



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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

APPLICATION RECEIVED: December 17, 1999

APPLICATION COMPLETE: December 22, 1999

ACTION DATE: December 22, 1999

CASE NO.: UP-72-005H

APPLICANT: Shell Cove Homeowners' Association

APPLICANT ADDRESS: 1081 Alameda #100, Belmont, CA 94002

APPLICATION FOR: Prototype Design for Windows Replacements

LOCATION: Shell Cove Planned Development

ZONING: R-T/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 to establish a prototype design for the replacement of windows for residential units in the Shell Cove 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, 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 lot in 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 the prototypical design will provide guidelines to ensure that window 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 planned development, or the property values in the area.

This action is subject to any conditions contained in Exhibits A and 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.

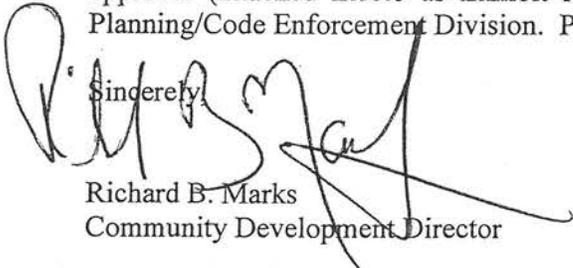
Appeal

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.

Sincerely,

 Richard B. Marks
 Community Development Director

for SHELL COVE HUA PAUL STRONG
 (Applicant) (Please Print) MANAGER

by Paul Strong
 (Contact Person)

EXHIBIT A
SHELL COVE HOMEOWNERS ASSOCIATION
Prototypical Design Guidelines for Replacement Windows

The following guidelines shall govern the installation, replacement, and modification of all windows in the Shell Cove 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. 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.
5. Replacement window inserts shall have a white vinyl frame. The width of the window frame shall be 2.5" to 3" wide or equivalent to frames installed at 658 Draco Lane and as illustrated in Exhibit B.
6. Replacement windows shall have wood trim consistent in design and color with the existing trim on all windows.

APPROVAL PROCESS

1. The homeowner or applicant shall submit the following:
 - A letter from the Shell Cove Homeowners' Association (HOA), indicating their action on the proposal.
 - An Architectural Review application and filing fee (one-half the typical fee for windows).
 - Three copies of photographs or elevations indicating the location and size of the window(s).
2. Planning/Code Enforcement division staff will review the Architectural Review application and plans/photographs to confirm that the proposal conforms with the Prototypical design Guidelines.
3. Following the approval of the Architectural Review application, the homeowner or applicant shall submit the following if a change in window size is proposed:
 - A Building Permit application, including four copies of drawings indicating where the new window(s) will be located, including the proposed size, material(s), color(s), and a framing detail (Typical framing details are available from the Building Division).

- Following the completion of the construction, the applicant shall request a final inspection from the Planning division in addition to any Building division inspection required pursuant to No.3, above.

Paul Strong

Paul Strong, Property Manager
Strong Management
Shell Cove Homeowners' Association

01/12/04

Date

Richard B. Marks

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

1/14/04

Date

From: Greg Kathner <gregk@brothershomeimp.com>

Date: November 13, 2012 3:03:36 PM PST

To: Greg Kathner <gregk@brothershomeimp.com>

📎 1 Attachment, 1008 KB [Save](#) [Slideshow](#)

Existing

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Sent from my iPhone

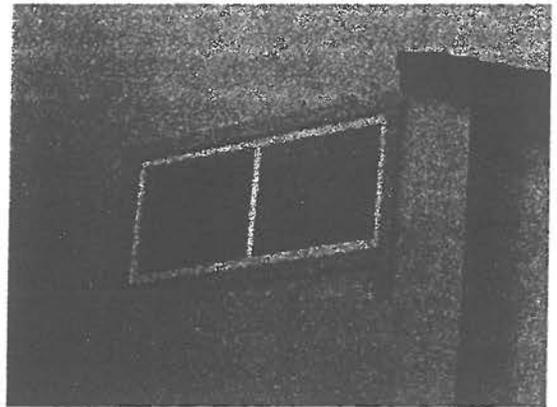
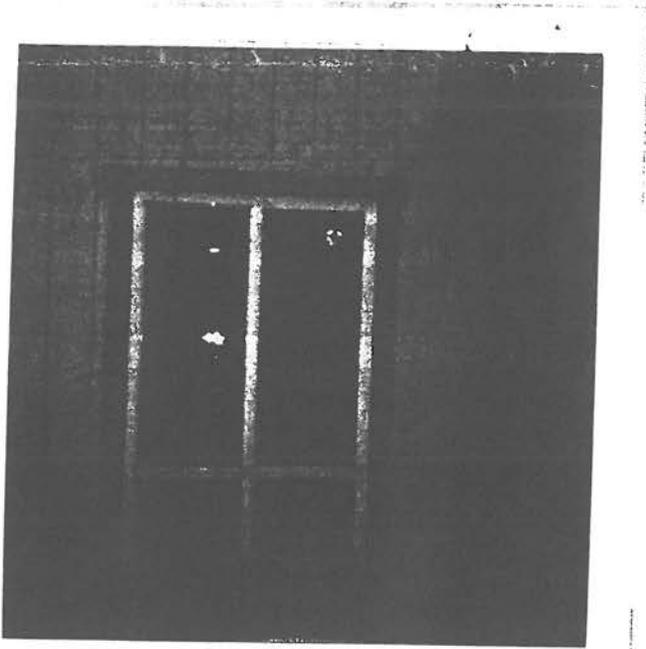
Proposed

~~EXISTING (EXHIBIT A)~~



EXHIBIT B (UP-72-005H)

658 Draco Lane, Foster City, CA 94404

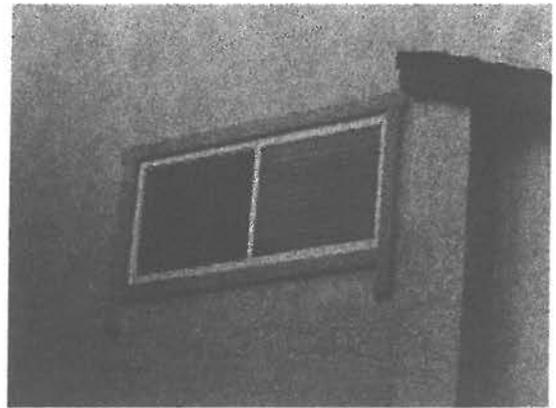


**Existing Windows-Shell Cove PD
192 Beach Park Blvd., Foster City, CA 94404**



EXHIBIT B (UP-72-005H)

658 Draco Lane, Foster City, CA 94404



Received: 20.Nov.00 02:41 PM From: UnknownSender To: 8016979899

11/20/00 MON 13:48 FAX

STRONG-MGT

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FAX

To: Lurk Ling

Company:

Fax number: ~~864-3055~~ 801 697-9899

Business phone:

From: **STRONG MANAGEMENT**
Paul Strong

Fax number: (650) 794-0110

Business phone: (650) 794-2623

Date & Time: November 20, 2000

Number of Pages: 1
(Including cover)

RE: Shell Cove HOA

Dear Lurk-Ling:

This fax is to confirm that the Shell Cove HOA has approved your request to install a Milgard Classic Vinyl series 5120 window with no grnds

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