

ISLAND "J"

Homeowners' Association



FOSTER CITY
RECEIVED

JUN 11 2008

PLANNING
DIVISION

June 9, 2008

City of Foster City
Estero Municipal Improvement District
610 Foster City Boulevard
Foster City, CA 94070-2222
Attention: Karen

RE: ~~Island J~~ Homeowners' Association – Modification of Prototype Window

Dear Karen:

The Island J Board of Governors would like to clarify and add language to the existing Window Prototype currently on file with the city. To clarify, the approved prototype does not include replacement of a fixed window unit and only applies to operational windows and sliding glass doors only.

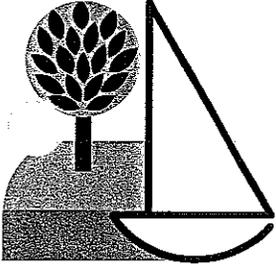
Replacement of any fixed window system shall be new construction only and must not be converted to an operational window.

Please give me a call should you have any questions. I may be reached at 650-637-1616.

Sincerely,

THE MANOR ASSOCIATION, INC.

Teri L. Gard
Managing Agent



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
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OCT 03 2005

**PLANNING
DIVISION**

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

APPLICATION RECEIVED: August 10, 2005

APPLICATION COMPLETE: September 20, 2005

ACTION DATE: September 20, 2005

CASE NO.: UP-73-008I (Supercedes UP-73-008H approved 1/18/05)

OWNER: Island J Homeowners Association

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

APPLICATION FOR: Prototype for replacement windows and sliding glass doors

LOCATION: Island J Planned Development

ZONING: R-3/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 replacement windows and sliding glass doors will result in an attractive appearance for the house, 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 replacement windows and sliding glass doors will be compatible with the architectural style, character and proportions of the existing house 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 1) 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; 2) the size of the replacement windows and sliding glass doors will be the same size as the existing windows and doors; and 3) the replacement windows and sliding glass doors will have aluminum bronze frames to match 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 replacement windows 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, 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.

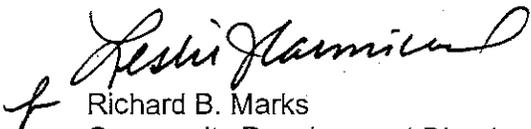
Appeal

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.*

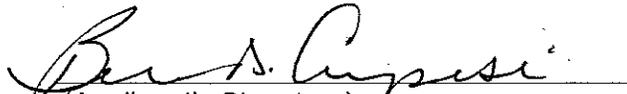
Sincerely,


Richard B. Marks
Community Development Director



(Applicant's Name) (Please Print)

Planners Initials: KET



(Applicant's Signature)

EXHIBIT A

ISLAND J HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement Windows and Patio Doors
(Supercedes UP-72-008H)

73-008 I

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the Island J 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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
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 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 building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.
- * 8. Replacement windows and sliding glass doors shall be the following types:

Horizontal sliding windows:

- A. Milgard, Model #1280 Z Bar, aluminum frame retro fit OR
- B. Milgard Model #1110, aluminum frame nail-on (new construction).

Single hung sliding windows:

- A. Milgard, Model #1680 Z Bar, aluminum frame retro fit OR
- B. Milgard, Model #1510, aluminum frame nail-on (new construction)

Sliding glass doors

- A. Milgard, Model #415 insulated sliding patio door, nail-on (new construction)

- * 9. The color of all windows and sliding glass door frames shall be bronze to match the existing frames. Windows and sliding glass doors shall have no grids.

10. All nail-on (new construction) installations require new stucco to match the existing stucco.

* 11. All replacement windows and sliding glass doors shall match existing windows with respect to size and design (e.g. slider to slider, fixed to fixed, picture to picture, etc.).

* 12. Kitchen windows in the lower units (B model) may have an XOX, OXO or OOO window configuration.

