

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION

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PLANNING
DIVISION

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

APPLICATION RECEIVED: August 27, 2007

APPLICATION COMPLETE: August 29, 2007

ACTION DATE: September 4, 2007

CASE NO.: UP-76-012CC (supercedes UP-76-012Y dated August 24, 2005 & UP-76-012G dated May 3, 1999)

OWNER: Sea Colony HOA c/o Strong Management Co.

OWNER ADDRESS: 2033 Ralston Ave. #100, Belmont, CA 94002

APPLICATION FOR: Modification to Prototype Design for Window Replacement (including Master Bathroom Window Replacements)

LOCATION: Sea Colony Planned Development

ZONING: R-1/PD (Single-Family Residents/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 modification of the window prototype 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 modified window prototype 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.
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 color, location, design and materials of the window prototype modification will match the color, location, design and materials of 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 modified window 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

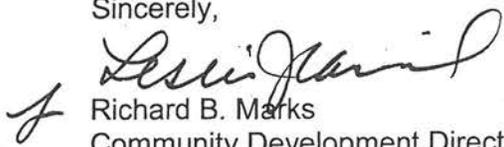
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

Sincerely,


Richard B. Marks
Community Development Director

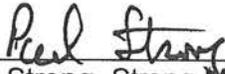
SEA CUCONY H&A
(Applicant's Name) (Please Print)

Paul Stang Mgr
(Applicant's Signature)

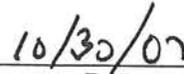
Planners Initials: KAS

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Sea Colony Homeowners' Association for the proposed window 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 Sea Colony 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.



Paul Strong, Strong Management Co.
Sea Colony Homeowners' Association



Date



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



Date

EXHIBIT A

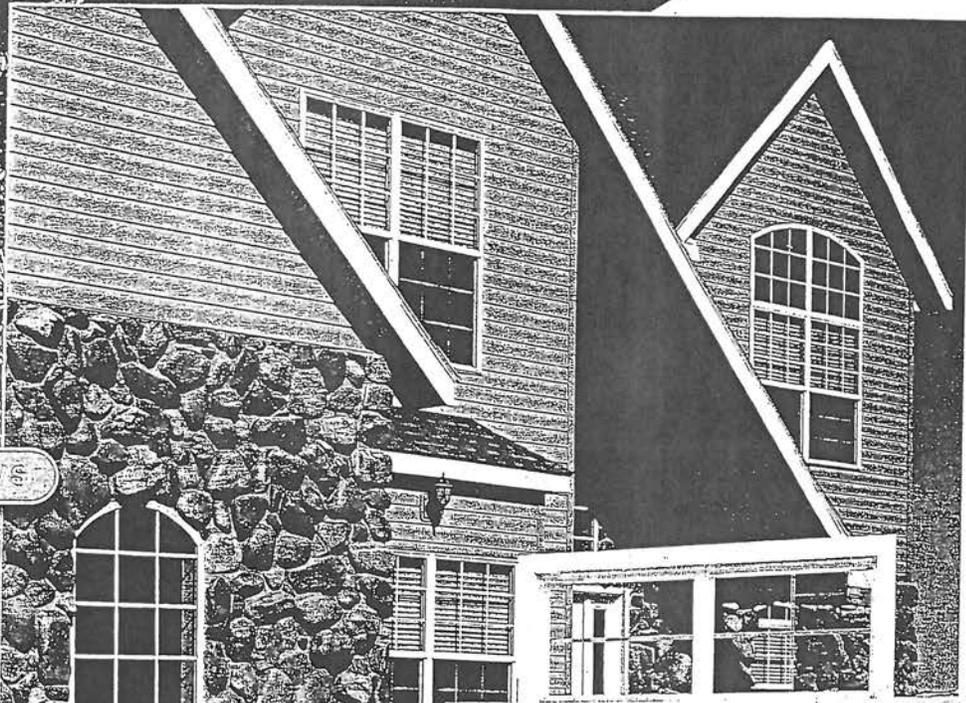
SEA COLONY HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Replacement of Windows
(Supercedes UP-76-012Y approved August 24, 2006 & UP-76-012G approved May 3, 1999)

The following guidelines shall govern the installation and replacement of all windows in the Sea Colony 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 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. All windows on the same elevation shall match in color and materials.
- * 9. Replacement windows shall have either a white or almond (tan) vinyl frame or a bronze anodized aluminum window frame consistent with Exhibit A or its equivalent and painted wood trim, consistent with existing window trim on the house.
- * 10. The use of grids on replacement windows shall be allowed.
- * 11. Replacement master bathroom windows may measure 5'-wide x 1'-high and the window frame and trim shall be consistent with the existing window frames/trims on the house consistent with Exhibit B.
- * 12. Replacement master bathroom windows may use double hung windows in white vinyl consistent with Exhibit C.

