



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**

APR 25 2002

**PLANNING
DIVISION**



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

APPLICATION RECEIVED: April 2, 2002

APPLICATION COMPLETE: April 11, 2002

ACTION DATE: April 12, 2002

CASE NO.: UP-74-017X

OWNER: Harborside Homeowners' Association

OWNER ADDRESS: 655 Mariners Island Blvd. Suite 301, San Mateo, CA 94404

APPLICATION FOR: Prototype for Window Replacements

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 to establish a prototype design for the replacement of windows at the Harborside Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, Exhibit C, Exhibit D and Exhibit E, 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 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 residences 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 replacement will be compatible with the architectural style, character, and

proportions of residential units in the development and they 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 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; 2) the size of the replacement windows will be the same size as the existing windows; and 3) the frame color of the replacement window will match the frame color of the existing windows.
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: ECF

STEPHEN A. FOX

(Applicant's Name) (Please Print)



(Applicant's Signature)

EXHIBIT A

HARBORSIDE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Window Replacements

The following guidelines shall govern the installation and replacement of Windows 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. Replacement windows shall have a white vinyl frame and shall have wood trim, consistent with existing window trim.
7. Replacement windows shall consist of either two panes of glass as shown on Exhibit C or three panes of glass as shown on Exhibit B.
8. The use of grids on replacement windows is not allowed.
9. For Model H-1 homes, the existing kitchen sliding glass door may be replaced with a window that has the same size width as the sliding glass door (as shown on Exhibit D and Exhibit C).

APPROVAL PROCESS

1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Harborside Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s).
 - If the kitchen sliding glass door is to be replaced with a window on the H-1 model, indicate the new size on the elevations or photographs.

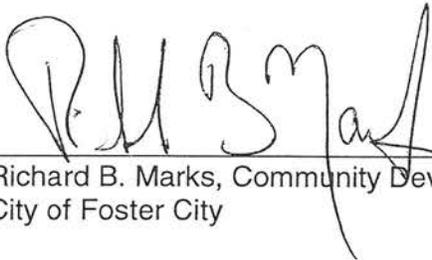
- Manufacturers brochure indicating the color and material of the frames.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division.
 3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows.



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

4-24-02

Date



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

4-25-02

Date

EXHIBIT B



Proposed Window Design



Proposed Window Design

EXHIBIT C



Existing Window Design



Existing Window Design

EXHIBIT B



Proposed Window Design

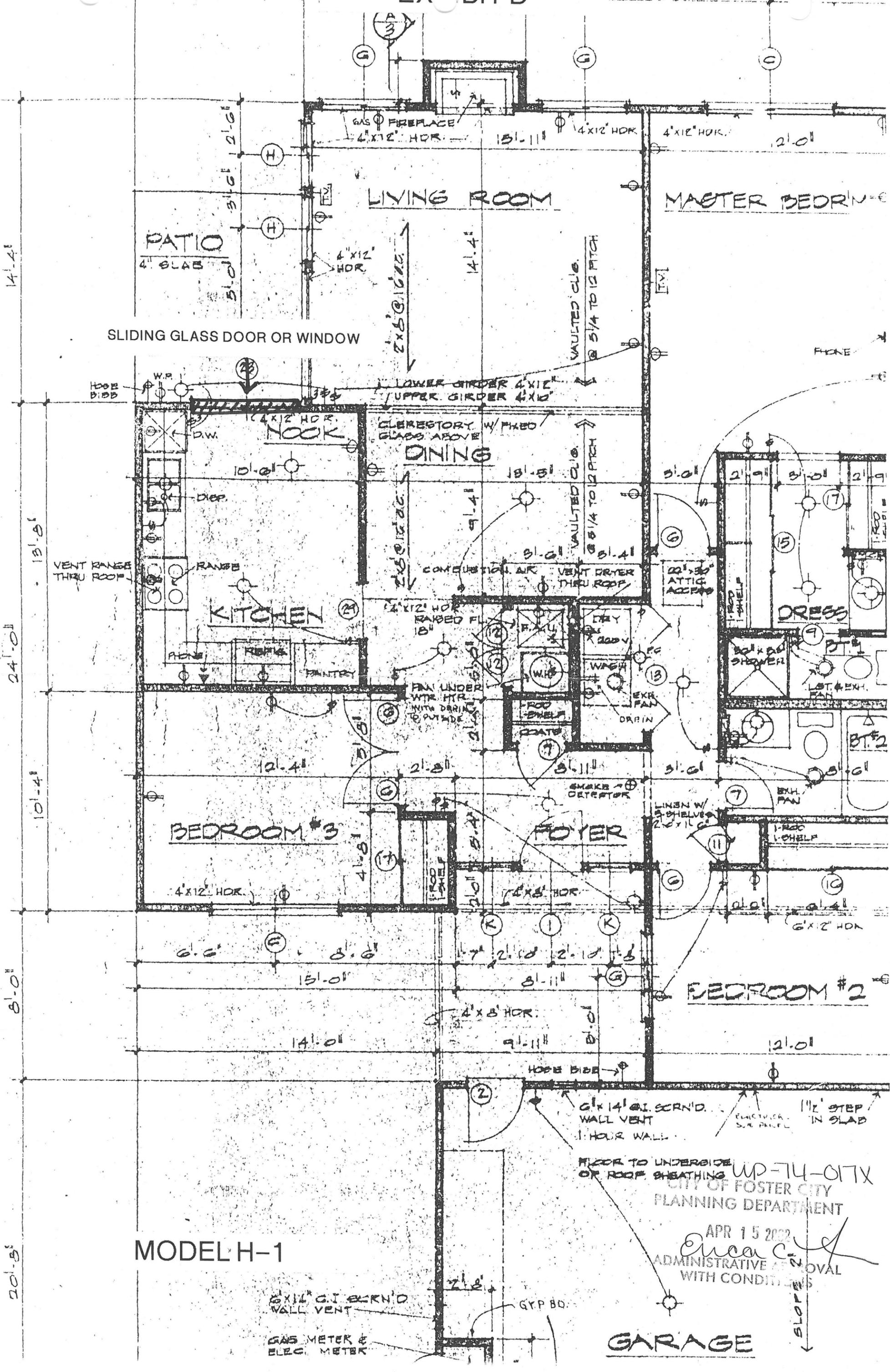


Proposed Window Design

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

APR 15 2002
Erica C. L.
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT D



MODEL H-1

CITY OF FOSTER CITY
PLANNING DEPARTMENT

APR 15 2002
Erica C. [Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

GARAGE

20'-5"

