

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 286-3200
FAX: (415) 574-3483

FOSTER CITY
RECEIVED

AUG 05 1996

PLANNING
DIVISION

CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR ACTION NOTICE OF DECISION

ACTION DATE: July 31, 1996

CASE NO.: UP-74-017M

APPLICANT: Harborside Homeowners Association

APPLICANT ADDRESS: c/o PML Management, 655 Mariners Island Blvd., #301, San Mateo, CA 94404

APPLICATION FOR: Change 6'-Wide Sliding Door to 10'-Wide Door on Patios for Windjammer Units

LOCATION: Harborside Planned Development

ZONING: RT/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 Modification to an existing Use Permit application, as indicated in Exhibits "A" and "B," 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 door prototype will result in an attractive appearance for the houses, will provide additional/modified light into the houses 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 door prototype will be compatible with the architectural style, character and proportions of the existing houses 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 new door prototype will blend with the appearance of the existing building.

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 door prototype 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/Modification to an existing Use Permit 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

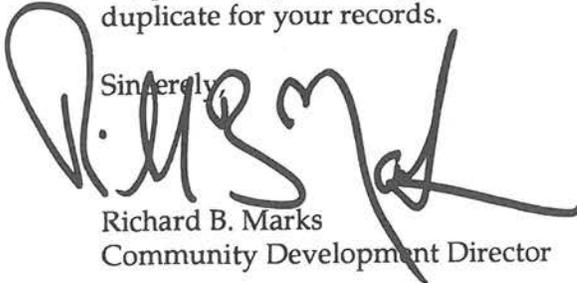
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Department of Planning and Development Services 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/Modification to an existing Use Permit 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/Modification to an existing Use Permit conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

Planners Initials LJC

for HARBORSIDE HOA
(Applicant) (Please Print)

by SAFOX
(Contact Person)

STEPHEN A. FOX

FOSTER CITY
RECEIVED

AUG 05 1996

PLANNING
DIVISION

EXHIBIT A

HARBORSIDE HOMEOWNERS ASSOCIATION
Prototypical Design Guidelines for Sliding Door on Patios for Windjammer Units

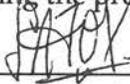
The following guidelines shall govern the size, design, and color of sliding doors for patios for the Windjammer Units in the Harborside Planned Development.

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. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
6. 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. The door frame color shall match the trim color.
7. The door may only be installed on the patios of the Windjammer units and shall be consistent with the attached Exhibit "B".

APPROVAL PROCESS

1. The homeowner or applicant shall submit the following:
 - A letter from the Harborside Homeowners' Association indicating their action on the project.
 - A Building Permit application, including four copies of drawings indicating where the new door will be located, including the proposed size, material(s), color(s), and a framing detail.



