

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

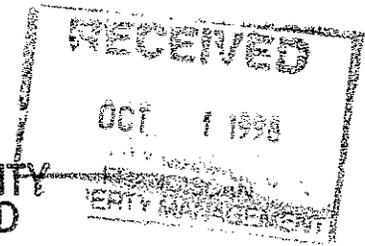
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FOSTER CITY
RECEIVED

DEC 04 1998

PLANNING
DIVISION

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



ACTION DATE: September 29, 1998

CASE NO. : UP-72-008P (REVISED 9/13/00)

APPLICANT: Isle Cove Planned Development c/o Franciscan Property Management

APPLICANT ADDRESS: 570 Price Ave., Suite 200, Redwood City, CA 94063

APPLICATION FOR: Prototype Design for Window and Sliding Glass Door Replacements

LOCATION: Isle Cove Planned Development

ZONING: R-3 (Medium Density Multiple-Family Residence) 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 glass doors for residential units in the Isle Cove Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, 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, 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 lots on which it is proposed because the design, colors, and materials of the prototypical property improvements 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 the prototypical design will provide guidelines to ensure that window and sliding glass 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.

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 Exhibits A and B, 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.

Sincerely,



Richard B. Marks
Community Development Director

Isle Cove Homes Assoc.
(Applicant's Name) (Please Print)



(Applicant's Signature)

Planner Initials: VEJ

EXHIBIT A

ISLE COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement of Windows and Sliding Glass Doors

The following guidelines shall govern the installation, replacement, and modification of all windows and sliding glass doors in the Isle Cove 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 the 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 installation, a Building Permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
- * 7. Replacement windows and sliding glass doors shall have a bronze metallic frame and shall have wood trim, consistent in design and color with the existing trim on all windows and sliding glass doors.
- * 8. The use of grids (divided lights) on replacement windows and sliding glass doors shall not be allowed.
- * 9. Replacement sliding glass doors may be extended up to a total of 8 (eight) feet in width, or a maximum of 4 (four) feet in each direction of the door's existing width, subject to review and approval by the Community Development Director.
- * Site Specific Conditions

APPROVAL PROCESS

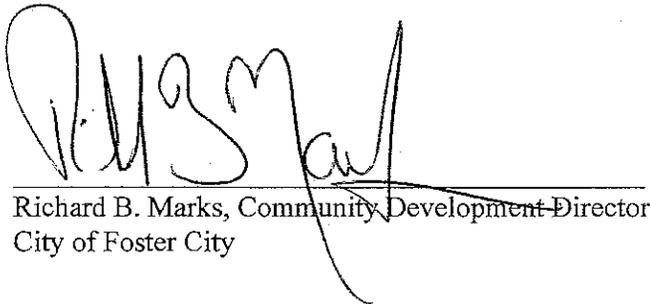
1. The homeowner/applicant shall obtain an approval letter from the Isle Cove Homeowners' Association for the proposed window and/or sliding glass door replacement(s). The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Isle Cove Homeowners' Association.
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 windows.



