

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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NOV 22 1999

PLANNING
DIVISION

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

APPLICATION RECEIVED: November 15, 1999

APPLICATION COMPLETE: November 16, 1999

ACTION DATE: November 19, 1999

CASE NO.: UP-71-005V

APPLICANT: Treasure Isle Homeowners' Association

APPLICANT ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Color Addition for Garden Window Prototype

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 proposed color 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 color 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 color 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 color 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

Treasure Isle Homeowners' Assn.
for Uma L. Pellatto, President
(Applicant) (Please Print)

Planners Initials: DLP


by _____
(Contact Person)

EXHIBIT A

TREASURE ISLE HOMEOWNERS ASSOCIATION Prototypical Design Guidelines for Replacement Garden Windows

The following guidelines shall govern the replacement of garden windows 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. The window frame color shall either match, or nearly match the exterior color of the existing frames or be black, dark bronze, or white or match the color of the trim. 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. 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.
6. Garden windows shall only be installed to replace existing kitchen windows.
7. All garden window shall have a depth not to exceed sixteen (16) inches.
8. Garden windows shall be selected from the following approved (or equivalent) prototypical designs:
 - TRU-FRAME Greenhouse Windows, "J Series"
 - GARDEN AIRE, "Series 1800"
9. Window removal and installation shall be by a licensed contractor.
10. Any stucco and/or siding damaged by contractor or his employees or sub-contractors shall be replaced, properly undercoated, and finished with paint by the contractor to match existing color within five (5) days of completion of the project.
11. The unit owner shall be responsible for repairing/caulking any cracking (or other voids) which occur in a one-foot distance outward from the perimeter of the window such that the wall around the window remains crack-free for three years beginning from the installation date.
12. Proper building/remodeling permits/approvals shall be obtained from the City of Foster City.
13. Conditions of approval above supersedes those in previous Use Permit file #: UP-71-0050.

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APPROVAL PROCESS

1. The homeowner or applicant shall submit the following:

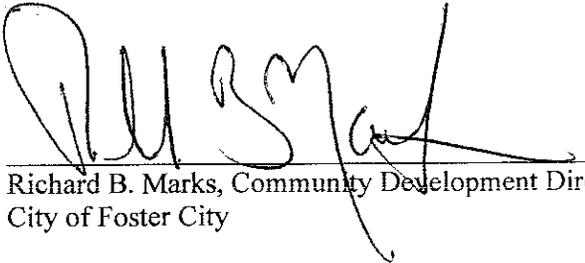
- A letter from the Treasure Isle Homeowners' Association (HOA), indicating their action on the proposal.
- A Building Permit application, including four copies of drawings indicating where the new window(s) will be located, including the proposed size, material(s), color(s), and a framing detail (Typical framing details are available from the Building Division).



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

11/19/99

Date



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

11/29/99

Date



white
bronze
almond

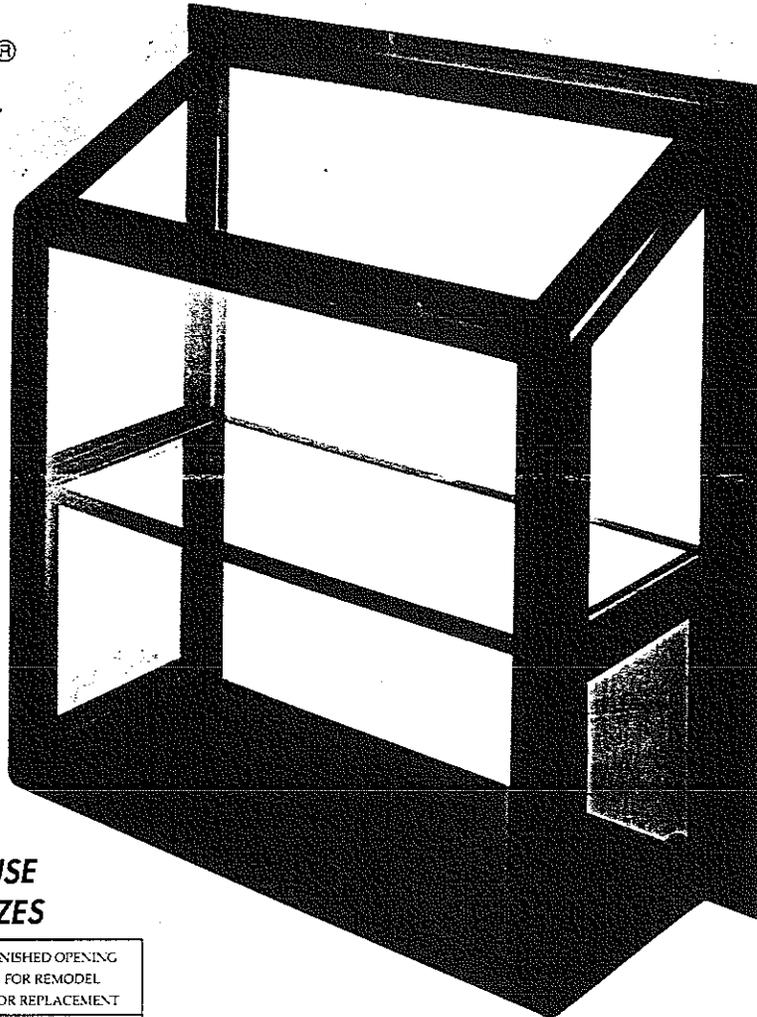
ARCHITECTURALLY SUPERIOR AND BEAUTIFULLY SIMPLE.