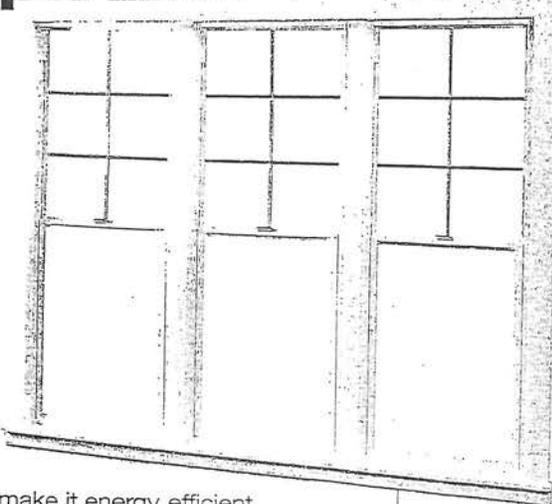
* Site Specific Conditions



NARROW FRAME WINDOWS

Proof positive that simple statements can make a powerful impact.

Featuring a 2-7/8" frame, the Simonton Impressions® Narrow Frame window has a slender design, with a contemporary look that performs on all levels. The Narrow Frame window is teeming with



advanced features that make it energy efficient, weathertight and strong. So, when the style of your home calls for a window that has simple, clean lines, the Simonton Impressions® Narrow Frame window is the right design – both inside and out.



UP-76-012CC UP-76-012W & Y
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PLANNING DEPARTMENT PLANNING DEPARTMENT

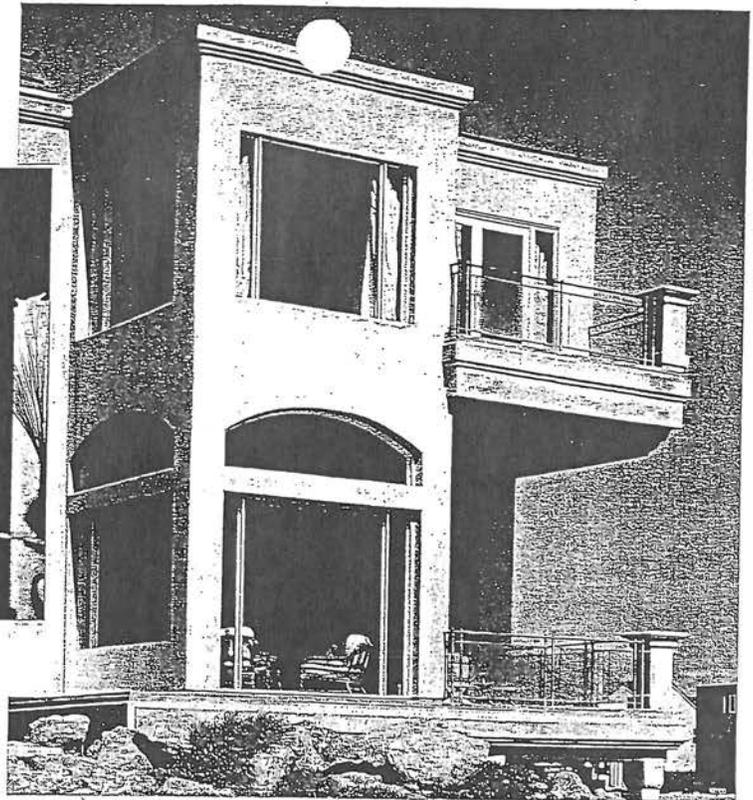
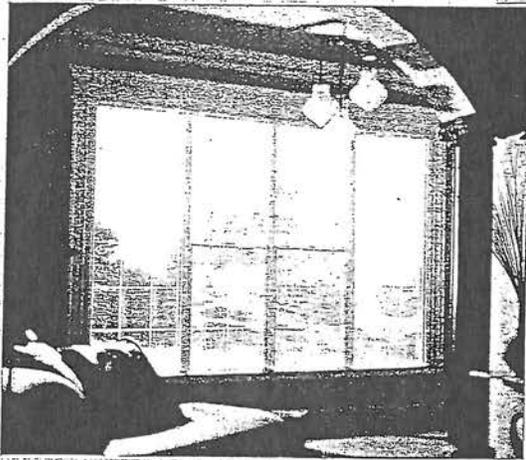
SEP 04 2007

FEB 25 2005

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WITH CONDITIONS
KMS

ADMINISTRATIVE APPROVAL
WITH CONDITIONS
KET

EXHIBIT A



NARROW FRAME WINDOWS

When it comes to dependability the Simonton Impressions® Narrow Frame window showcases innovative design features that will provide energy savings and protect against air and water penetration for years to come.