*Site specific condition

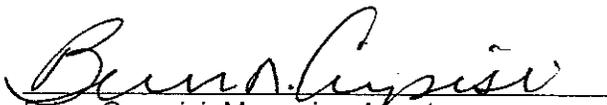
APPROVAL PROCESS

1. The approval process is as follows:

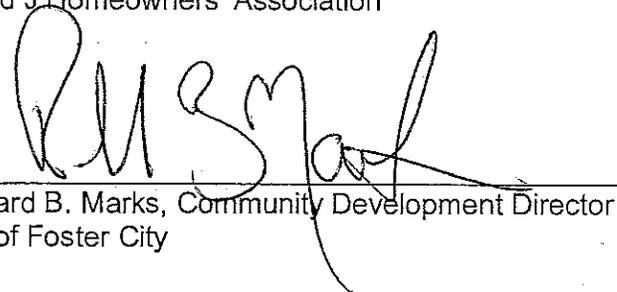
- The homeowner/applicant shall obtain a letter of approval from the Island J Homeowners' Association for the proposed window(s) and/or sliding glass door replacement. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype and specify the window/door manufacturer/model number(s).
- The homeowner/contractor shall apply for a Building Permit from the Foster City Building Department and shall submit any required drawings and fees, including the approval letter from the Island J Homeowners' Association.

2. 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 glass doors.

3. Following the completion of construction, within one week of completion, the applicant shall request a final inspection from the Planning/Code Enforcement Division. The existing window frames shall remain intact and shall not be crushed or otherwise altered or damaged.


Brian Campisi, Managing Agent
The Manor Association, for
Island J Homeowners' Association

