



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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APR 19 2006

PLANNING
DIVISION

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

APPLICATION RECEIVED: March 23, 2006

APPLICATION COMPLETE: April 4, 2006

ACTION DATE: April 11, 2006

CASE NO.: UP-89-034C

OWNER: Emerald Bay Planned Development

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

APPLICATION FOR: Prototype for replacement windows and sliding patio doors

LOCATION: Emerald Bay Planned Development

ZONING: R-3/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 to establish a prototype design for the replacement of windows and sliding patio doors, 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 window(s) and sliding patio door(s) will result in an attractive appearance for the model unit, will provide additional/modified light and ventilation for the plan unit 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 window(s) and sliding patio door(s) will be compatible with the architectural style, character and proportions of the existing model unit 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

window(s) and sliding patio door(s) will complement the size, shape, size, colors and materials of the existing doors and windows in the Emerald Bay 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 window(s) and sliding patio door(s) will be compatible with the design of the model unit 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

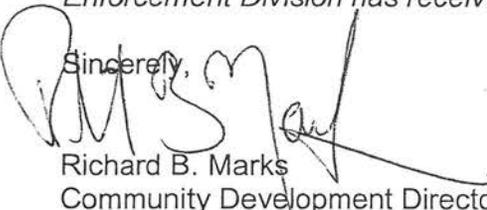
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

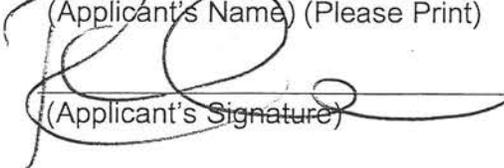
Sincerely,


Richard B. Marks
Community Development Director

Planners Initials: ket



(Applicant's Name) (Please Print)



(Applicant's Signature)

EXHIBIT A

EMERALD BAY HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement Windows and Sliding Patio Doors

The following guidelines shall govern the installation of replacement windows and sliding patio doors in the Emerald Bay Planned Development:

CONDITIONS OF APPROVAL

1. 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.
2. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
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 the installation of the Community Development Director.
4. 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.
5. Prior to installation, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
- * 7. All replacement windows and patio doors on the same elevation shall match existing windows and doors in color, style and materials, including grids or no grids (see photos of existing windows in Exhibit B, attached). Replacement windows shall be the same type of window as existing (e.g. slider, casement, fixed, etc.).
- * 8. The replacement windows and patio doors shall be replaced with narrow white vinyl frames similar or equivalent to Simonton narrow frame windows and doors (see Exhibit C, attached).
- * 9. The wood trim around the windows shall be painted white to match existing trim.
- * Site specific condition

APPROVAL PROCESS

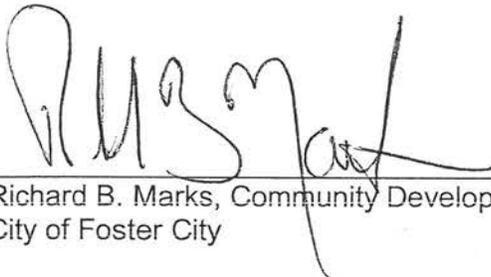
1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Emerald Bay Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s) and sliding patio doors.
 - Manufacturers brochure indicating the color and material of the frames.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division.
3. 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 patio doors.



Ray Villar, Managing Agent
The Manor Association, for
Emerald Bay Homeowners' Association

