

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

FOSTER CITY
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PLANNING
DIVISION

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

ACTION DATE: November 25, 1998

CASE NO.: UP-71-005T

APPLICANT: Treasure Isle Homeowners' Association

APPLICANT ADDRESS: c/o Dan James, Mulqueeney & Associates, P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototype for garage door replacements

LOCATION: Treasure Isle Planned Development

ZONING: RT/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 Modification to an existing Use Permit application, as indicated in Exhibits "A" and "B," 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 new garage door will improve the development consistent with the zoning and in a manner consistent with neighborhood.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the new garage doors will be compatible with the architectural design of this 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 of the Foster City Municipal Code because the new garage doors will be compatible with the design of this development.
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 new garage door will be compatible with the design of this development and the neighborhood.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Architectural Review/Modification to an existing Use Permit 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/Modification to an existing Use Permit 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/Modification to an existing Use Permit 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

TIHOA,
KEITH MAJEUT, PRES
for Keith Majeut
(Applicant) (Please Print)

Planners Initials: JAR

by KEITH MAJEUT
(Contact Person)
TIHOA PRES

EXHIBIT A

TREASURE ISLE HOMEOWNERS ASSOCIATION Prototypical Design Guidelines for Garage Doors

The following guidelines shall govern the replacement of garage doors in the Treasure Isle 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 to the Community Development Director 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. The garage doors shall be consistent with the attached Exhibit "B". The metal sectional door shall have a flush face with raised panels, as shown as "399 Series" in the Overhead Door Corporation door brochure on file, (or equivalent manufacturer and style approved by the Community Development Director should the approved Overhead Door Corporation "399 Series" door become discontinued). The applicant shall paint the door to match the exterior color of the building/townhouse trim, per the approved building color scheme.

APPROVAL PROCESS

1. The homeowner or applicant shall submit the following when applying for a Building Permit:

A letter from the Treasure Isle Homeowners' Association (HOA), indicating their action on the proposal.

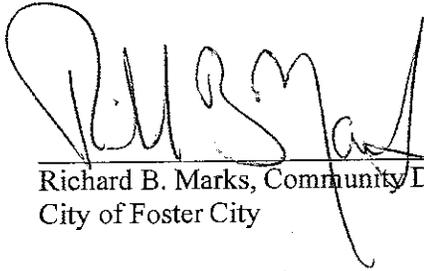
A Building Permit application indicating the Overhead Door brand and "399 Series" style to be used and any required fees.

2. Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposed garage door replacement substantially conforms with the Prototypical Design Guidelines.



Dan James, Property Manager
Mulqueeny & Associates
Treasure Isle Homeowners Association

12/8/98
Date



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

12/9/98
Date

INSULATED STEEL DOORS
399 SERIES

EXHIBIT B

FOSTER CITY
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PLANNING
DIVISION



OVERHEAD DOOR CORPORATION



the original since 1921

TREASURE ISLE

Homeowners' Association



November 17, 1998

Leslie Carmichael
City of Foster City
610 Foster City Boulevard
Foster City CA 94404

FOSTER CITY
RECEIVED
NOV 17 1998
PLANNING
DIVISION

Re: Treasure Isle Homeowners Association
Prototypical Change for Raised Panel Roll-type Sectional Garage Doors White in Color
Permit to install 155 new garage doors; three without openers

Dear Ms. Carmichael,

Please review these two permit applications. Your comments, additions, changes and/or deletions will be helpful to make them correct. Use the copies on which to make notes and fax them to me at 650-341-1140.

I will have the president, Keith Majkut, deliver the signed applications and two checks. A \$100 check will accompany the prototypical change request. A \$2,736 (\$18 x 152) check will accompany the new garage door installation permit application.

Prototypical Change Request

This changes the current sectional roll-down door to raised panel from the approved flat panel style. The memorandum from Mary Anne Saylor, Color Consultant, justifies the white color.