Narrow Frame Window Features

2-7/8" Frame Narrower frame offers a simple, streamlined look.

Welded Frame and Sash Profiles are fused together to create a weathertight one-piece unit.

Multiple-chambered Profiles Vinyl profiles are filled with dead-air chambers that increase window insulation.

Dual Fin Weatherstripping Creates a weather-resistant seal around operable sash.

Integral Stucco Flange Beautifully finishes area between the window and the outside of the home.

1-3/8" Nailing Fin For new construction applications, extension is attached to frame for easy installation.

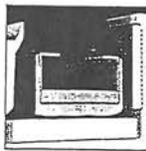
Air Lock™ Safely retains window in a partially open position for ventilation.

Double-strength Glass Provides increased strength and energy efficiency.

Low E/Argon-filled Glass Regionally specific glass package improves thermal performance year round.

Sensor Glass™ In addition to standard Low E/Argon-filled glass and double-strength glass panes, this optional glass package adds the remarkable Super Spacer® solid silicone foam spacer for the ultimate in energy efficiency.

Power Seal Spacer System™ All Narrow



Power Seal Spacer System™

Frame windows feature Simonton's energy-efficient Power Seal Spacer System™. The dual-sealed

system utilizes the U-channel Intercept® spacer for low conduction rates, and is combined with advanced adhesives that provide strength, moisture-resistance and thermal efficiency.

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PLANNING DEPARTMENT

FEB 25 2005

ADMINISTRATIVE APPROVAL
WITH CONDITIONS *RET*

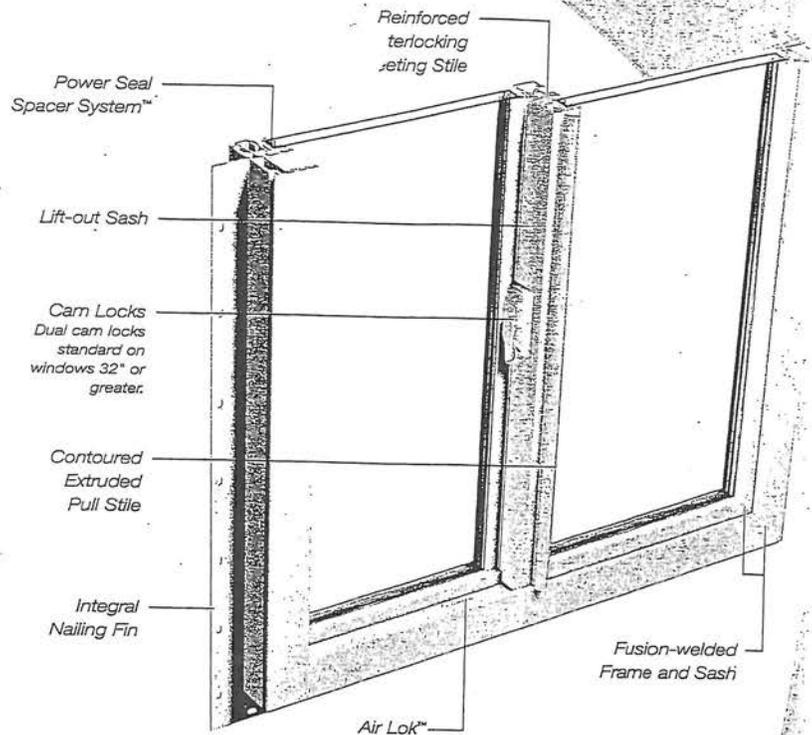
EXHIBIT A

Reinforced Interlocking Meeting Stile
The overlapping, interlocking design creates a tight seal between the sash, and is reinforced to provide added strength.

Tandem Denny® Rollers Corrosion-resistant rollers provide years of smooth, trouble-free operation.

Contoured Extruded Pull Stile
Contoured rail is easy to grasp and molded into the sash for strength.

