

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

JAN 03 2012

PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED: December 19, 2011

APPLICATION COMPLETE: December 27, 2011

ACTION DATE: December 28, 2011

CASE NO.: UP-76-013X (supersedes UP-76-013U approved on July 31, 2007)

OWNER: Longwater Homeowners' Association, c/o Mulqueeney & Associates

OWNER ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Garage Door Prototype Amendment

LOCATION: Longwater Planned Development

ZONING: R-1/PD

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 modify the prototype design for replacement garage doors for residential units in the Longwater Planned Development to allow metal garage doors with simulated wood finish, 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 offer homeowners' an option to replace their garage doors with durable, strong and weather-resistant metal garage doors and will be treated and finished to look like wood garage doors consistent with other residential units in the development, will allow for necessary maintenance and repair of houses and garage doors, 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 and the Longwater Planned Development Prototypical Guidelines.
2. That the design of the proposal is appropriate to the City, the neighborhood and the properties on which it is proposed because the design, colors, and materials of the garage doors will be compatible with the architectural style, character, and proportions of residential units in the Longwater Planned Development and they will be consistent with similar improvements in the neighborhood because the wood finish appearance of the metal garage doors will be similar to other wood garage doors in the development and shall be treated and painted to match the existing home.

3. That the design of the proposal is compatible with its environment with respect to use, materials, colors, 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 designs for garage doors will provide guidelines to ensure that garage 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 Longwater Planned Development, or the property values in the area.

This action is subject to any conditions contained in Exhibit A, attached and illustrated in Exhibit B, Exhibit C, Exhibit D and Exhibit E, 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

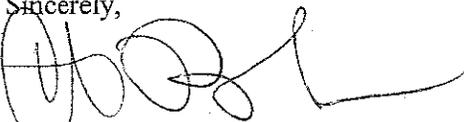
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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.

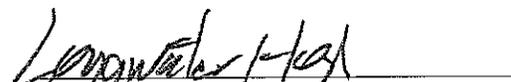
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit will not be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

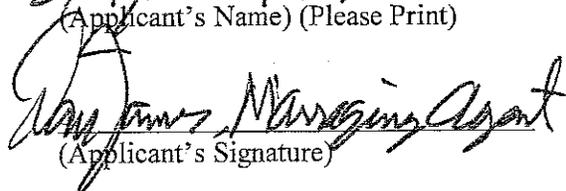


Curtis Banks, AICP
Community Development Director

Planners Initials: MS



(Applicant's Name) (Please Print)



(Applicant's Signature)

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement of Garage Doors

The following guidelines shall govern the installation and replacement of all garage doors in the Longwater Planned Development:

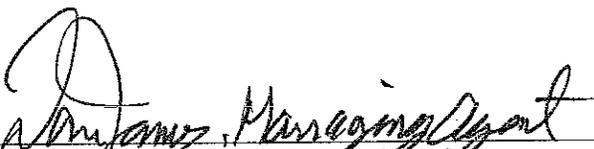
CONDITIONS OF APPROVAL

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 garage doors shall have either:
 - A. 4-panel wide by 5-panel high design as shown in Exhibit B, attached, and Optional glass or window panels are allowed in the upper-most panel *or* the second panel from the top, consistent or equivalent to the example illustrated in Exhibit B. Design windows can consist of:
 - 1) Wagon Wheel
 - 2) Sunburst
 - 3) Williamsburg
 - 4) Cathedral
 - B. 4-panel wide by 4-panel high design as shown in Exhibit C, attached, and; and Optional glass or window panels are allowed in the upper-most panel *or* the second panel from the top, consistent or equivalent to the example illustrated in Exhibit B. Design windows can consist of:
 - 1) Wagon Wheel
 - 2) Sunburst
 - 3) Williamsburg
 - 4) Cathedral
 - C. 8-panel wide by 4-panel high design with window panels (no grids) allowed in the upper-most panel or the second panel from the top, as shown in Exhibit D, attached;
 - D. Stockton Window Design with door Model 45 ONLY as illustrated in Exhibit E.

- * 8. The garage door shall consist of natural redwood or metal with simulated wood finish, stained or painted to match the house body or trim color.
 - * 9. Metal garage doors shall be treated with high quality wood finish and stained or painted such that the color does not fade easily or cause crackling or peeling of paint.
 - * 10. Any visibly damaged metal garage door such as a denting or peeling of paint/wood finish has to be repaired or replaced immediately upon such damage.
- * Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Longwater Homeowners' Association for the proposed garage door replacement. 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 Longwater 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.


 Dan James, Mulqueeny & Associates for
 Longwater Homeowners' Association

12/21/11
 Date


 Curtis Banks, AICP, Community Development Director
 City of Foster City

1/3/12
 Date

Designer Windows for
Panel Type Doors



Wagon Wheel 2



Sunburst 1



Williamsburg 3



Cathedral 5

CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUL 31 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

///	///	///	///

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UP-76-0135
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 29 2005

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

UP-76-0135-I
CITY OF FOSTER CITY
PLANNING DEPARTMENT

APR 11 2001

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.