Stephen Fox, PML Management
Harborside Homeowners Association

Date

8/2/96



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

Date

8/6/96

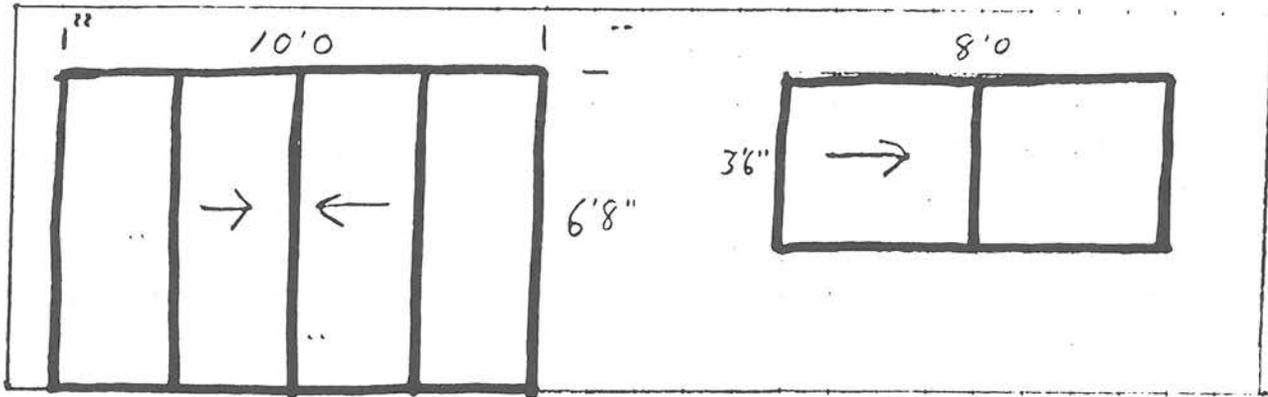
EXHIBIT B

Wilcock Residence
1107 SPRAGUE LN
Foster City CA 94404

Scale 1/4" = 1 Ft

Proposed To Change 6 Ft Patio Door
In Living Rm
to 10 Ft Patio Door

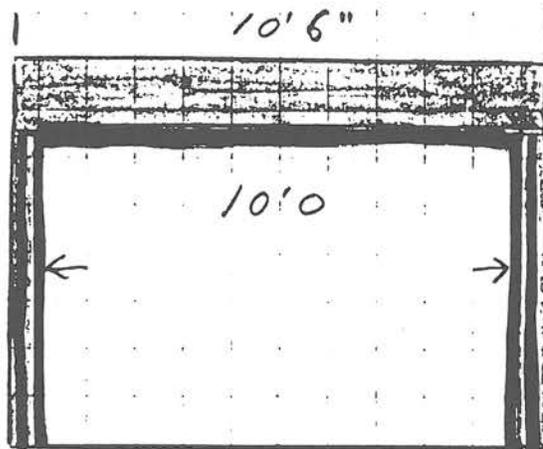
26' Ft Wall



Ext Wood Siding Patio Door Trim
with 1x6 Resawn Top 1x4 Sides As Existing

FRAMING Detail

10'6"
4x12 Header
With Straps
To Be Installed



10'6"
4x12 Header
To Be Installed
With Straps

Single Story

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

AUG 01 1996
Carmichael
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

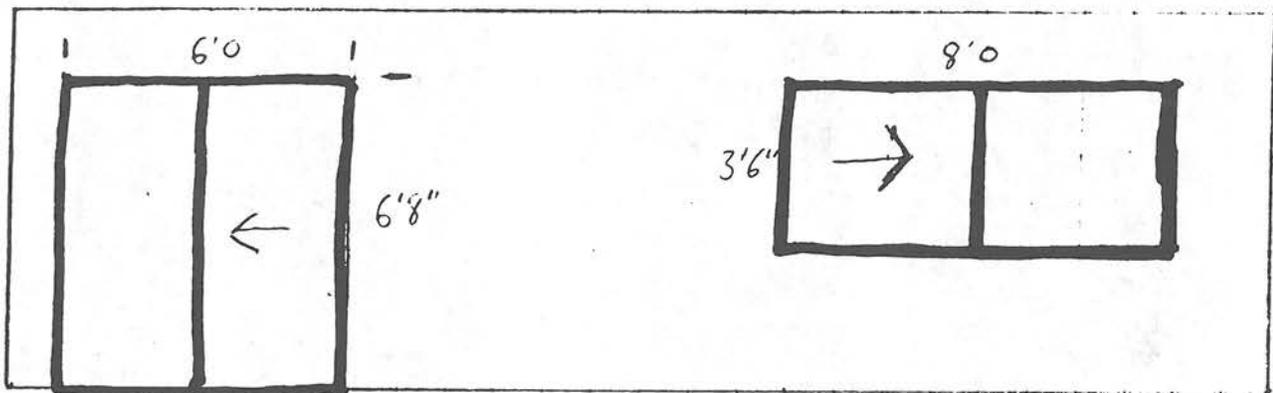
AUG 29 1996

Wilcock Residence
1107 Sprague Ln
Foster City CALIF 94404

Scale $\frac{1}{4}'' = 1 \text{ Ft}$

Existing 6 Ft Patio Door
In Living Rm

26' Ft Wall



Ext Wood Siding Patio Door Trim
With 1x6 Resawn Top 1x4 Resawn Sides

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

FOSTER CITY
JUL 28 1996

AUG 01 1996
J. Carmichael
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