Lift-out Sash Panels Slider sash can be removed easily for cleaning and maintenance.



Single Hung

Stainless Steel Constant Force Coil Spring Balance System Securely holds sash in any position and will never need adjustment offering a lifetime of easy operation.

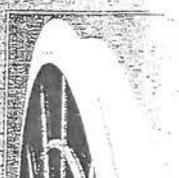
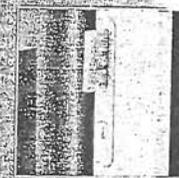
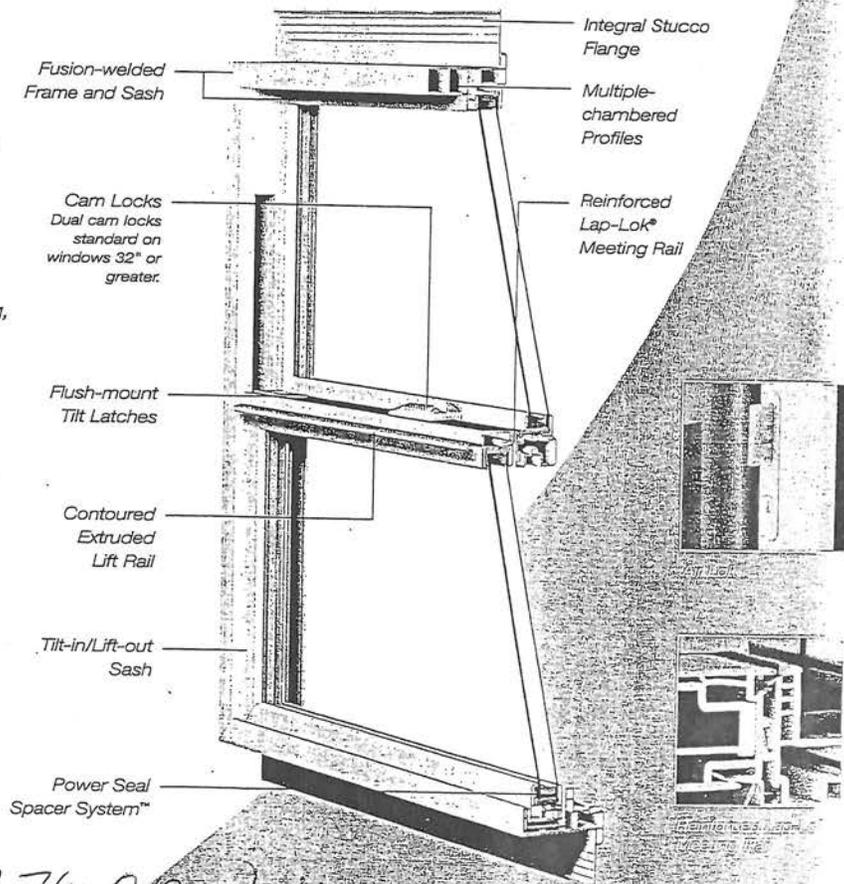
Reinforced Lap-Lok® Meeting Rail
Tightly seals the sash with an overlapping, interlocking design that is reinforced for increased strength.

Denny Clip™ Pivot System Keeps the sash in perfect alignment for smooth operation.

Flush-mount Tilt Latches Releases the tilt-in sash for trouble-free cleaning.

Contoured Extruded Lift Rail
Contoured and molded into the sash for strength, durability and easy operation.

Operable Sash Single Hung windows have one operable sash.



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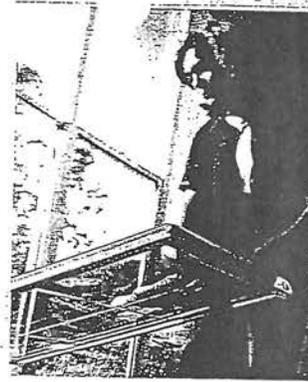
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



All window installations
require Energy Star
certification. Please
ENERGY STAR qualified.

EXHIBIT A

Warranty Simonton Impressions® windows and doors are backed by a comprehensive Lifetime Limited Warranty that covers the vinyl, hardware, screens and glass units.



Single Hung windows tilt in for easy cleaning, while Slider windows feature a lift-out sash panel to help with window maintenance.