Permit To Install 155 New Garage Doors

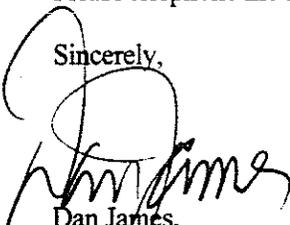
This is the application to change to roll-down sectional garage doors, from the one-piece overhead doors currently installed.

Three homes have two-piece sliding garage doors. These owners have expressed their desire to maintain the sliding type doors. They will match the other doors, that is, sixteen (4x4) raised panels, when closed. I assume that since these doors will not have openers, a permit is not needed for them.

Do you need an owner roster for the permit application or is the map sufficient?

Please telephone me if you have any questions.

Sincerely,



Dan James,
Property Manager

cc Keith Majkut

Thermotite® garage doors offer you a choice of customizing styles, colors and options.

Standard Sizes

Widths 8', 9', 16' & 18' in four sections.

Heights 6'6", 7'0", 7'6" and 8'0"

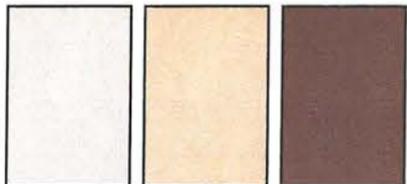
Sections

per Door: Four 19.1" on 6'6" doors.
Four 20.8" on 7'0" doors.
Two 20.8 and two 24.0" on 7'6" doors.
Four 24.0" on 8'0" doors.

NOTE: Consult distributor for availability of sizes not listed.



Thermotite Flush



White Almond Brown



Thermotite Raised Panel



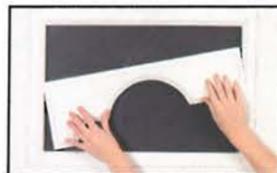
White Almond Brown

Our StyleLine™ Window System gives your home individuality.

A Wayne-Dalton door with our StyleLine™ Window System makes it easier than ever to combine the natural light you want for your garage with the beautiful look you want for your home.

The StyleLine window module becomes the top section of your garage door, or second section—depending on pattern. The panes come as clear glass, ready for decorative inserts. Choose a style now. You can change it any time you like.

Snap-In Design lets you install StyleLine inserts yourself, change them as you please, remove them easily for door painting or glass cleaning.



Raised Panel StyleLine™ Window, Ruston

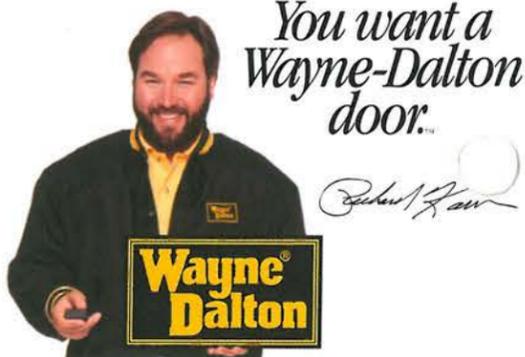
Raised Panel StyleLine™ Window, Williamsburg

Raised Panel StyleLine™ Window, Cathedral

<p>Omega Point Laboratories Listed</p>	Tests		
	ASTM E 84*	Flame Spread Index	75° or less
		Smoke Developed Index	450° or less
	ASTM D 1929*	Flash Ignition	600° or greater
		Self Ignition	800° or greater
		*Core tested only	

594.1183
Marge
Wayne-Dalton Corp.
Mt. Hope, OH 44660
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Artistic Garage Doors, Inc.
1200 Industrial Rd. #5
San Carlos, CA 94070



You want a Wayne-Dalton door.

Printed in U.S.A. Form No. 158316-WD

Thermotite® INSULATED GARAGE DOOR



Thermotite®

With WayneGard™ pinch-resistant design, closing sections actually push fingers out of harm's way.



- Exclusive WayneGard pinch-resistant design.
- Long life with virtually no maintenance.
- Traditional look of wood, rugged strength of steel, plus integral struts and unitized-body construction for superior structure.
- Formed-in-place polyurethane insulation with an ASHRAE "R" value of 10.00, more than double the insulating value of common polystyrene board.
- Made of the finest corrosion-resistant materials.
- Comes standard with TorqueMaster®—the invisible torsion spring system.