4/18/06

Date



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

4/19/06

Date

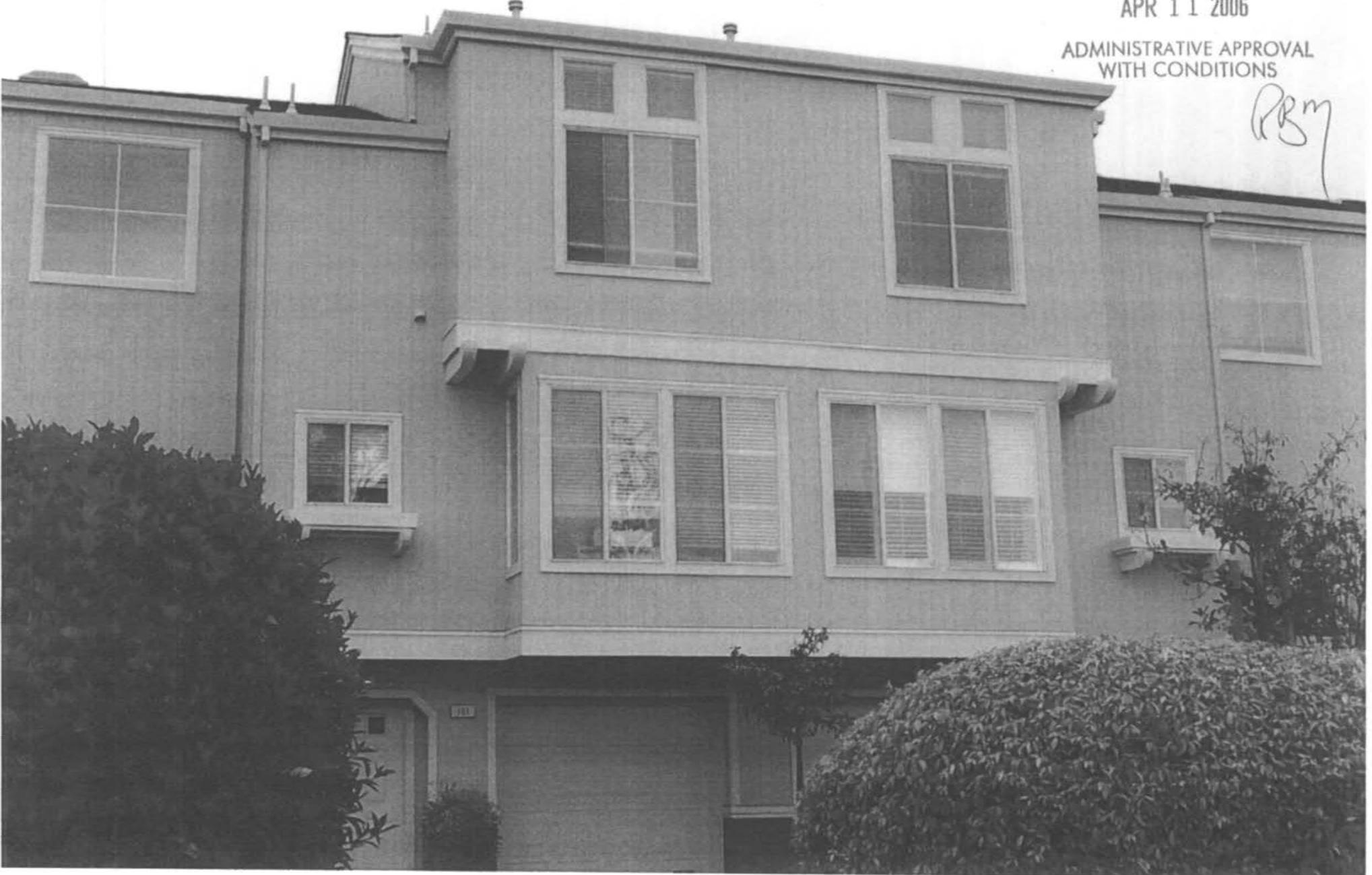
EXHIBIT B

UP-89-034C
CITY OF FOSTER CITY
PLANNING DEPARTMENT

APR 11 2006

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

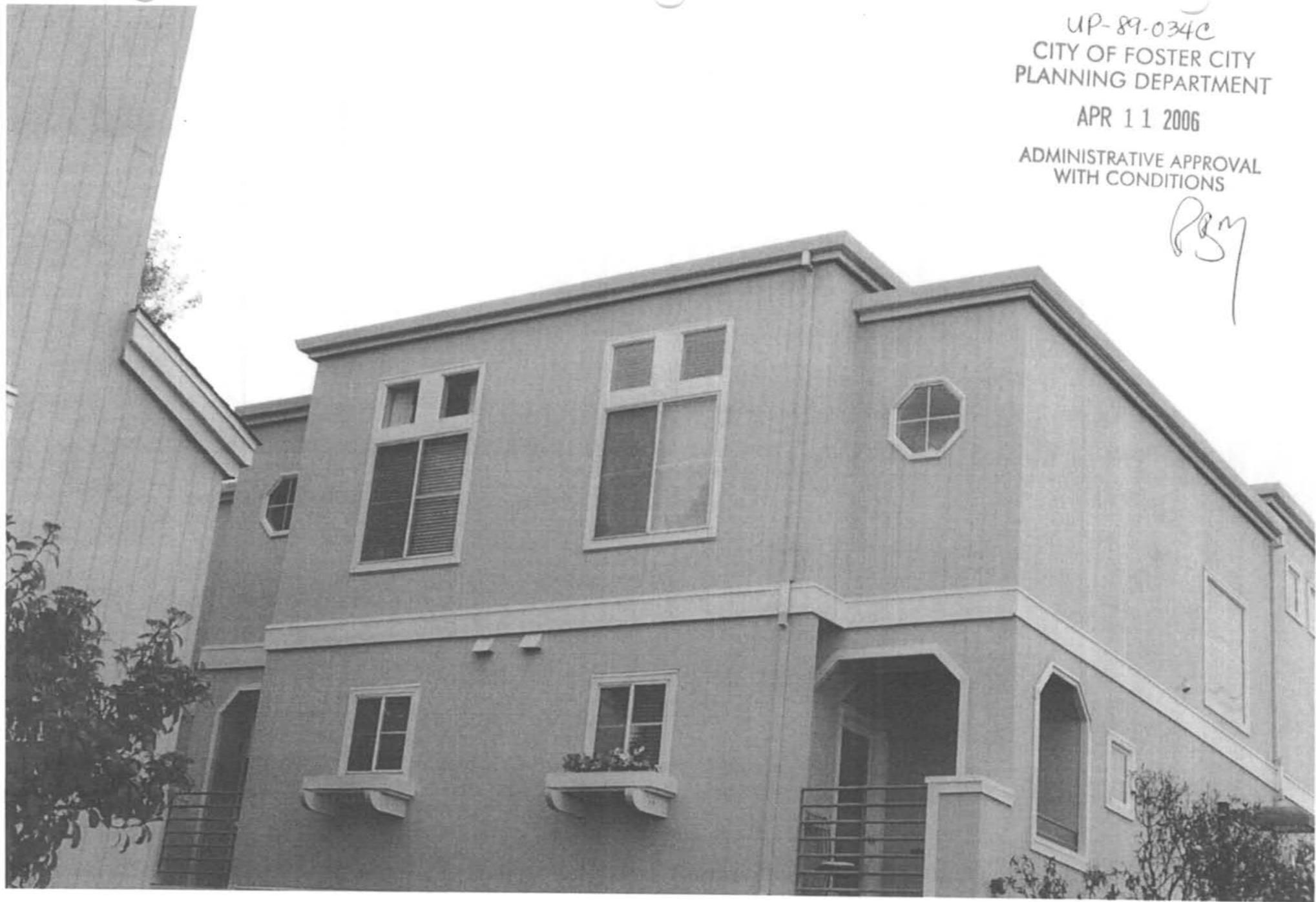
RRM



UP-89-034C
CITY OF FOSTER CITY
PLANNING DEPARTMENT

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ADMINISTRATIVE APPROVAL