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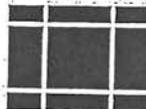
PLANNING DIVISION

OPTIONS & FEATURES

UP-76-012 W #7
CITY OF FOSTER CITY
PLANNING DEPARTMENT

FEB 25 2005

ADMINISTRATIVE APPROVAL WITH CONDITIONS
KET



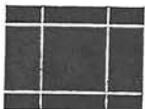
White Flat Colonial



Tan Sculptured Colonial



Pencil Brass Colonial



V-Groove

Colors



White



Tan

Specialty Grids Between-the-glass grids allow easy cleaning, while providing a distinctive accent for your home. From flat and sculptured grids to assorted grid patterns and the elegant V-Groove style glass, a wide range of options helps you create the look you want.

Specialty Glass The benefits of specialty glass are varied – some provide increased safety, energy efficiency and privacy, while others add a stylish touch that will make your home unique.

Detailed information is available in the Glass and Grid Options brochure and from your Simonton Impressions® authorized dealer.



Rain



Glue Chip



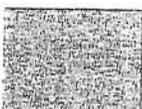
Delta Frost



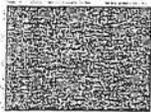
Bronze Tint



Reed



Grey Tint



Solarcool® Bronze



Obscure



Low E[®] 140



Flemish

Styles



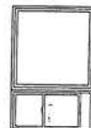
Single Hung



2-lite Slider



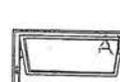
3-lite Slider



Picture Capped Slider



Casement



Awning



Picture



Geometrics



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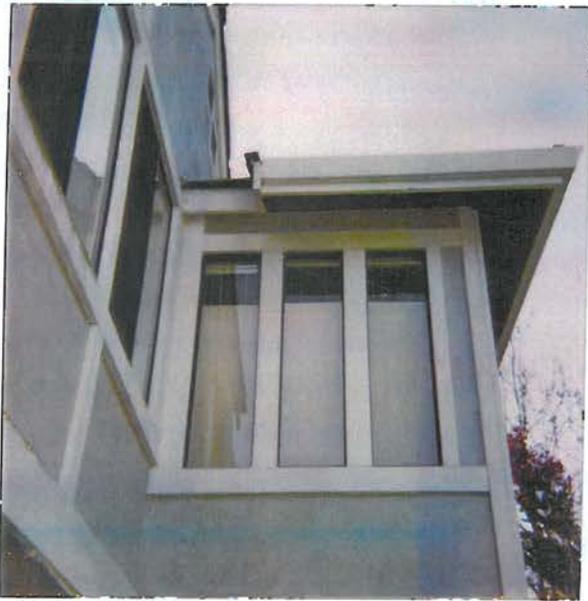
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quality window products

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EXHIBIT B

Pictures for Master Bathroom Window Replacements
for Houses in the Sea Colony Planned Development



