

# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
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FAX: (415) 574-3483

FOSTER CITY  
RECEIVED

OCT 24 1997

PLANNING  
DIVISION

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

ACTION DATE: October 3, 1997

CASE NO.: UP-75-0180

APPLICANT: Whaler's Island Homeowners' Association

APPLICANT ADDRESS: Paul Strong, Strong Management, 1081 Alameda #100  
Belmont, CA 94007

APPLICATION FOR: Bathroom Window Prototype for "C" Plan Houses

LOCATION: Whaler's Island Planned Development

ZONING: R-1/PD (Single-Family 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 for a prototypical design for the replacement of existing 3' x 4' upstairs bathroom windows on "C" Plan houses with 3' x 1' windows 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 modified window will result in an attractive appearance for the house, will provide light and ventilation to the bathroom, 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 will be compatible with the architectural style of the house, will match an existing bathroom window located on the first floor of "C" Plan houses, and 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 modified windows will complement the existing size, shape, color, and materials of the houses' existing windows and will therefore help preserve the architectural integrity of the 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 modified windows will be compatible with the design of the house and other houses in 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 Exhibits "A" and "B", 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

for WHALE ISLANDS HOA  
(Applicant) (Please Print)

Planners Initials: VEJ

by Paul Strong  
(Signature)

## EXHIBIT A

### WHALER'S ISLAND HOMEOWNERS ASSOCIATION

#### Prototypical Design Guidelines for Bathroom Window Replacements on "C" Plan Houses

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The following guidelines shall govern the replacement of upstairs bathroom windows on "C" Plan houses in the Whaler's Island Planned Development.

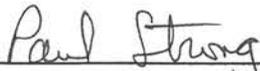
#### CONDITIONS OF APPROVAL

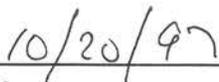
1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the 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. Any window glazing and color shall match all other windows on the house..
- \* 9. The color, style and material of the window's frame and trim shall match frame and trim on the house's existing windows.
- \* 10. The facade area being converted from window to wall shall be replaced with siding that matches the remainder of the house with respect to material and color.
- \* Site Specific Conditions

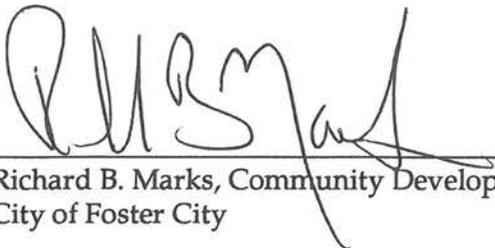
**APPROVAL PROCESS**

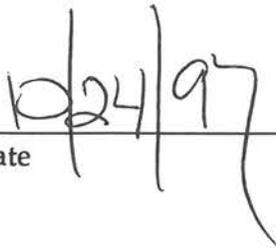
1. The homeowner or applicant shall submit the following:

- A Building Permit application, including four copies of "existing" and "proposed" building elevations.

  
\_\_\_\_\_  
Paul Strong, Managing Agent  
Strong Management  
Whaler's Island Homeowners Association

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

# Proposed

## Exhibit B

YES: THIS SHEET REPLACES ELEVATION  
ON SHEET C1-4

SEE SHEETS FOR TRIM @  
APPROPRIATE SIDING  
MATERIALS.

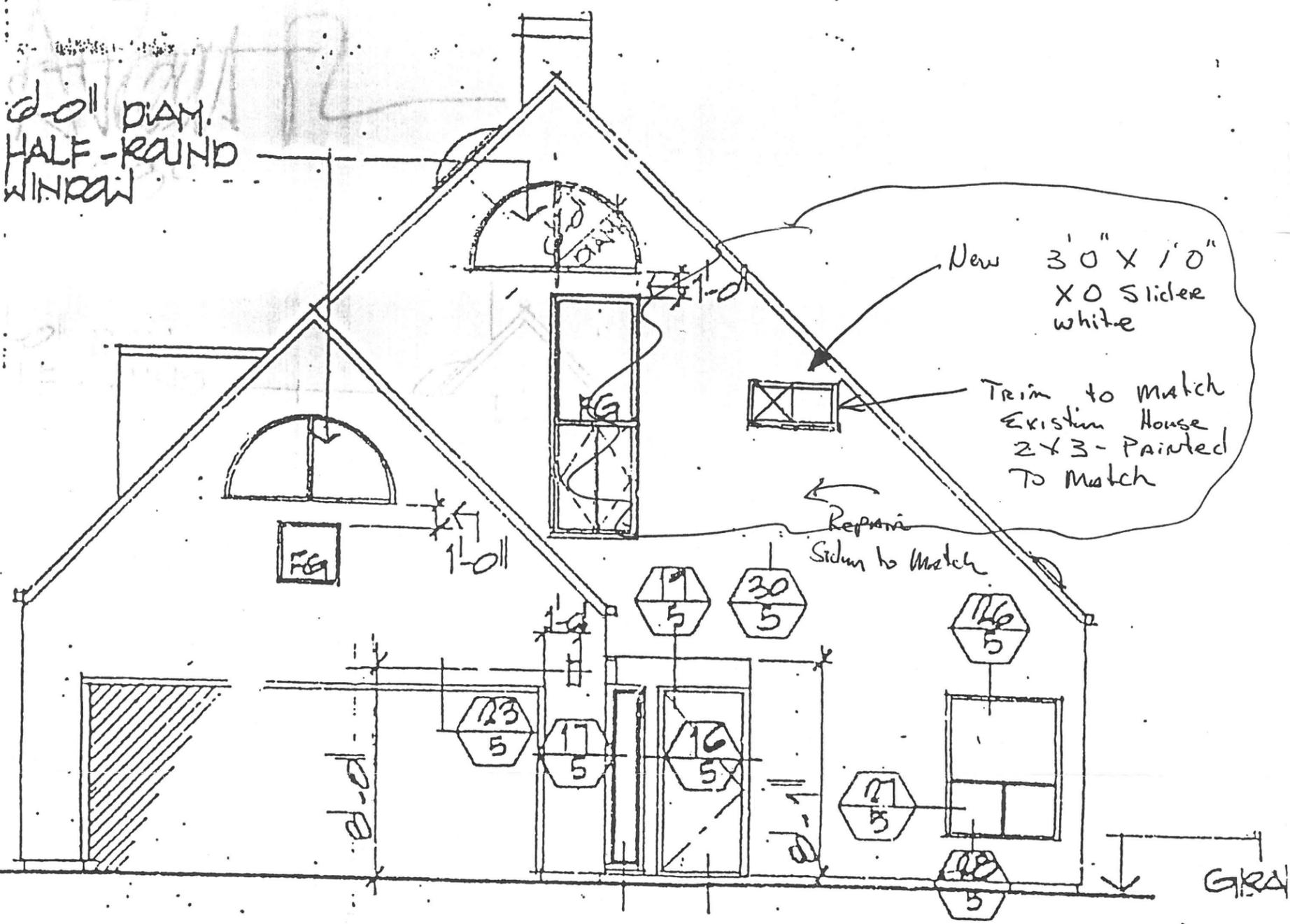
*[Handwritten Signature]*

C-2239

UP. 75. 0180  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

OCT 09 1997  
*L. Lamm*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

6-011 DIAM.  
HALF-ROUND  
WINDOW



FRONT ELEVATION UNIT C1.

1/4" = 1'-0"

Date  
8/9/97