From the WayneGard™ Series, America's Only Pinch-Resistant Doors by Design.

Another Quality Innovation by Wayne-Dalton Corp.

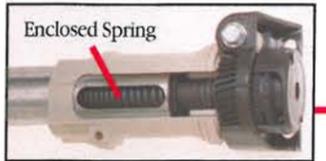
WP-71-005M

Garage Door System

Thermotite®

A unique combination of beauty, strength, safety

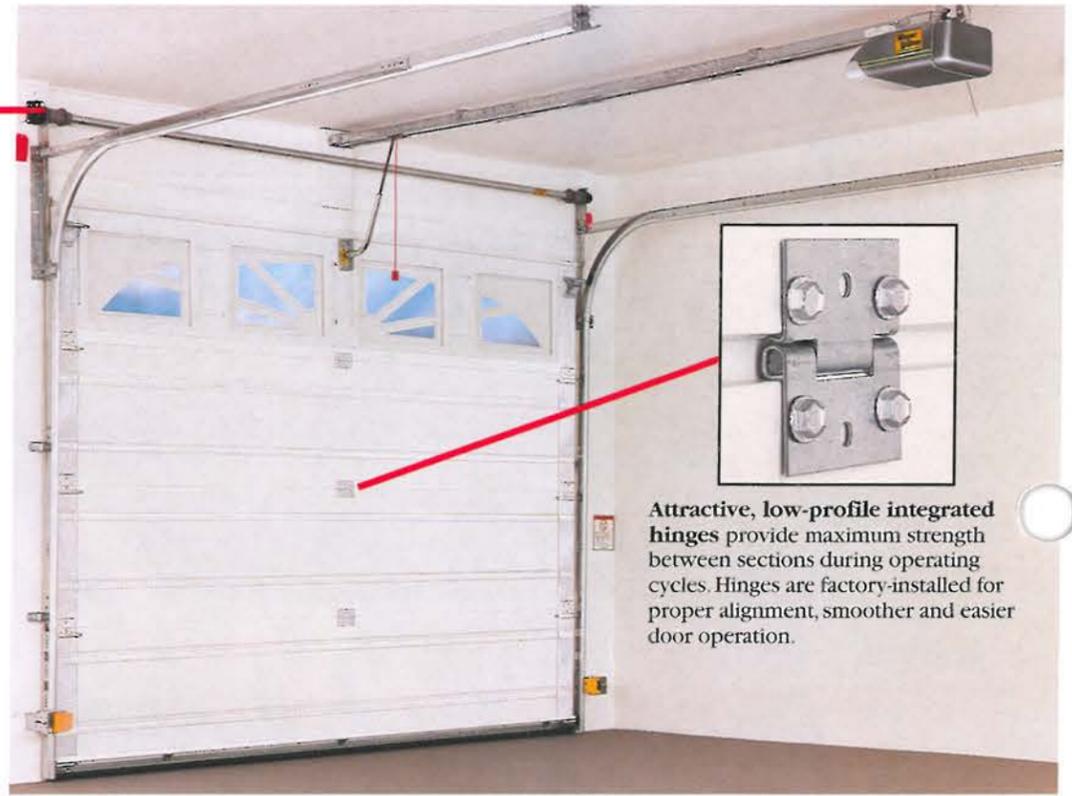
The Thermotite® System introduces fresh ideas that make this garage door safer and easier for you to live with, now and for years to come. You can recognize its beauty at first glance. Then, when you appreciate the innovative mechanical and thermal engineering features, and the tradition of craftsmanship that goes into a Thermotite garage door, you can congratulate yourself on knowing a great value when you see one. You won't find a stronger, safer, more durable insulated garage door for the money than Thermotite, Wayne-Dalton's exclusive technology at a very attractive price.



