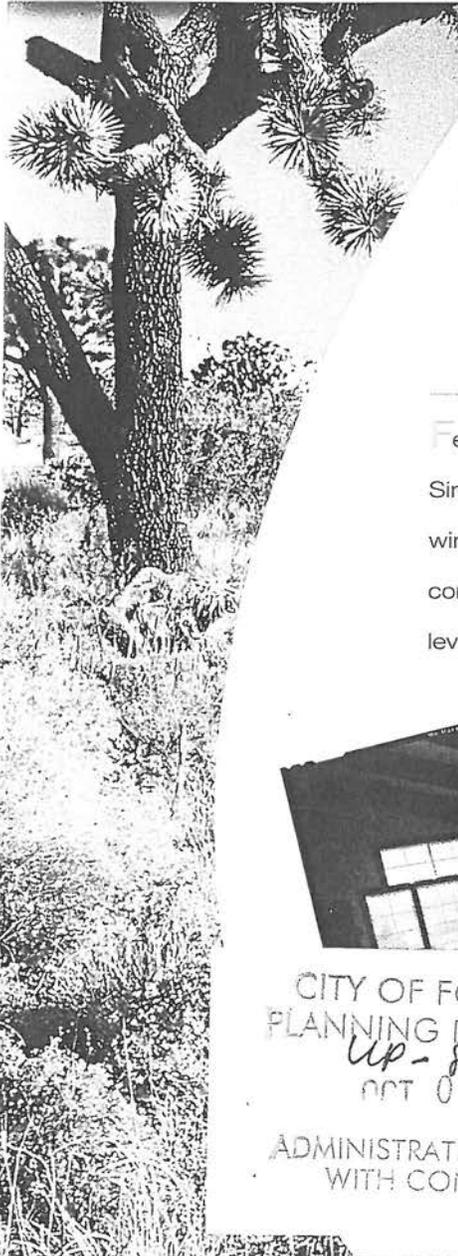
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 **SIMONTON**
Impressions®



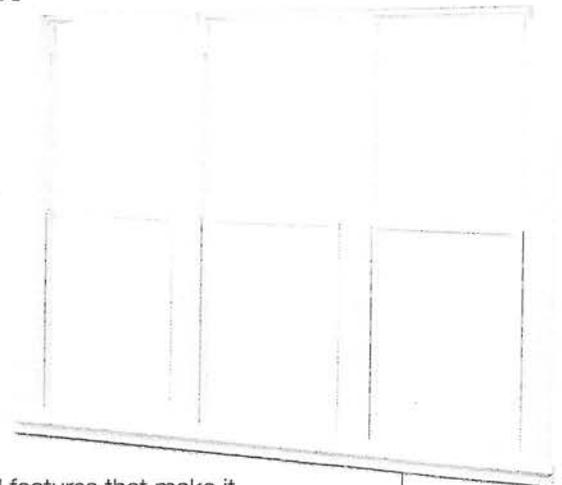
SLIM FRAME WINDOWS



Proof positive that simple statements can make a powerful impact.

Featuring a 2-7/8" frame depth, the Simonton Impressions® Narrow Frame window has a slender design, with a contemporary look that performs on all levels. The Narrow Frame window is

teeming with advanced features that make it energy efficient, weathertight and strong. So, when the style of your home calls for a window that has simple, clean lines, the Simonton Impressions® Narrow Frame window is the right design – both inside and out.



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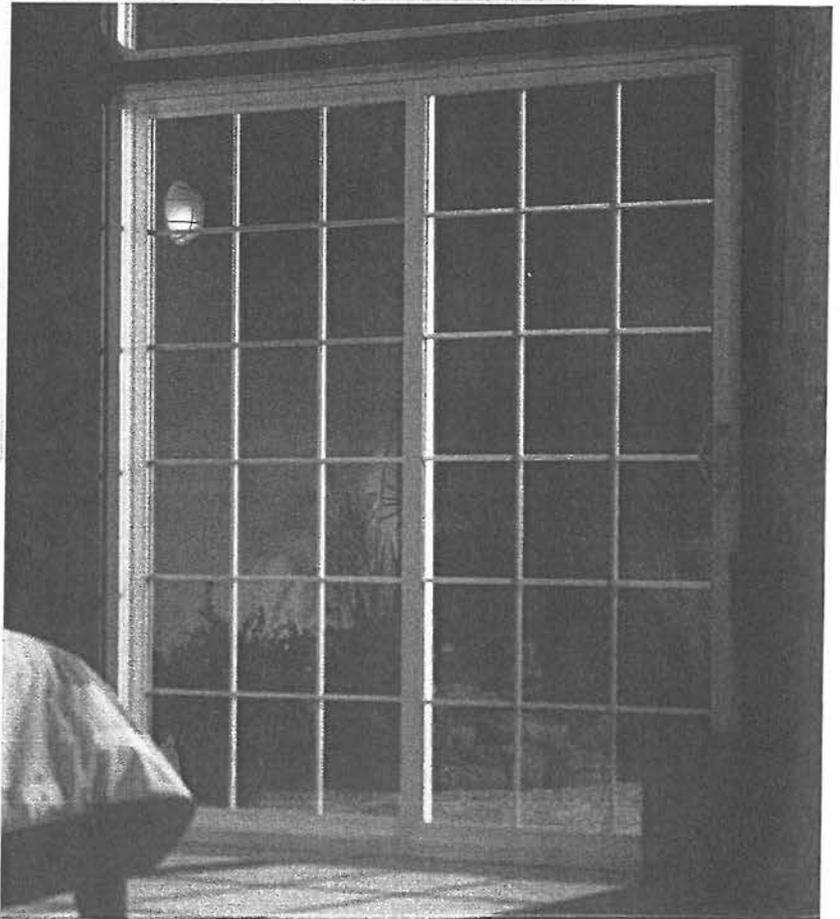
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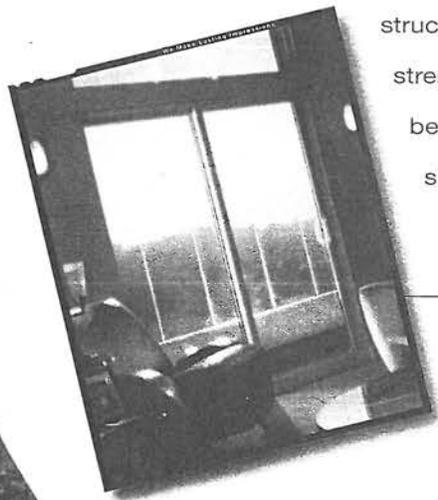


CONTEMPORARY PATIO DOOR



Open the door to new possibilities.

The Simonton Impressions® Contemporary patio door boasts a sleek, captivating profile. The broad expanse of glass afforded by a narrower panel frame results in larger sight lines for clean, unobstructed views. The frame and panel are welded for strength and rigidity, while a gently curved glazing bead provides a sophisticated look. And Impressions Contemporary patio doors feature large, wide-set rollers for effortless operation.



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