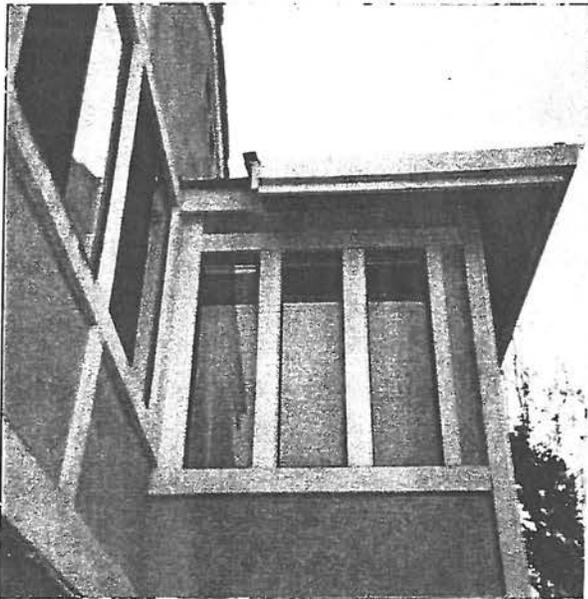
Existing Window Design



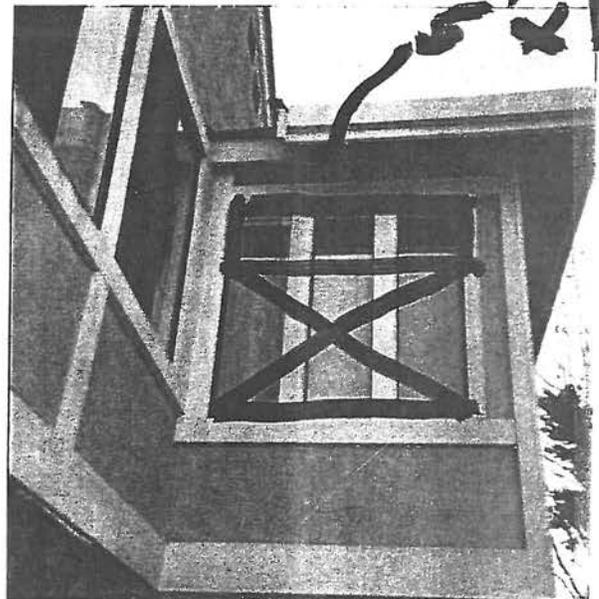
**Modified Prototypical Location
of New Bathroom Window**

EXHIBIT B

Pictures for Master Bathroom Window Replacements
for Houses in the Sea Colony Planned Development



Existing Window Design



**Modified Prototypical Location
of New Bathroom Window**

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CITY OF FOSTER CITY
PLANNING DEPARTMENT

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Warranty Simonton Impressions® windows and doors are backed by a comprehensive Lifetime Limited Warranty that covers the vinyl, hardware, screens and glass units.

OPTIONS & FEATURES



White Flat Colonial



Tan Sculptured Colonial



Pencil Brass Colonial



V-Groove



Rain



Glue Chip



Delta Frost



Bronze Tint



Reed



Grey Tint



Solarcool® Bronze



Obscure



Low E⁺ 140



Flemish

Styles



Double Hung



Single Hung



2-lite Slider



3-lite Slider



Picture Capped Slider



Picture



Geometrics



Bow



Bay



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Single and Double Hung windows tilt in for easy cleaning, while Slider windows feature a lift-out sash panel to help with window maintenance.

Colors



White



Tan

Specialty Grids Between-the-glass grids

allow easy cleaning, while providing a distinctive accent for your home. From flat and sculptured grids to assorted grid patterns and the elegant V-Groove style glass, a wide range of options helps you create the look you want.

Specialty Glass The benefits of specialty glass are varied – some provide increased safety, energy efficiency and privacy, while others add a stylish touch that will make your home unique.

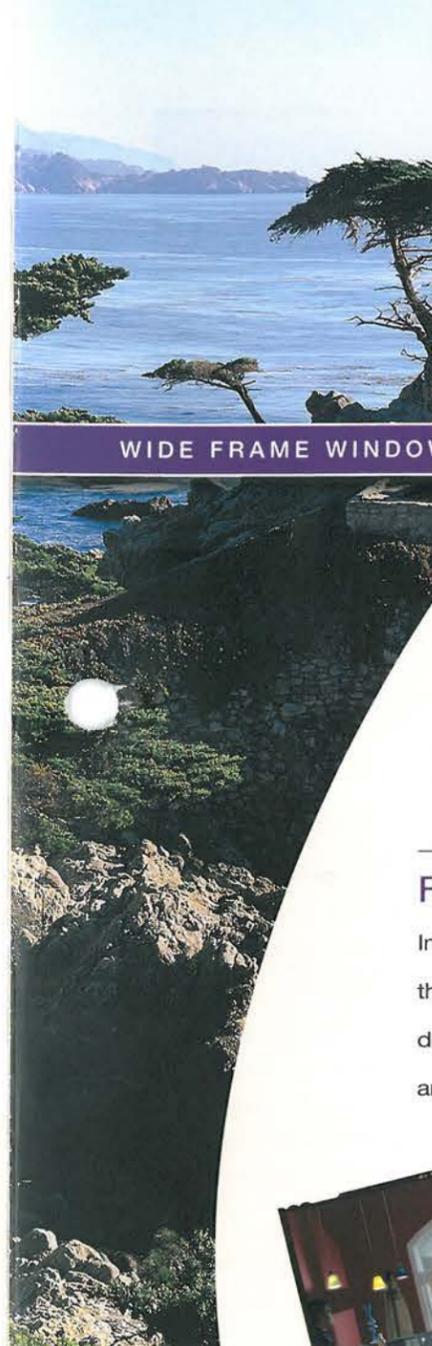
Detailed information is available in the Glass and Grid Options brochure and from your Simonton Impressions® authorized dealer.