WITH CONDITIONS



PRM

UP-89-03
CITY OF FOSTER CITY
PLANNING DEPARTMENT

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ADMINISTRATIVE APPROVAL
WITH CONDITIONS



EXHIBIT C

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SIMONTON
Impressions®

ALEXANDER
WINDOW SPECIALISTS

COMPANY

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Your local source of
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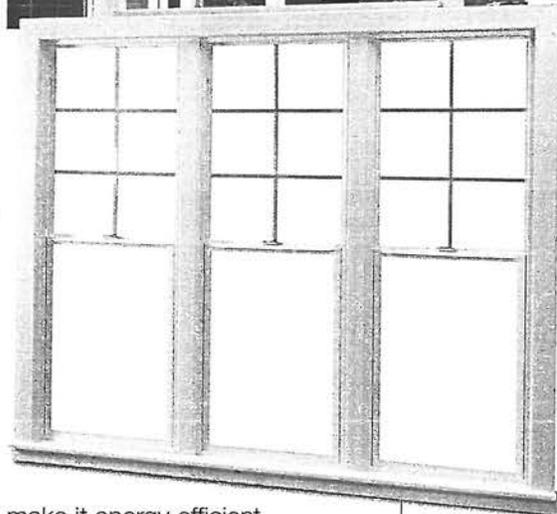