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

SEP 11 1998
K. Carmichael
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

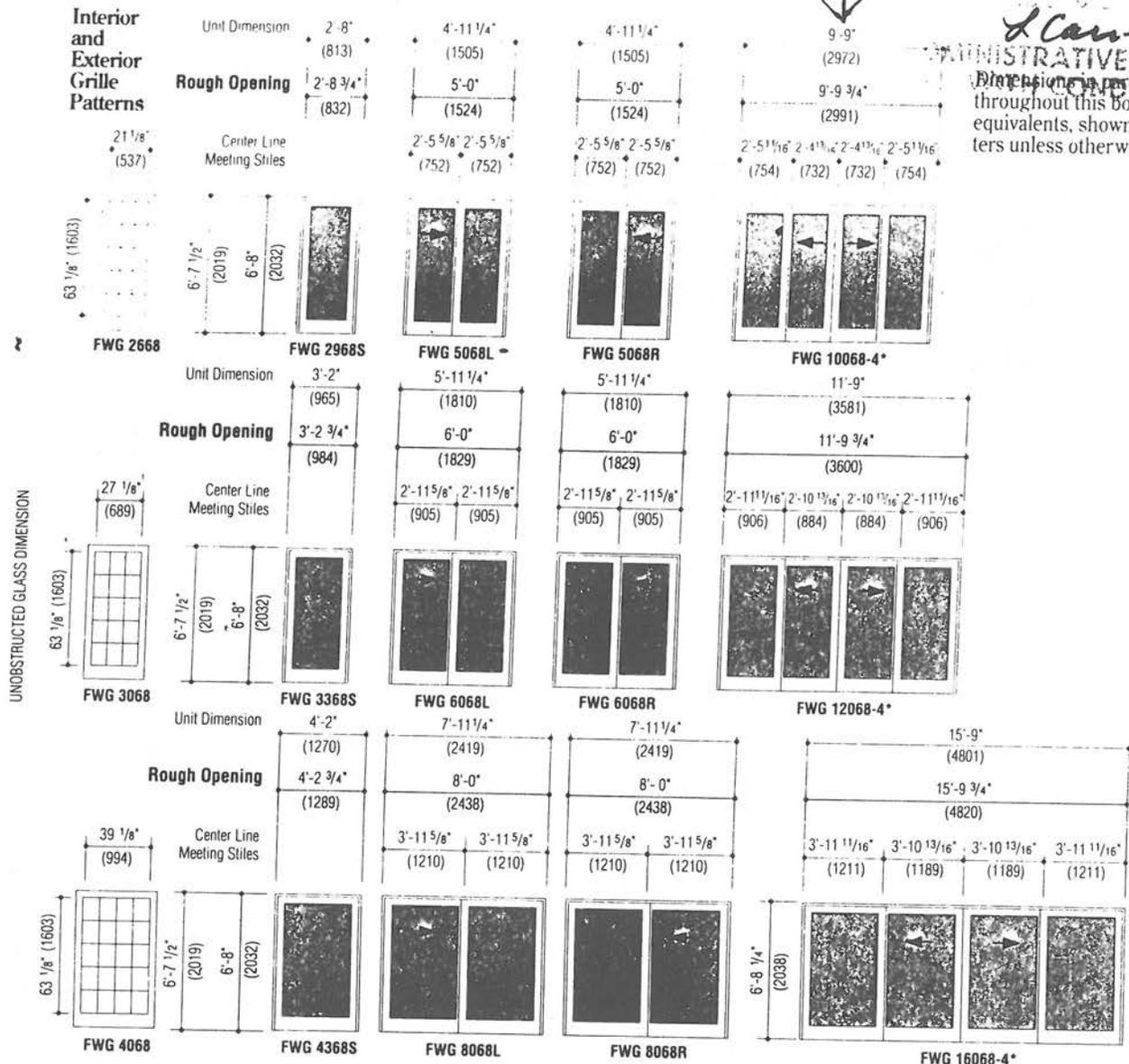


FOSTER CITY

SEP 25 1998

PLANNING DEPARTMENT

Table of Basic Unit Sizes 6'8" Height



* Four panel doors open without obstruction.
When ordering, be sure to specify color desired, white, Sandtone or Terratone®.
Units viewed from the exterior.

Opening Specifications 6'8" Height

Unit No.						
2968	--	--	--	9.26 (8603)	--	17.67 (16416)
3368	--	--	--	11.89 (11046)	--	20.98 (19491)
4368	--	--	--	17.15 (15933)	--	27.60 (25641)
5068	11.64 (10814)	22 1/8" (562)	75 3/8" (1915)	18.52 (17206)	11.64 (10814)	32.71 (30389)
6068	14.7 (13657)	28 1/8" (714)	75 3/8" (1915)	23.78 (22092)	14.7 (13657)	39.34 (36548)

Unit No.						
8068	21.0 (19510)	40 1/8" (1019)	75 3/8" (1915)	34.3 (31866)	21.0 (19510)	52.59 (48854)
10068	23.54 (21869)	44 3/4" (1137)	75 3/8" (1915)	37.04 (34411)	23.54 (21869)	64.59 (60006)
12068	29.70 (27592)	56 3/4" (1441)	75 3/8" (1915)	47.55 (44175)	29.7 (27592)	77.84 (72319)
16068	42.25 (39252)	80 1/4" (2051)	75 3/8" (1915)	68.6 (63731)	42.25 (39252)	104.34 (96939)

