



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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APR 15 2003

PLANNING
DIVISION



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

APPLICATION RECEIVED: March 31, 2003

APPLICATION COMPLETE: April 1, 2003

ACTION DATE: April 7, 2003

CASE NO.: UP-74-017CC

OWNER: Harborside Homeowners' Association

OWNER ADDRESS: 655 Mariners Island Blvd. Suite 301, San Mateo, CA 94402

APPLICATION FOR: New Window on H4 (Windjammer) Units

LOCATION: Harborside Planned Development

ZONING: R-T/PD(Townhouse 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 new window will result in an attractive appearance for the H4 (Windjammer) units, 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 new window will be compatible with the architectural style, character and proportions of the existing H4 units and will be in keeping with similar improvements in the Harborside 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 the new window

will complement the sizes of the existing first and second floor windows, the window will be located in line with the existing first and second floor windows, and the window will have the same frame color and glazing as the existing windows in Harborside as required by the approved Prototypical Design Guidelines for Window Replacements in Harborside.

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 new window will be compatible with the design of the house 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 and as shown on Exhibit B and described in Exhibit 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,

Richard B. Marks
Community Development Director

STEPHEN A. FOX
(Applicant's Name) (Please Print)

Planners Initials: ECF

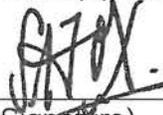

(Applicant's Signature)

EXHIBIT A

HARBORSIDE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for a New Second Floor Window on H4 (Windjammer) Units

The following guidelines shall govern the installation of a second floor window on H4 (Windjammer) Units in the Harborside 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. 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 new window shall be 45" x 57" and the frame color and material shall meet the requirements under the Prototype for Window Replacements in Harborside.
7. The window shall be located on the second floor and shall be in line with the existing second floor window and the existing first floor window, as shown on the attached Exhibit B and described in Exhibit C.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division 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 approved prototype.

SAFOX

Stephen Fox, Managing Agent
PML Management, for
Harborside Homeowners' Association

4-14-03

Date

f *Leslie Harmon*

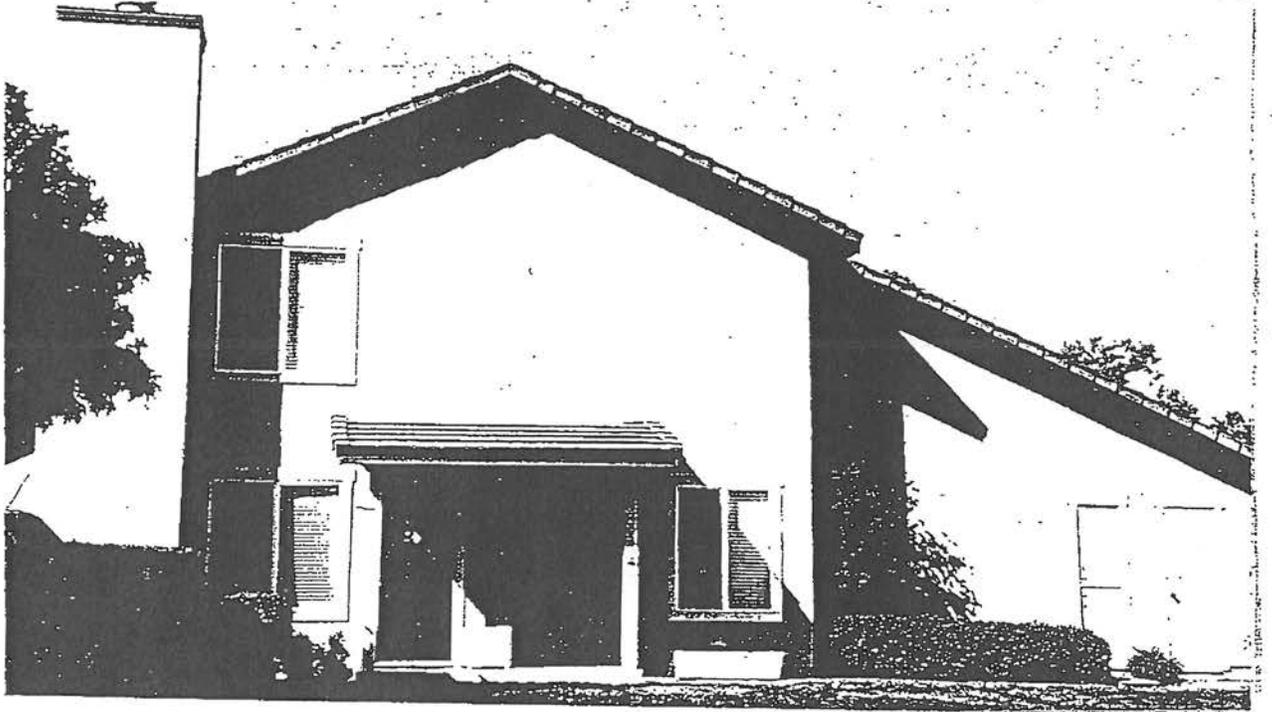
Richard B. Marks, Community Development Director
City of Foster City