TRU-FRAME®
A name you can build on.

ROUNDED CORNERS—
Stronger and safer, with no protruding edges.

CLEAR OUTSIDE VIEW
No bars or obstructions.

FULLY-ADJUSTABLE TEMPERED-GLASS SHELVES For a variety of plant sizes.



BRONZE-TINTED SOLAR GLASS ROOF
Repels extreme heat and ultraviolet rays.

RUGGED WELDED FRAME Virtually indestructible, stronger, carries more weight.

EASY-OPENING SIDE VENTS Sash balances for fingertip control.

SECURITY LOCKS
To keep the side vents closed and safe.

FULLY-INSULATED BOTTOM PAN
Sturdier, vinyl coated marine-grade hardboard, 16" deep for wider plant bases.

TRU-FRAME® GREENHOUSE WINDOWS "J" SERIES SIZES

NOMINAL SIZE ALL 16" DEEP		ROUGH OPENING FOR NEW CONSTRUCTION		FINISHED OPENING FOR REMODEL FOR REPLACEMENT	
WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
3'0" x 3'0"		36" x 36"		35" x 35"	
3'0" x 3'6"		36" x 42"		35" x 41"	
3'0" x 4'0"		36" x 48"		35" x 47"	
3'0" x 5'0"		36" x 60"		35" x 59"	
4'0" x 3'0"		48" x 36"		47" x 35"	
4'0" x 3'6"		48" x 42"		47" x 41"	
4'0" x 4'0"		48" x 48"		47" x 47"	
4'0" x 5'0"		48" x 60"		47" x 59"	
5'0" x 3'0"		60" x 36"		59" x 35"	
5'0" x 3'6"		60" x 42"		59" x 41"	
5'0" x 4'0"		60" x 48"		59" x 47"	
5'0" x 5'0"		60" x 60"		59" x 59"	
6'0" x 3'0"		72" x 36"		71" x 35"	
6'0" x 3'6"		72" x 42"		71" x 41"	
6'0" x 4'0"		72" x 48"		71" x 47"	

Manufactured by the R. Lang Co. PATENT NO. D320-952

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IT'S STRONG, SUNNY AND WARM.

We can't promise your plants will grow better with our greenhouse windows. But they'll be supported better with our rugged, welded-frame construction. It carries more weight, won't sag, and is virtually indestructible.

Tru-Frame® greenhouse windows are available in single or double-glazed insulated glass. So you'll let the sunshine in without losing heat in the winter or air conditioning in the summer.

There's also a clear view of nothing but glass to the outside. With no support bar, no obstruction, and no problem for cleaning or dusting.