APR 27 1998

Flaming
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

WINDJAMMER UNITS

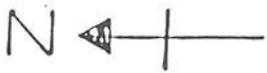
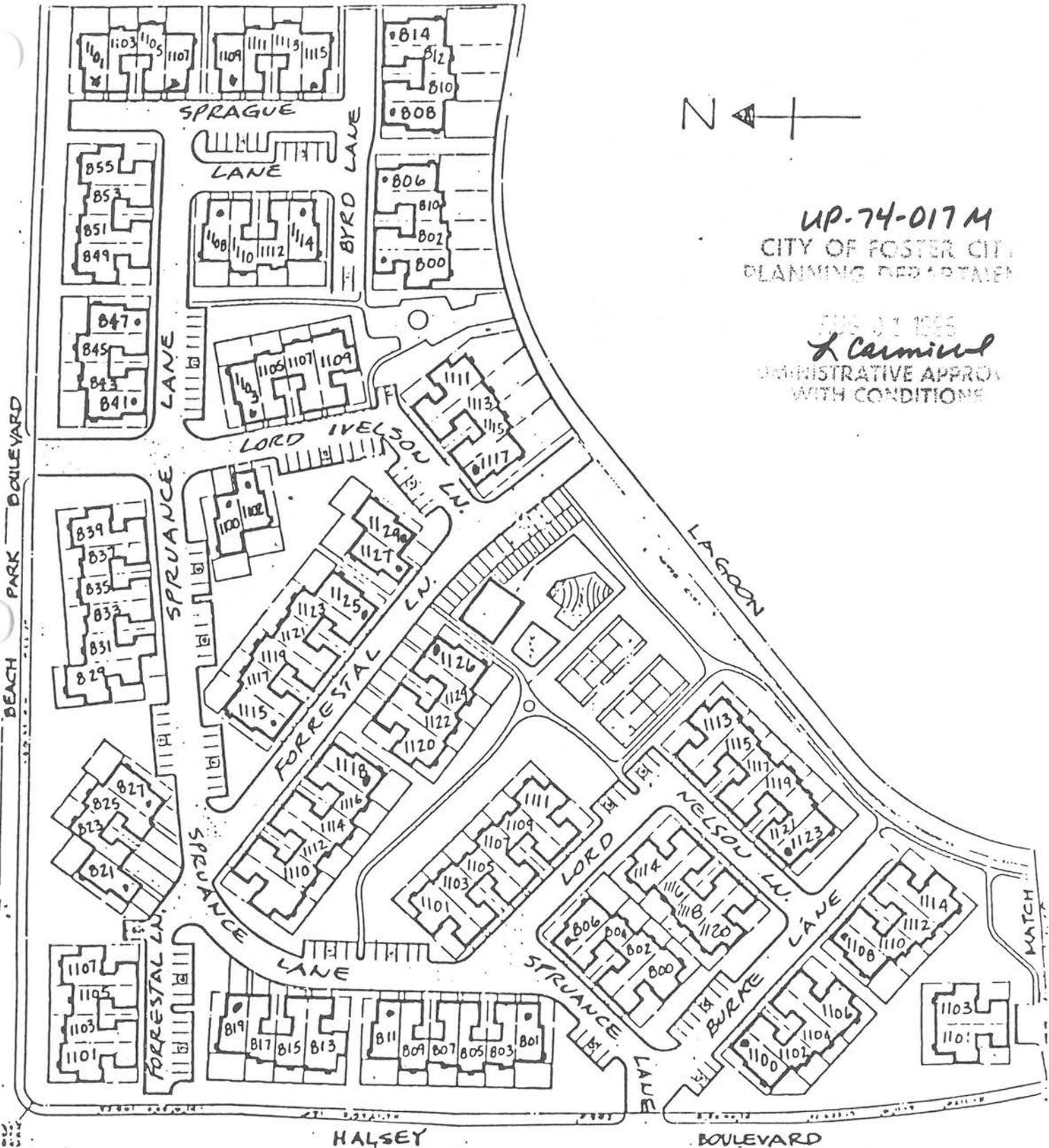
ADDRESS

SPRAGUE	1101	1107	1108	1109	1114	1115			
BYRD	814	808	806						
SPRUANCE	847	841	827	821	819	811	801	806	
FORRESTAL	1115	1118	1125	1126	1127	1129			
LORD NELSON	1123								
BURKE	1100	1108							
LORD IVELSON	1100	1102	1103	1117					
NIMITZ	1105	1113	1125	1130	1136	1143	1145	1159	1167 1176 1179
RICKOVER	1154	1157	1164	1171	1176				
RADFORD	NONE								
KING	706	707							
ZUMWALT	706	708	713	716					