9-29-05
Date


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

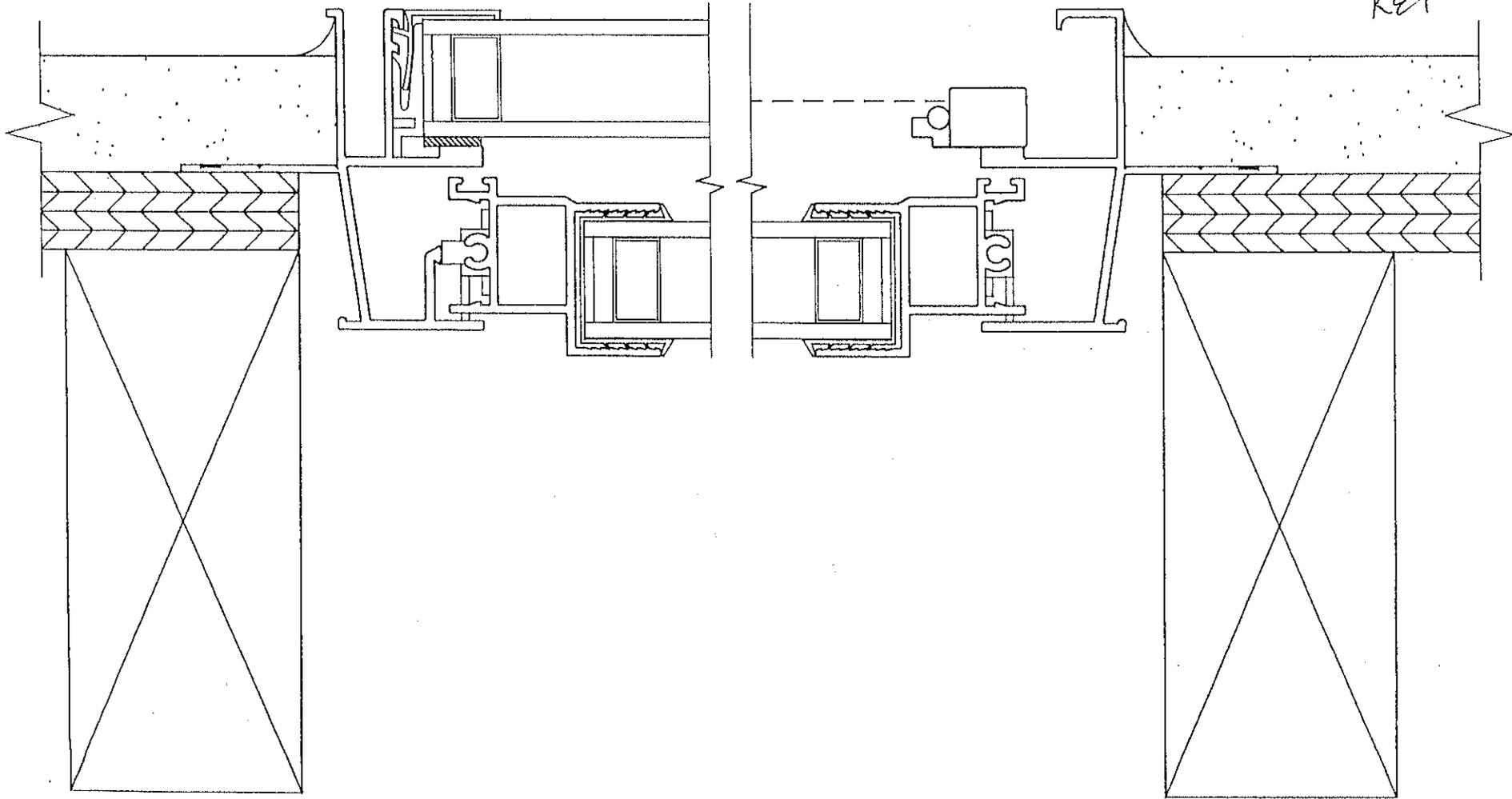
10/3/05
Date

New Construction

UP-73-0084 & I
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2005

[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS
KET



NOTES
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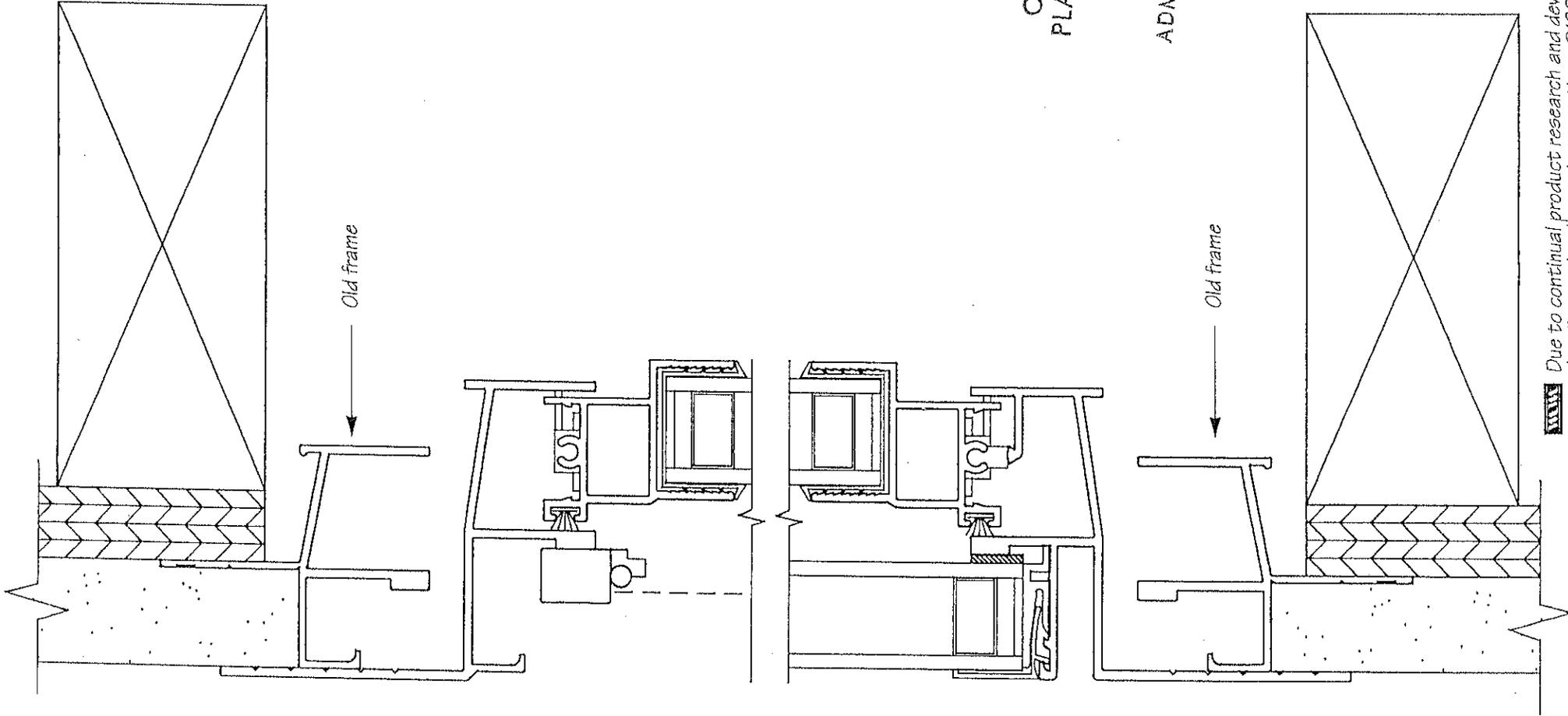
Retro Fit