NARROW FRAME WINDOWS

Proof positive that simple
statements can make a
powerful impact.

Featuring a 2-7/8" frame, 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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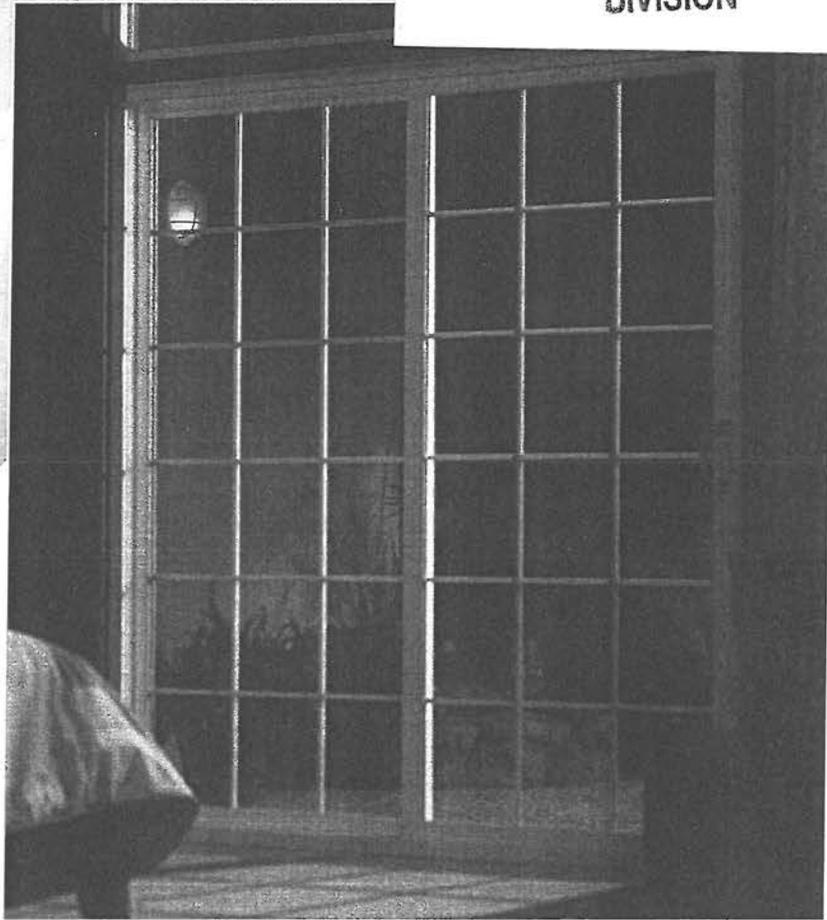
CONTEMPORARY PATIO DOOR

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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.