FOSTER CITY

APR 25 1998

PLANNING DEPARTMENT



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

MAY 31 1995
J. Carmichael
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

Site Plan

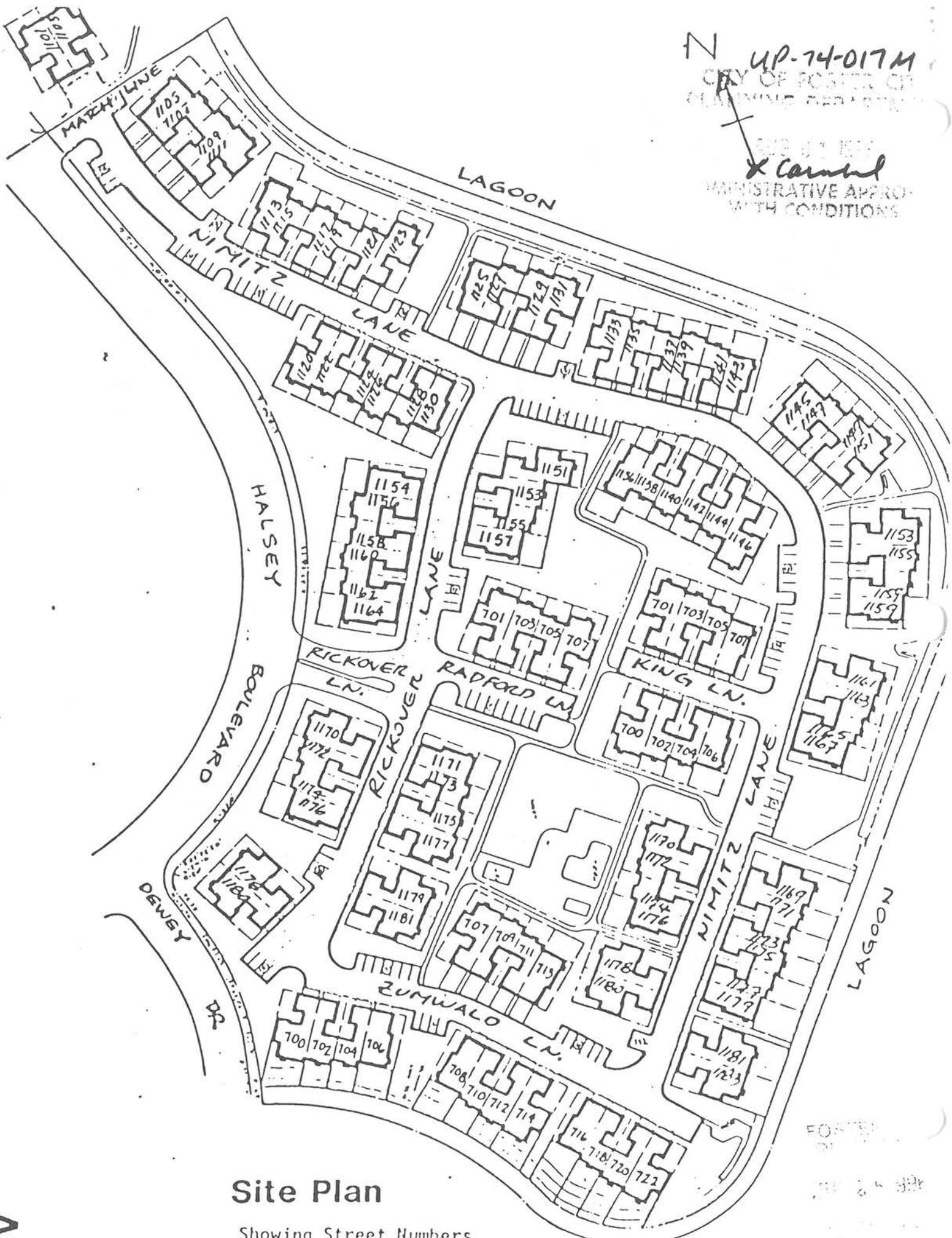
Showing Street Numbers

FOSTER CITY
 PLANNING DEPARTMENT

MAY 24 1996

APPROVED
 PLANNING

UP-74-017M
CITY OF PORTLAND
PLANNING DEPARTMENT
APPROVED
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Site Plan
Showing Street Numbers

A