WP-73-008 H+I
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2005

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WITH CONDITIONS

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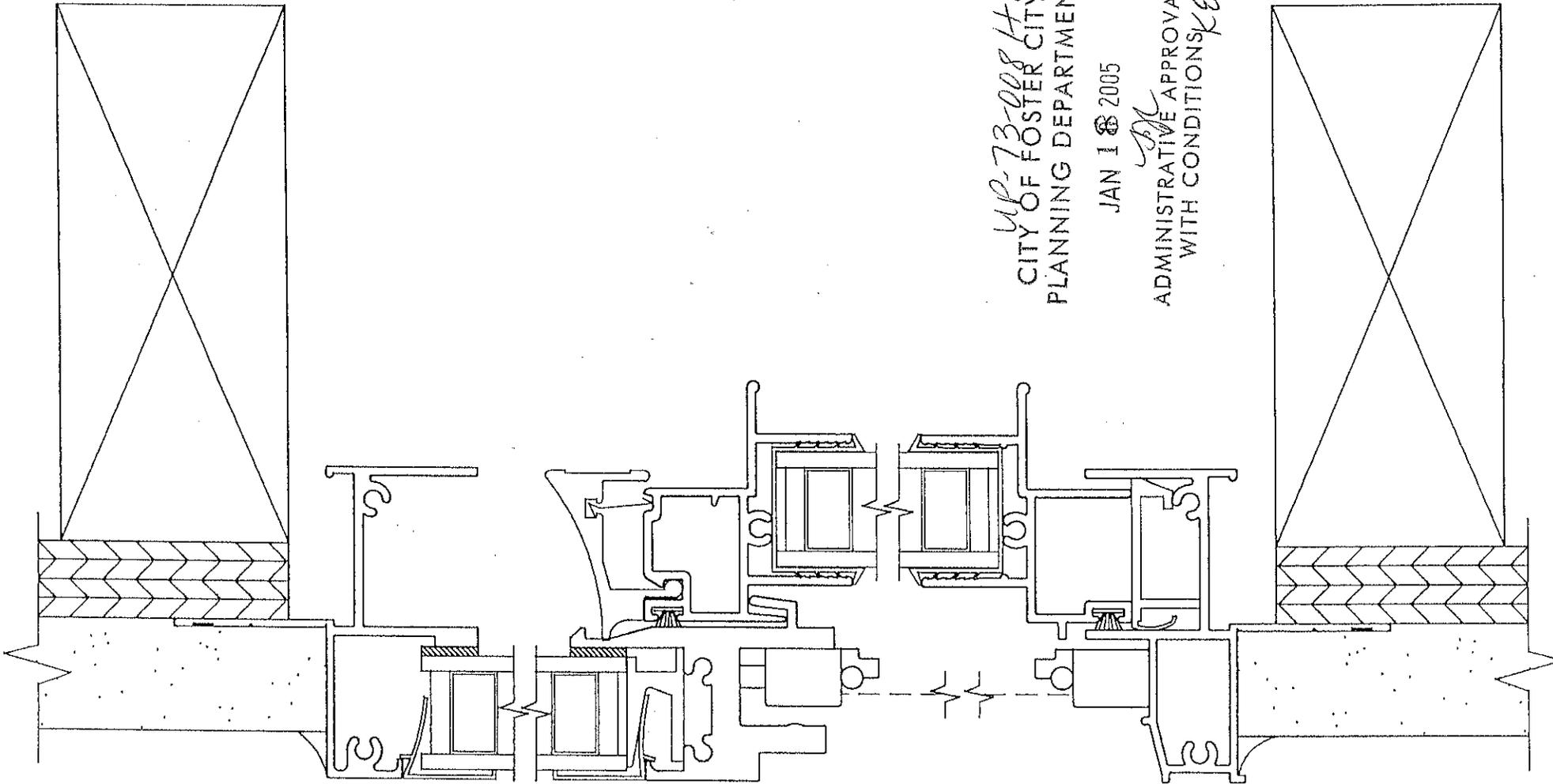
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New Construction

