

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FAX (650) 574-3483

**FOSTER CITY
RECEIVED**

SEP 19 2002

**PLANNING
DIVISION**

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

APPLICATION RECEIVED: September 13, 2002

APPLICATION COMPLETE: September 16, 2002

ACTION DATE: September 17, 2002

CASE NO.: UP-76-007L

OWNER: Plum Island Homeowners' Association

OWNER ADDRESS: 500 Harbor Blvd., Belmont, CA 94002

APPLICATION FOR: Garage Door Prototype Amendment

LOCATION: Plum Island 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 Plum Island 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 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.
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 1) the prototypical design 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; 2) the garage doors will be redwood stained to match the existing house color, which is consistent with the existing garage doors; and 3) the design of the garage doors will be compatible with the house and the existing garage doors.
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 and Exhibit 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

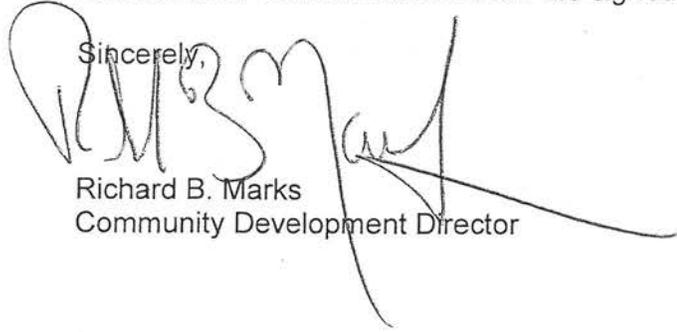
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

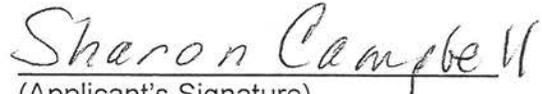


Richard B. Marks
Community Development Director

Planners Initials: ECF



(Applicant's Name) (Please Print)



(Applicant's Signature)

EXHIBIT A

PLUM ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Garage Doors

The following guidelines shall govern the installation and replacement of all Garage Doors in the Plum Island 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. The design of the garage door shall match one of the designs below:
 - A. Raised redwood panels 4 wide by 5 tall
 - B. Horizontal redwood boards
 - C. Vertical redwood boards
 - D. Raised redwood panels 4 wide by 5 tall with the top panel to have four panels of glass consistent with Exhibit B attached
8. The garage doors may be a flush door or a sectional roll-up door.
9. The garage doors shall be stained or sealed to match the color of the house.
10. Panel doors may also include a fir trim.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees and the following information:
 - A letter from the Plum Island Homeowners' Association, indicating their action on the proposal.
 - Manufacturers brochure or catalogue cut sheet indicating the proposed replacement garage door.

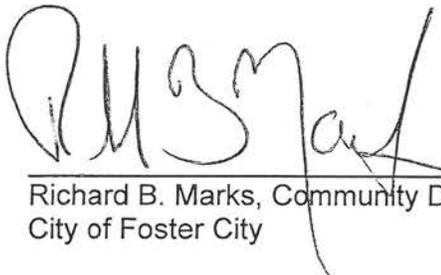
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of garage doors.



Sharon Campbell, Managing Agent
The Manor Association, for
Plum Island Homeowners' Association

9-18-02

Date



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

10/2/02

Date

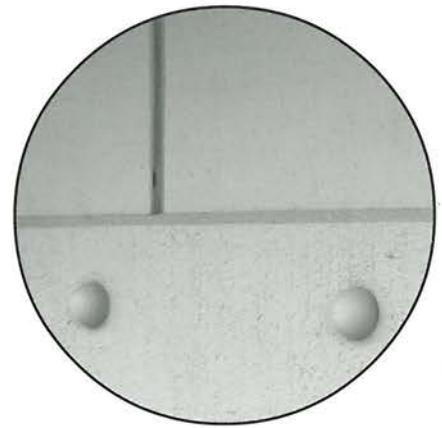
Garage Doors Inc.



Custom High Quality Wood Sectional Garage Doors



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Garage Doors Inc. specializes in producing reasonably priced garage doors that feature attractive, unique and distinctive use of wood to meet the needs of architects and customers alike. The rich look of wood gives variety to subdivisions and elegance to individual homes. Well crafted doors can be custom designed to blend with the architectural style of the home.