TORQUEMASTER® COUNTERBALANCE COMPLETES AN INTEGRATED DOOR SYSTEM THAT'S SLIMMER, NEATER AND SAFER.
Our patented® TorqueMaster Counterbalance System is standard with Thermotite doors—a Wayne-Dalton premium feature. Mounted unobtrusively above the door, TorqueMaster is slender and attractive: no exposed springs, horizontal cables and pulleys.

The TorqueMaster design includes all these safety features, and more:
1. Spring forces are contained inside a steel torque tube, permanently lubricated and protected from corrosion; 2. Drill-powered spring winding is quicker, safer; 3. Winding shafts make door adjustments easier, safer; 4. Lifting cables are aircraft-grade steel, seven times stronger than necessary; 5. TorqueMaster cannot be disassembled unless springs are unwound.

*U.S. Patent 0054190010A

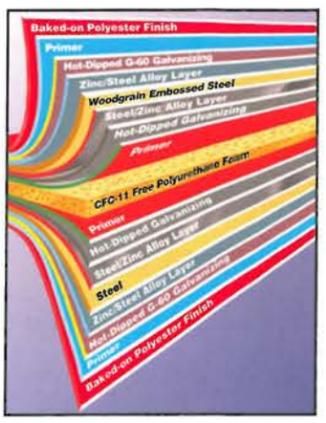


Attractive, low-profile integrated hinges provide maximum strength between sections during operating cycles. Hinges are factory-installed for proper alignment, smoother and easier door operation.

Integral foam-filled reinforcing struts add rigidity to door sections for long life and smooth operation—extra strength without extra weight.

Sound absorbing insulation makes a Thermotite® door quieter in operation, eliminates wind-rattling.

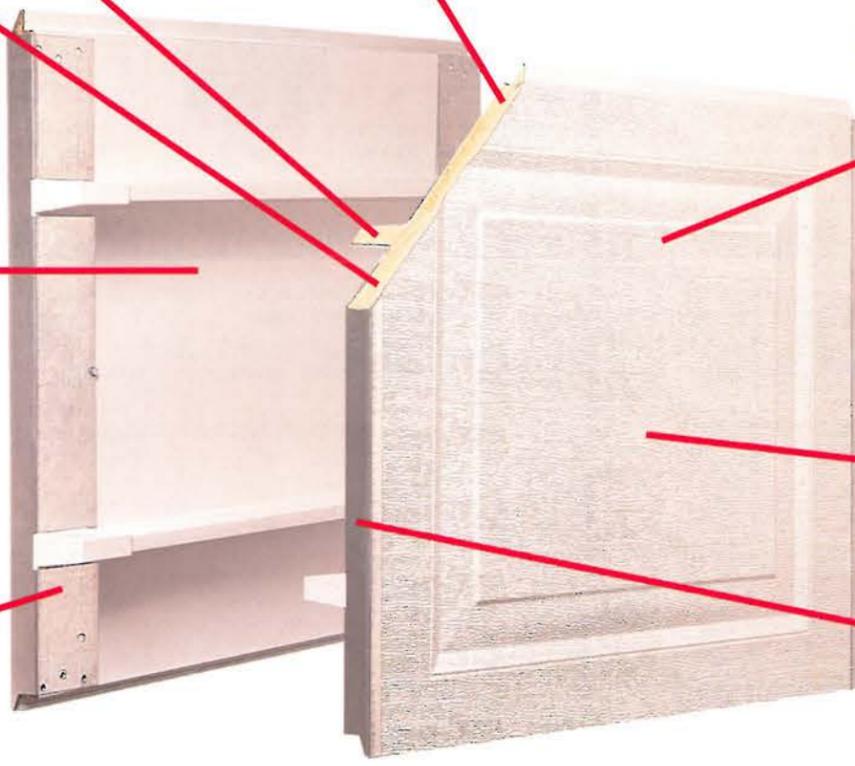
Embossed steel front panels give Thermotite doors the look of genuine wood, and the strength of steel. Corrosion-protection comes from layering that includes zinc/steel plating, hot-dipped galvanizing, primer and exterior finish coatings, and more. Layering gives Thermotite doors lasting good looks, and freedom from routine maintenance.