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CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2005

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ADMINISTRATIVE APPROVAL
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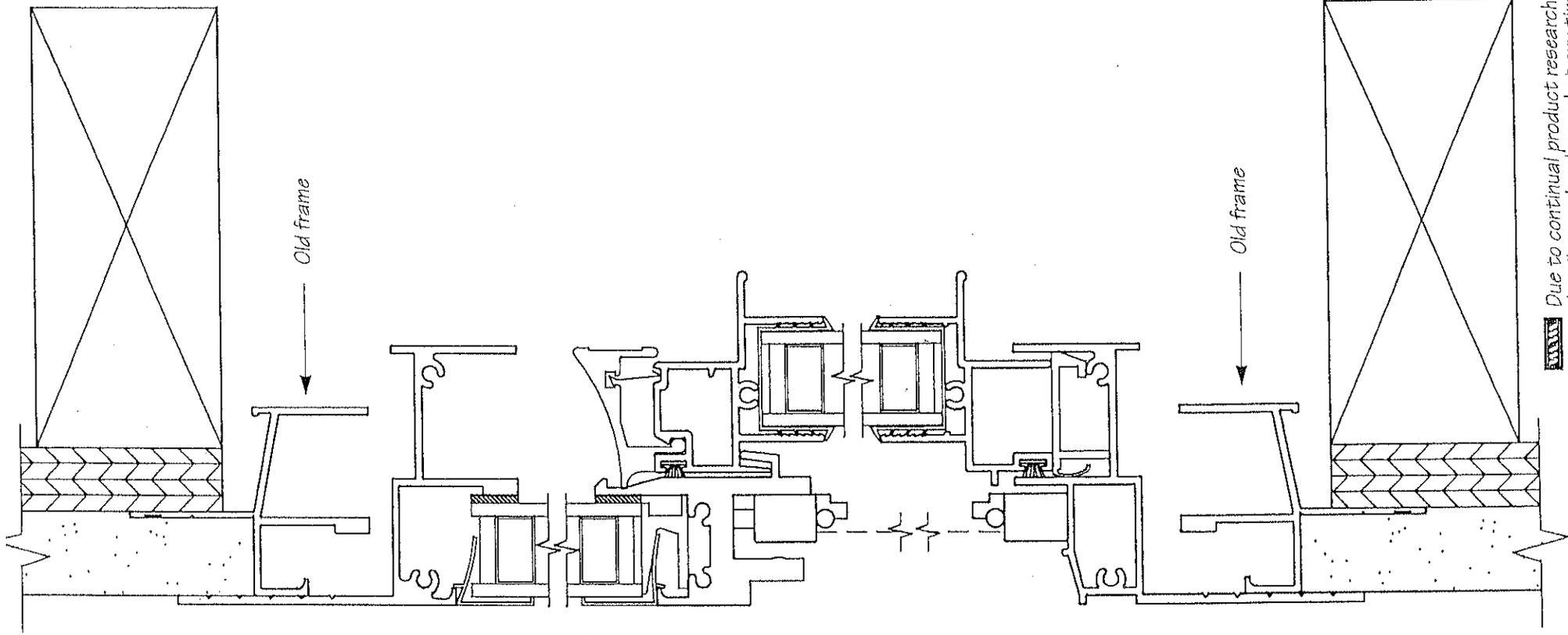
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RETRO FIT

UP-73008/H+I
CITY OF FOSTER CITY
PLANNING DEPARTMENT

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WITH CONDITIONS
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Milgard Aluminum