EXHIBIT C

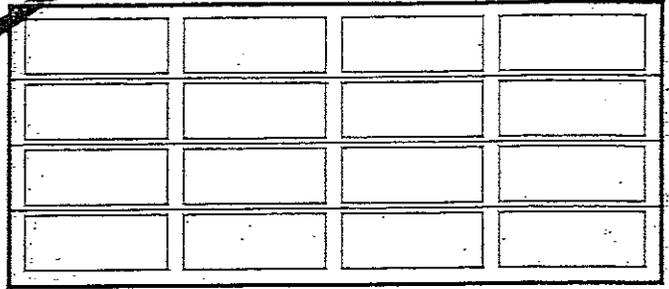
Designer Windows for
Panel Type Doors

AUG 19 2005

PLANNING



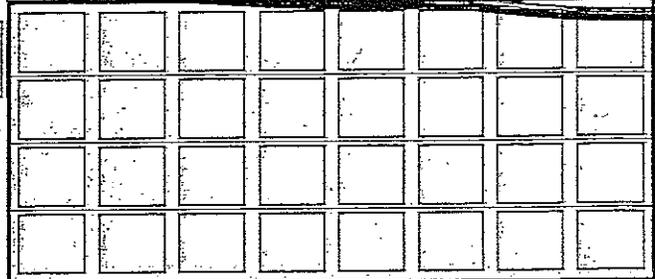
Wagon Wheel



44



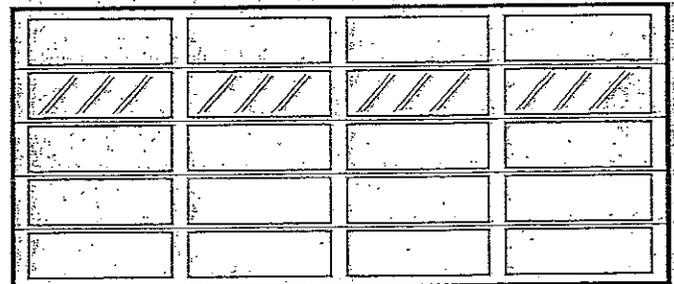
Sunburst



84



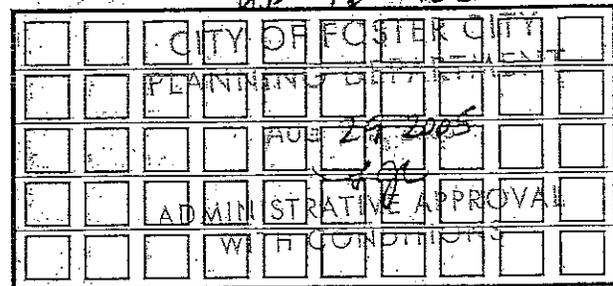
Williamsburg



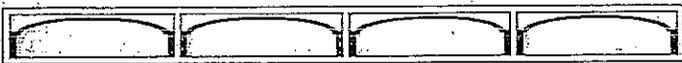
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Clouds



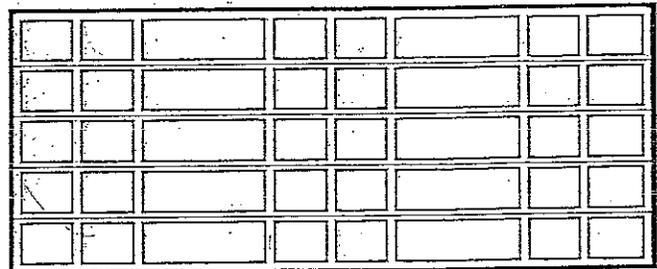
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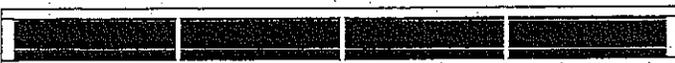
Cathedral



Stockton



625



Plain-lite

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.

CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUL 31 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

1001 South Fifth Street
San Jose, CA 95112
(408) 293-7443
Fax: (408) 293-7457

Longwater Homeowners Association

c/o Mulqueeney & Associates
PO Box 4726
Foster City CA 94404
Telephone 650-574-3835
Facsimile 650-341-1140
E-mail Mulqueeney@juno.com

**FOSTER CITY
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JUL 18 2007

**PLANNING
DIVISION**

July 17, 2007

Richard B. Marks, Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

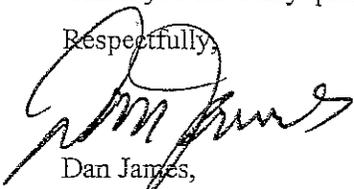
Dear Mr. Marks:

An application to amend the Prototypical Design UP-76-013 to include the new garage door design is attached.

The design to add is Garage Doors Inc. Model 84 – Stockton Window illustrated on the third page of the attached brochure but without grids in the windows.