Cover Photo: "The Californian" from our "Model T" line of doors, represents our signature high-end designer door. The "Californian" is insulated and back paneled, providing a state-of-the-art solid core garage door. It is offered in a variety of wood panels and veneers, including mahogany, cedar, redwood and oak. Custom designed in-laid panels and windows are available.
All photos by Don Roper Photography.



Model 25—Wagon Wheel Window



Model 45—Cathedral Window



Model 84—Stockton Window



Model 45—Sunburst Window



Model 415—Custom Stain Grade Wood



Model 25—Custom Arched Top

The standard sectional door designs shown above represent just a small sampling of the variations of styles available. Styles vary from rough to smooth, flat to raised and in any shape or design that a blueprint demands. All doors are custom built to meet aesthetic and architectural requirements.

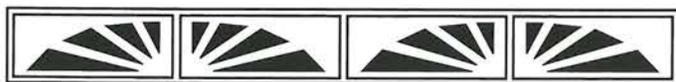
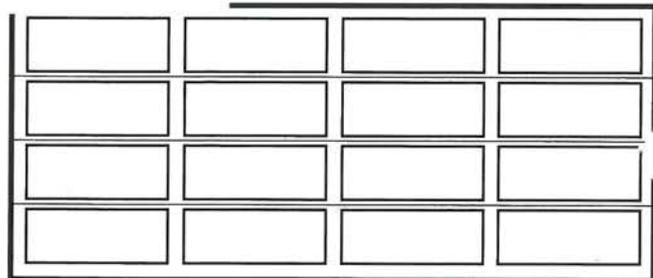
EXHIBIT B

Designer Windows for Panel Type Doors

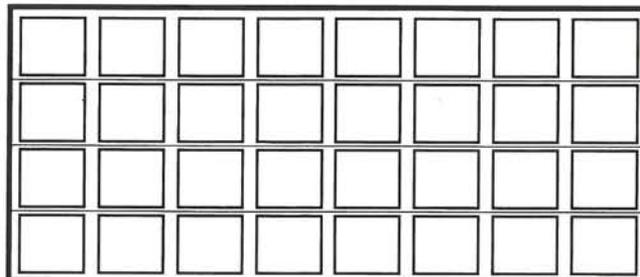


Wagon Wheel

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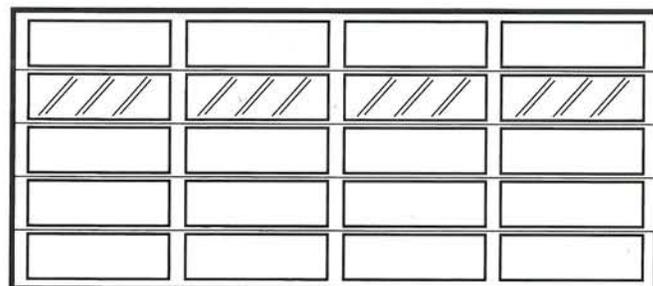
Sunburst



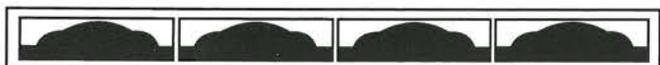
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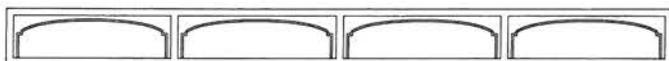
Williamsburg



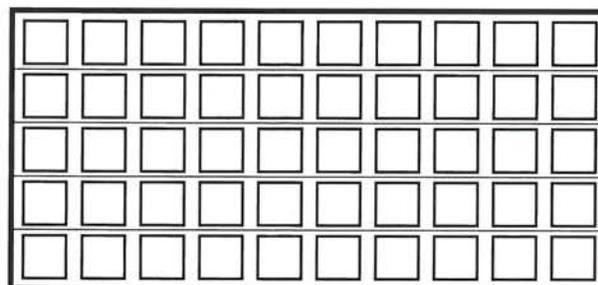
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Clouds



Cathedral



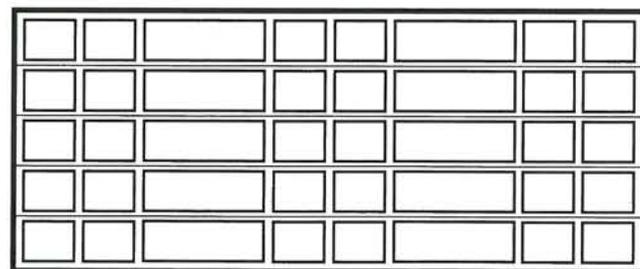
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* Stockton



Plain-lite



625

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.



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