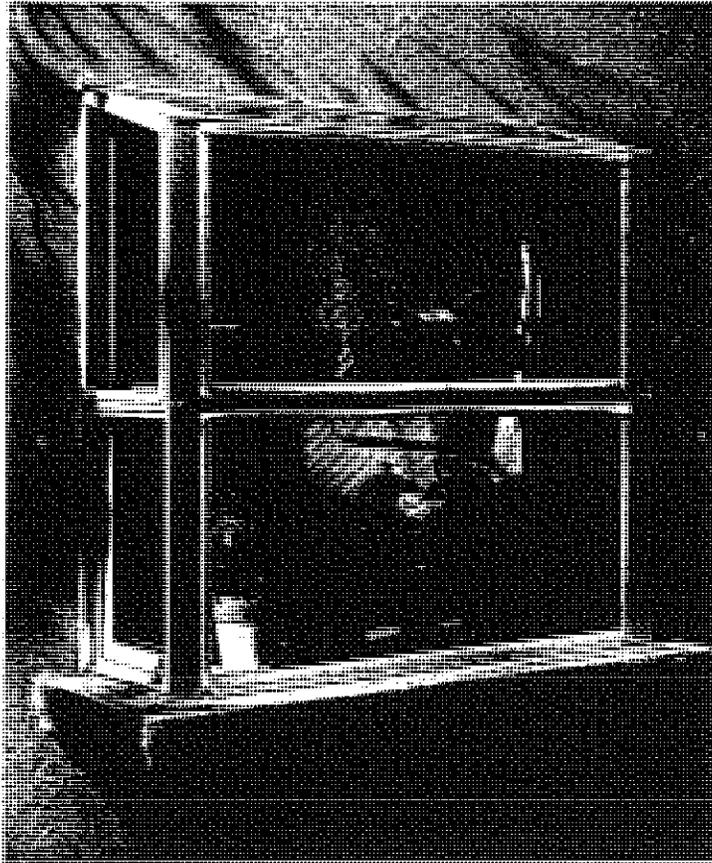
We think you'll agree that with the Tru-Frame® greenhouse window, you'll have a better home and a better garden.

LANGRAN COMPANY
259 HARBOR WAY
SAN FRANCISCO, CA 94133
(415) 399-0960

R. LANG COMPANY
637 Ohio Avenue, Richmond, CA 94804
JD1

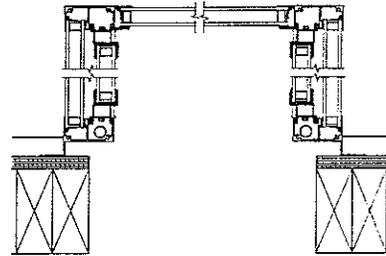
Garden Aire

08500/MIL
Buyline 6172



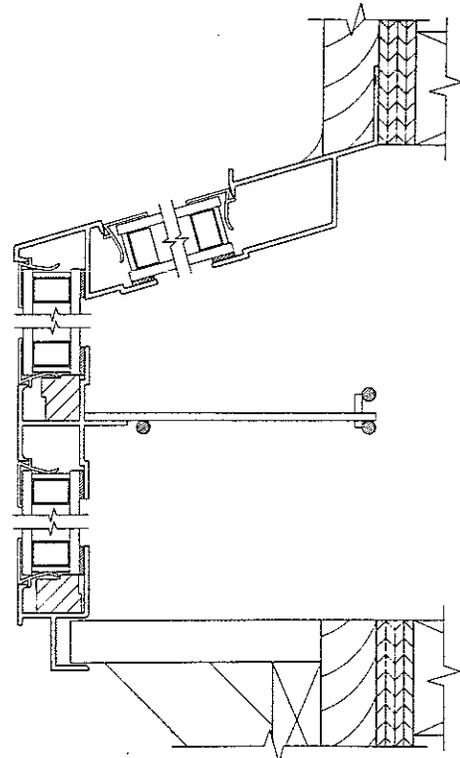
Series 1800

- Frame Width 3-1/16"
- Below Curb 2-1/16"
- Air Space 3/8"
- Top Lite Air Space 5/8"
- Over-All Glass Thickness 1/2"
- Custom Sizes Available.
- Side Vents Include Screens.
- Weather-proof Bottom Board is Standard.



HORIZONTAL SECTION

- Weathertight design for use in any climate.
- Single-hung ventilators operate smoothly for a lifetime.
- Easy to install—fits over an existing rough opening.
- Insulating glass helps reduce heat build up while allowing light into the home.
- All Garden Aires must be supported from below.
- Available with energy-saving glass options.



VERTICAL SECTION

Available Colors
Dark Bronze
White

FOSTER OIL
RESEARCH

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