4/7/03

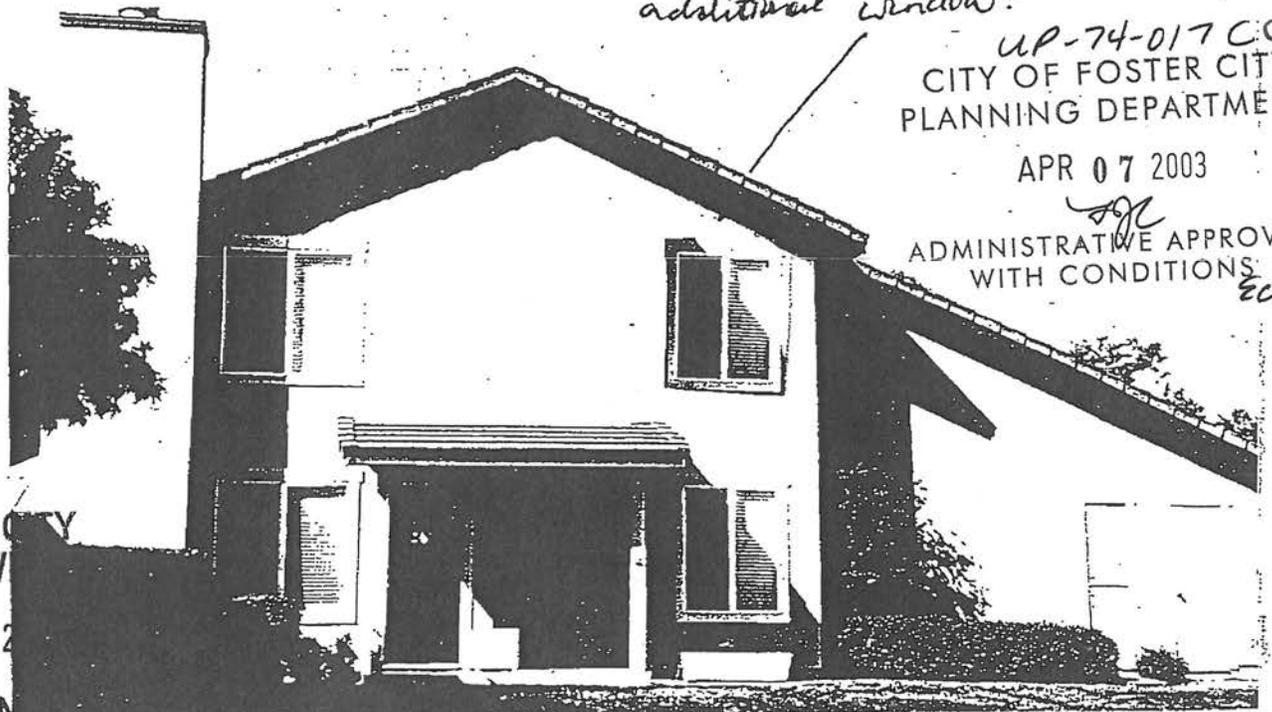
Date

This is an identical unit

EXHIBIT B



This is how our house would look after the installation of an additional window:



UP-74-017 CC
CITY OF FOSTER CITY
PLANNING DEPARTMENT

APR 07 2003

SGC
ADMINISTRATIVE APPROVAL
WITH CONDITIONS
ECF

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EXHIBIT C

HARBORSIDE HOMEOWNERS ASSOCIATION

RE: PROTOTYPICAL FOR A NEW SIDE WINDOW
ON THE
UPPER LEVEL OF WINDJAMMER H4 UNITS

The following is a prototypical for the windjammer unit (H4) at Harborside, 1123 Lord Nelson Lane, Foster City.

- The dimensions for a cut-out made for a side window on the upper level of the home should be no more or less than 45X57", and be a horizontal slider in order to maintain consistency in size and style with the window below.
- The new upper window will be installed in-line with the existing window below.
- The material for the frame should either be white vinyl or aluminum, no grids. This complies with Harborside Homeowners Association guidelines.

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