8'-0"

10'-4"

24'-0"

13'-8"

14'-4"

SLOPE 2%

6" x 14" G.I. BERN'D
WALL VENT

GAS METER &
ELEC. METER

GYP. BD.

FLOOR TO UNDERSIDE
OF ROOF SHEATHING UP-74-017X

1 1/2" STEP
IN SLAB

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

PLANNING DEPARTMENT

CITY OF FOSTER CITY

UP-74-017X

OF ROOF SHEATHING

UNDERSIDE

FLOOR TO

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 1/2" STEP
IN SLAB

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

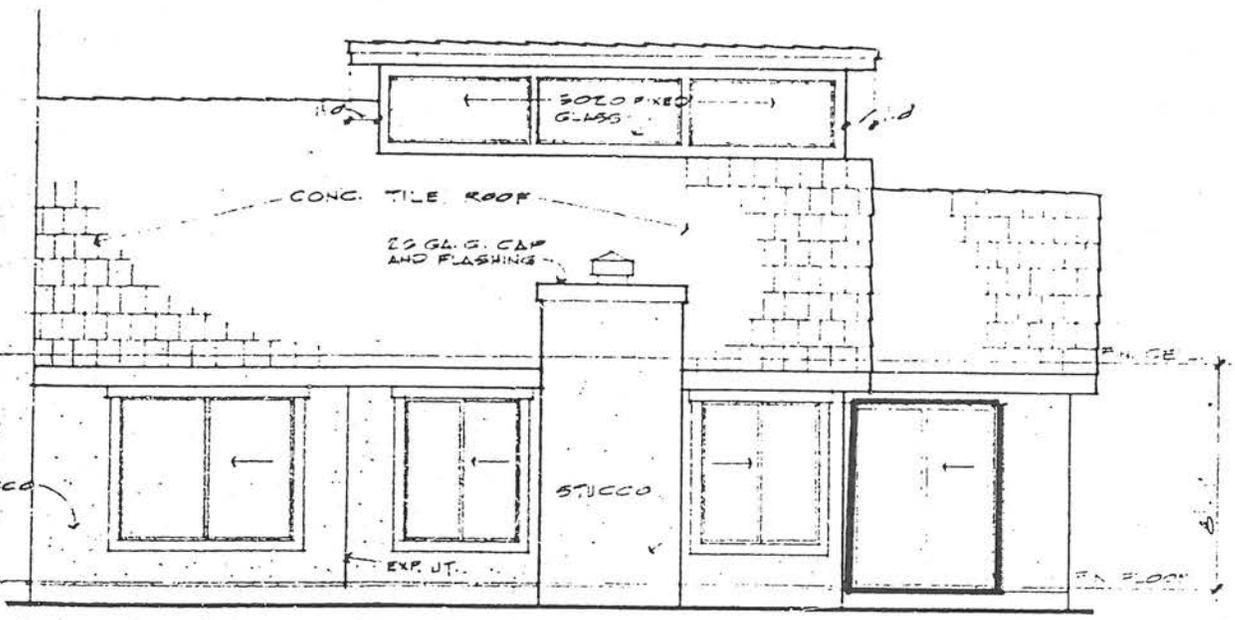
6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

6" x 14" G.I. SCRD.
WALL VENT

1 HOUR WALL

EXHIBIT E



REAR ELEVATION

SLIDING GLASS DOOR OR WINDOW

WIDTH MUST BE THE SAME AS EXISTING

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

APR 15 2002
Evea C.
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

ARCHITECT
REVISIONS ISSUED 12/20/71

Harborside Homeowners Association

C/O Common Interest Management Services
1720 Amphlett Blvd, Suite 130
San Mateo, CA 94402
Phone: 650-286-0292 Ext. 249 Fax: 650-286-0296
sreddell@commoninterest.com

November 5, 2015

Kathleen Asaro
Benjamin Asaro
810 Byrd Lane
Foster City, CA 94404

RE: Windows - Architectural Approval - 810 Byrd Lane
HA-H249-0014-01

Dear Homeowner:

Thank you for submitting your Harborside Homeowners Association architectural application. Your application has been reviewed and your request to replace windows and install a sliding door has been **approved**, subject to the following conditions:

- All work must be completed according to the plans submitted.
- Any additional improvements omitted from the approved plan cannot be completed without resubmitting the plan and receiving written approval.
- During the improvements, all areas around the lot must be kept neat and clean.
- It is the owner's responsibility to ensure that any and all city or county requirements, such as, but not limited to permits and inspections are satisfied.
- No contractor signage is to be posted, before, during or after any project is completed.

This change will be included as a standard change for all H-3 units.

If you have any questions or concerns in regards to your architectural approval please contact the Harborside Homeowners Association Customer Service Representative using the contact information at the top of this letter.

Sincerely,
For the Board of Directors at
Harborside Homeowners Association



Terrence Cheng
Community Association Manager