CFC-11-free polyurethane foam is an environmentally friendly insulation with an "R" value of 10.00.

Smooth steel back panels keep Thermotite doors looking good from the inside, too. Inner surface simply wipes clean like a range or refrigerator.

Hot-dipped galvanized vertical supports add rigidity and protect the door's appearance.

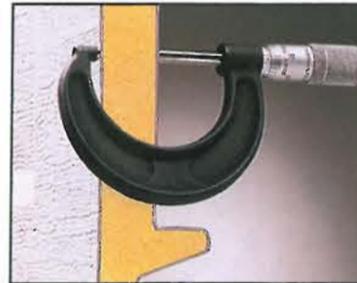


Two-coat, baked-on polyester finish makes Thermotite doors virtually maintenance-free. Doors don't require painting, but this finish makes an excellent base if you paint to match the exterior colors already beautifying your home.

High-tensile steel and rigid polyurethane foam give Thermotite doors amazing dent-resistance.

Heavy-gauge steel wraparound end caps finish door edges for better appearance, protect the formed-in-place polyurethane insulation from damage.

A Thermotite® door with exclusive safety features, patented* construction and quality materials is a valued addition to your home.



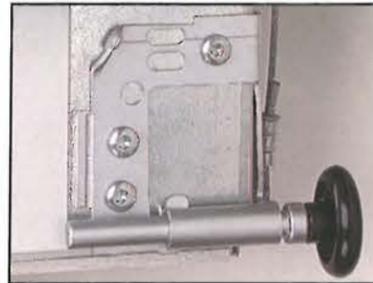
Unique patented, formed-in-place polyurethane core provides an insulation "R" value of 10.00, higher than common polystyrene insulation board twice as thick. It's chemically bonded to each steel section, creating a composite structure that's stronger than typical board-insulated doors, more resistant to the hard knocks of daily life, and better protection from heat and cold.
*U.S. Patent Nos. 4238544, 4339487 & 5495604



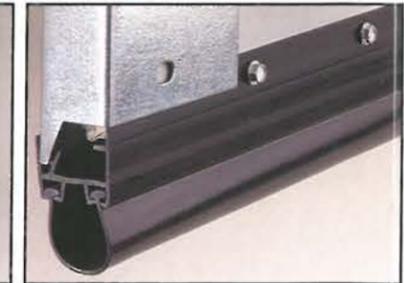
New WayneGard design pushes finger out of way.
For personal safety, our exclusive WayneGard™ pinch-resistant design® is engineered to clear away obstructions between closing door sections.
*U.S. Patent No. 5495604



Old shiplap design crushes pretzel in the joint.



Tamper-resistant safety bottom brackets require special service tool to prevent inadvertent loosening with the lifting cables still under spring tension.



Bulb-shaped bottom seal compensates for minor floor irregularities, remains flexible even in extreme cold to keep the door weather outside.



SilentGlide™ rollers with nylon tires and solid steel shafts provide a lifetime of smooth, quiet, dependable service. And we guarantee it in our warranty!
Rollers ride in Wayne-Dalton's patented, easy-to-install Twist Lock/Slide Lock Track System.
*U.S. Patent No. 5408724



QUANTUM™ GARAGE DOOR OPENER offers pushbutton convenience, and security. Opening the door from the comfort and safety of the car. Turning on the courtesy lamp automatically. Closing and locking the door securely behind you. Get a QUANTUM opener with your Thermotite door for all the benefits of a complete Wayne-Dalton Garage Door System.



Multi-level safety systems: Non-contact, easy-to-install QuantumGuard™ Wireless Optical Sensor (top) and integral contact sensor (bottom). Either immediately reverses a closing door that's obstructed by something, or someone. UL Listed.



An extended, limited warranty against cracking, splitting, rust-through or section deterioration for a period of TWENTY YEARS comes with every Thermotite garage door. Face hardware and other door components also have extended limited warranties. Ask your distributor for warranties.

Note: Wayne-Dalton Corp. recommends using only vinyl jamb weatherstripping.