



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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FEB 09 2012

PLANNING/
CODE ENFORCEMENT
CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED: January 3, 2012

APPLICATION COMPLETE: January 17, 2012

ACTION DATE: January 19, 2012

CASE NO: UP-76-012FF

OWNER: Sea Colony HOA c/o Strong Management

OWNER ADDRESS: P.O. Box 1368, Sonoma, CA 95476

APPLICATION FOR: Prototype for replacing rear-yard sliding door with French door.

LOCATION: Sea Colony 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 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 sliding door replacement prototype will result in an attractive appearance for the house, will provide additional/modified ventilation for house and will be consistent with the residential use of the subject property.
2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the sliding door replacement 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 and compatible with the Sea Colony Planned Development.

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3. That the design of the proposal would be compatible with the site's environmental 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 color and materials of the sliding door replacement prototype will match in color and materials of the existing windows and doors on the same elevation.
4. That the proposal would 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, property values in the area, or the general welfare of the City because the sliding door replacement prototype 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.*

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PLANNING/
CODE ENFORCEMENT

Sincerely,



Curtis Banks
Community Development Director

Paul Strong
(Owner's Name) (Please Print)

Paul Strong
(Owner's Signature)

Planners Initial: LB

EXHIBIT A

SEA COLONY HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement of Sliding Door

The following guidelines shall govern the replacement of all rear-yard sliding doors in the Sea Colony Planned Development:

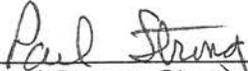
CONDITIONS OF APPROVAL

1. All construction shall be located, 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 drawings shall be submitted with the building permit application.
6. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and 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 French doors are to match existing color and material of all windows and doors on the same elevation.
- *9. Replacement French doors shall have either a white or almond (tan) vinyl frame or a bronze anodized aluminum frame or its equivalent (consistent with Exhibit A) and painted wood trim, consistent with existing window trim on the house.
- *10. The use of grids on replacement French doors shall be allowed. Grids or no grids must be consistent with all other windows and doors on the same elevation.
- *11. Replacement doors shall be the same size as existing door and fit into existing opening.
- *12. The rear-yard sliding glass door may be replaced by existing manufacturer or its equivalent, such as, Anlin Malibu Swinging French Door.

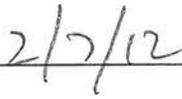
*Site Specific Conditions

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, including the approval letter from the Sea Colony 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 doors.



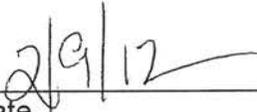
Paul Strong, Strong Management Co.
Sea Colony Homeowners Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date