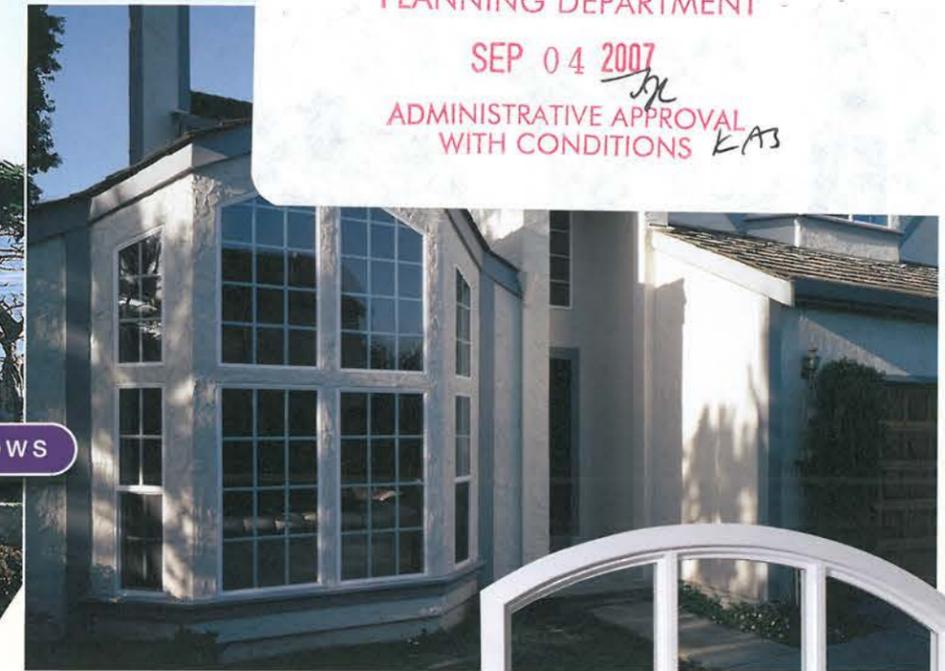
EXHIBIT C

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ADMINISTRATIVE APPROVAL
WITH CONDITIONS EAS



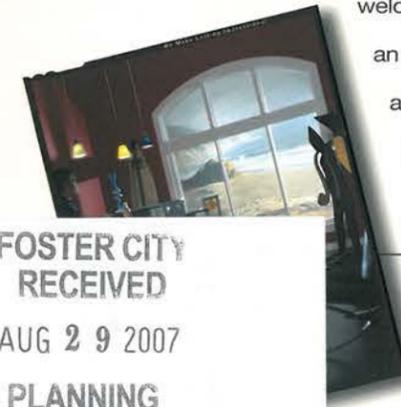
WIDE FRAME WINDOWS



Why go back to the basics when you can take them forward?

Featuring a 3-1/4" frame, the Simonton Impressions® Wide Frame window features the look and style of classic wood windows, with the energy efficiency, strength and durability of vinyl. From the fusion-

welded construction and an optimal spacer system to advanced energy features and an assortment of options, the Simonton Impressions® Wide Frame window will meet your needs and provide years of beauty and satisfaction.

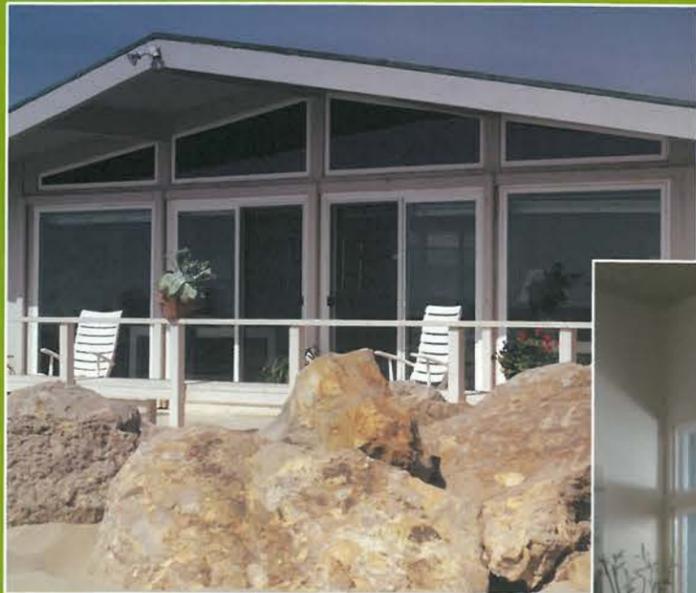


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WIDE FRAME WINDOWS

From the smallest detail the Simonton Impressions® Wide Frame window has been designed to increase energy savings, hinder weather penetration and provide low maintenance.