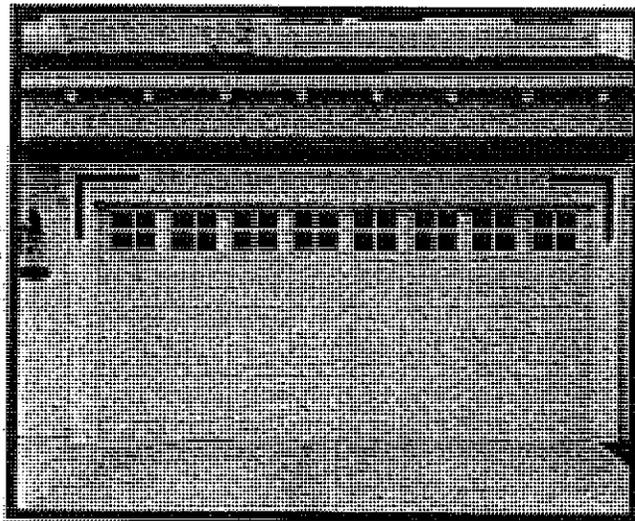
Call if you have any questions.

Respectfully,



Dan James,
Managing Agent

cc: File



NO
GRIDS

Model 84 – Stockton Window



**CITY OF FOSTER CITY
PLANNING DEPARTMENT**

JUL 31 2007

**ADMINISTRATIVE APPROVAL
WITH CONDITIONS**

Dick & Penny Bennett
601 Santa Catalina Lane
Foster City CA 94404

Designer Windows for Panel Type Doors

EXHIBIT E



Wagon Wheel

FOSTER CITY
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MAR 11 2003



Sunburst

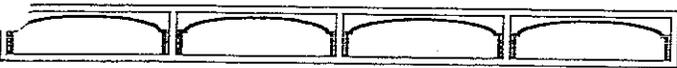
PLANNING
DIVISION



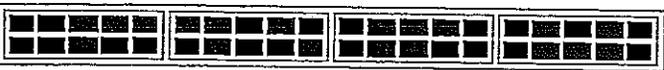
Williamsburg



Clouds



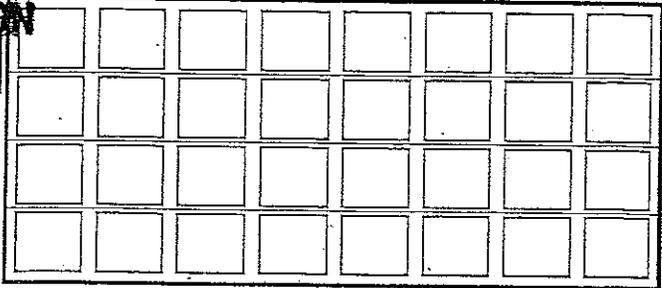
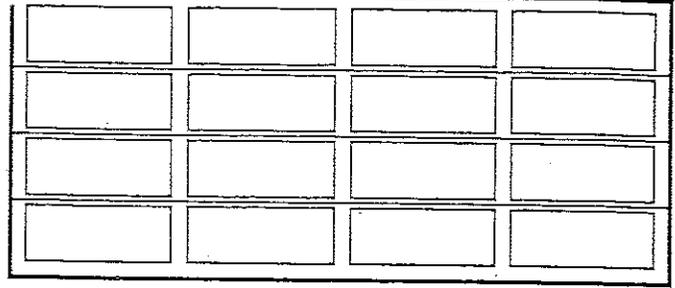
Cathedral



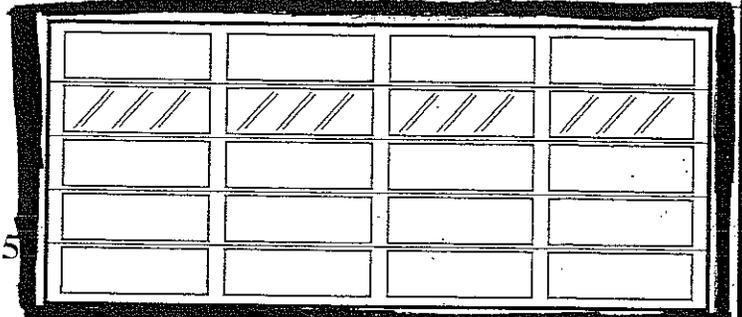
Stockton



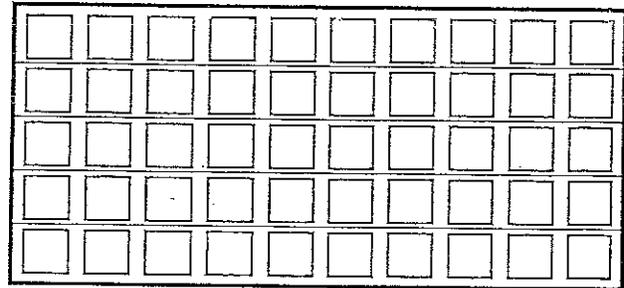
Plain-lite



84



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105

		UP-76-0130			
		CITY OF FOSTER CITY			
		PLANNING DEPARTMENT			
		MAR 13 2003			
		 ADMINISTRATIVE APPROVAL			

625

WITH CONDITIONS *EAW*

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CITY OF FOSTER CITY
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JUL 31 2007

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WITH CONDITIONS

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