Julie Leeson, Franciscan Property Management
Isle Cove Homeowners' Association

11/5/98

Date



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

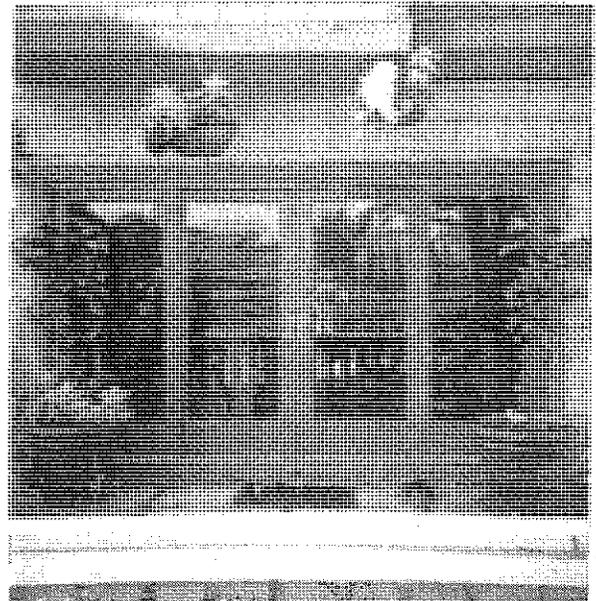
12/4/98

Date

EXHIBIT B



ISLE COVE Existing sliding door design



ISLE COVE - proposed sliding door design

EXISTING REAR SLIDING GLASS DOOR & WINDOW CONFIGURATION W/ BRONZE, METALIC WINDOW FRAME (FINISH)

PROPOSED SLIDING GLASS DOOR SIZE, BUT SHALL HAVE BRONZE, METALIC FRAME CONSISTENT W/ EXISTING FRAME FINISH

Isle Cove

Window/Sliding Glass Door Prototype

UP-72-008 P

GALV. SHT.
METAL FLASHING

6'-0" OR 8'-0"

(E) WALL FINISHES
ARE CEMENT PLASTER,
SHINGLE SIDING OR
PLYWOOD SIDING

1x4 WD TRIM
TYP.

DUAL GLAZED
TEMPERED
GLASS, TYP.

6'-0"

SLIDING DOOR

FIXED GLASS

1
A-2
SIM

2
A-2

EXTERIOR ELEVATION

1/2" = 1'-0"

GENERAL NOTES

1. SLIDING DOOR SHOWN ON DRAWING IS MADE BY BONELLI ENTERPRISES. (1776 GRANDVIEW DR., SAN FRANCISCO, CA 94080) SERIES 800, NO. 800B, OR 600B. DARK BRONZE ANODIZED FINISH MATCH EXISTING. GLASS: INSULATED TYPE, 5/8" THICK CLEAR GLASS.

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PLANNING DEPARTMENT

2. OTHER SLIDING DOOR MANUFACTURERS RECOMMENDED: BLUMBERG WINDOW SYSTEMS. (1455 BLAIR AVENUE, SACRAMENTO, CA 95822) SERIES HP 680 SLIDING GLASS DOORS.

SEP 13 2000
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

A-1

PROTOTYPE FOR SLIDING DOORS
TALE COVE CONDOMINIUM
FOSTER CITY CA

KELLER and DASEKING
ARCHITECTS
825 Oak Grove Avenue
MENLO PARK, CA. 94025

90180
8-15-00
1 OF 2

BLOG PAPER

REMOVE and REINSTALL PLYWD SIDING

G.I. FLASHING, PAINT

WD. FILLER

1x4 WD. TRIM

MET. DOOR FRAME

FIXED GLASS

MET. SCREEN

(E) GWS

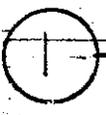
(E) 4x HEADER

PAPER FLASHING TURN-UP BEHIND MET. FLASHING

CASING, MATCH (E)

SHIM SPACE AS REQUIRED

SLIDING GLASS DOOR



SLIDING DOOR @ HEAD (JAMB SIMILAR)

3" = 1'-0"

MET. SCREEN

FIXED GLASS

MET. DOOR FRAME OVER NON-HARDENING SEALANT

2 1/4" x 3 1/2" WD SUBSILL W/ 3/8" x 4" EXP. BOLTS CONTRUNK @ 30" O.C.

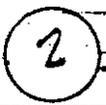
SLIDING GLASS DOOR

(E) FLOOR FINISH CITY PLANNING DEPARTMENT

SEP 13 2000

ADMINISTRATIVE APPROVAL WITH CONDITIONS DP

(E) CONG. SLAB



SLIDING DOOR @ SILL

3" = 1'-0"

A-2

PROTOTYPE FOR SLIDING DOORS
CALE COVE CONDOMINIUMS
FOSTER CITY CA

KELLER and DASEKING ARCHITECTS
825 Oak Grove Avenue
MENLO PARK, CA. 94025

90180
8-15-00
2 OF 2