Wide Frame Window Features

3-1/4" Frame Wider frame offers a more contoured, classic look.

Welded Frame and Sash Profiles are fused together to create a weathertight one-piece unit.

Multiple-chambered Profiles Vinyl profiles are filled with dead-air chambers that increase window insulation.

Dual Fin Weatherstripping Creates a weather-resistant seal around operable sash.

Integral Stucco Flange Provides a seamless transition between the window and the outside of the stucco home.

Integral 1-3/8" Nailing Fin Available for new construction applications, this extension is attached to the main frame for easy installation.

Air Lok™ Allows window to stay partially open for ventilation.

Double-strength Glass Provides increased strength and energy efficiency.

Low E/Argon-filled Glass Regionally specific glass package improves thermal performance year round.

Sensor Glass™ In addition to standard Low E/Argon-filled glass and double-strength glass panes, this optional glass package adds the remarkable Super Spacer® solid silicone foam spacer for the ultimate in energy efficiency.

Power Seal Spacer System™ All Wide Frame windows feature Simonton's energy-efficient Power Seal Spacer System™. The dual-sealed system utilizes the U-channel Intercept® spacer for low conduction rates, and is combined with advanced adhesives that provide strength, moisture-resistance and thermal efficiency.



Power Seal Spacer System™

Slider

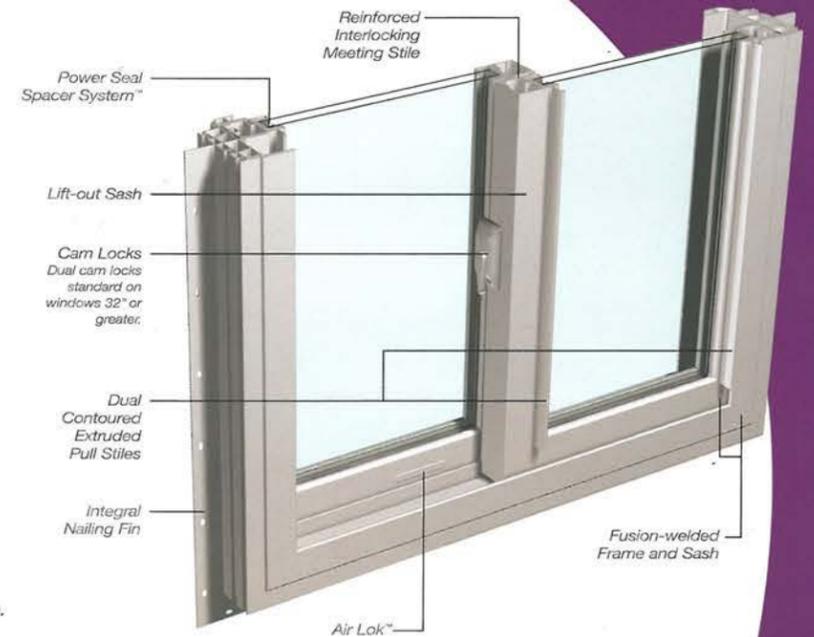
Reinforced Interlocking Meeting Stile Reinforced for increased strength, the overlapping, interlocking design tightly seals the sash.

Tandem Delrin® Rollers Corrosion-resistant rollers that provide years of smooth operation.

Dual Contoured Extruded Pull Stiles Easy-to-grasp and molded into the sash for durability and trouble-free operation.

Lift-out Sash Panels Allows sash to be removed for easy cleaning.

Contoured Exterior Angled design furnishes a classic look for any style home.



Double and Single Hung

Sloped Pocket Sill Slopes downward to quickly move water away from the window.

Reinforced Lap-Lok® Meeting Rail Sash is tightly sealed with an overlapping, interlocking design that is reinforced for increased strength.

Stainless Steel Constant Force Coil Spring Balance System A tightly wound, non-corrosive coil spring holds the sash in any position and will never need adjustment.

Denny Clip™ Pivot System Disc-shaped pivot system keeps the sash in perfect alignment.

Flush-mount Tilt Latches Allow sash to tilt in for easy cleaning.

Dual Contoured Extruded Lift Rails Molded into the sash for strength and durability, rails easily raise the sash.

Operable Sash Single Hung windows have one operable sash, while both sash operate on Double Hung windows.



Air Lok™



Reinforced Lap-Lok® Meeting Rail



Integral Stucco Flange



All Simonton Impressions® Wide Frame windows can be ordered to meet ENERGY STAR® guidelines.