

Kohar Shirikian

From: Daniel B. James [mulqueeney@juno.com]
Sent: Monday, January 28, 2008 5:30 PM
To: Kohar Shirikian
Cc: mulqueeney@juno.com
Subject: Re: Proposed Clad Windows at 607 Gloucester Ln.

Ms. Shirikian,

Mr. & Mrs. Blankenship, owners of the home at 607 Gloucester Lane, may install white clad windows.

Would you kindly send a pdf copy of the window replacement prototypical design for Whalers Island HOA when you have a chance. I'll ask the Architecture Committee to consider adding "or equivalent" (to vinyl) to the prototypical design for windows.

Dan James

On Mon, 28 Jan 2008 16:51:18 -0800 "Kohar Shirikian" <kshirikian@fostercity.org> writes:

Dan,

The property owners at 607 Gloucester Lane are proposing to replace their windows with white clad windows instead of vinyl. The HOA wrote a letter dated October 26, 2007 approving the window replacement request. As discussed, please send me an email verifying whether or not the clad is an approved window material.

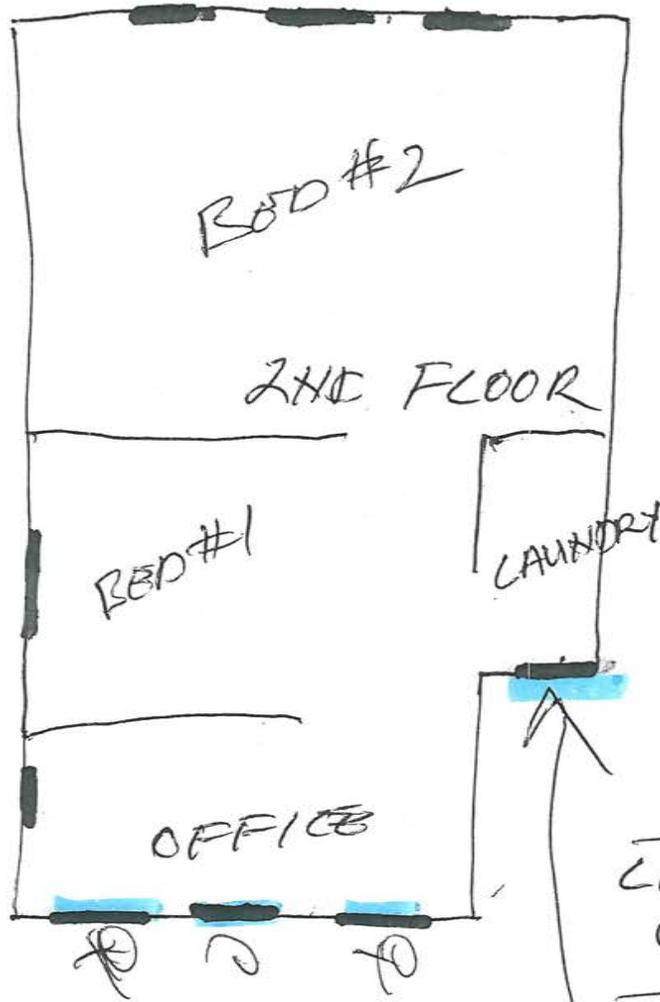
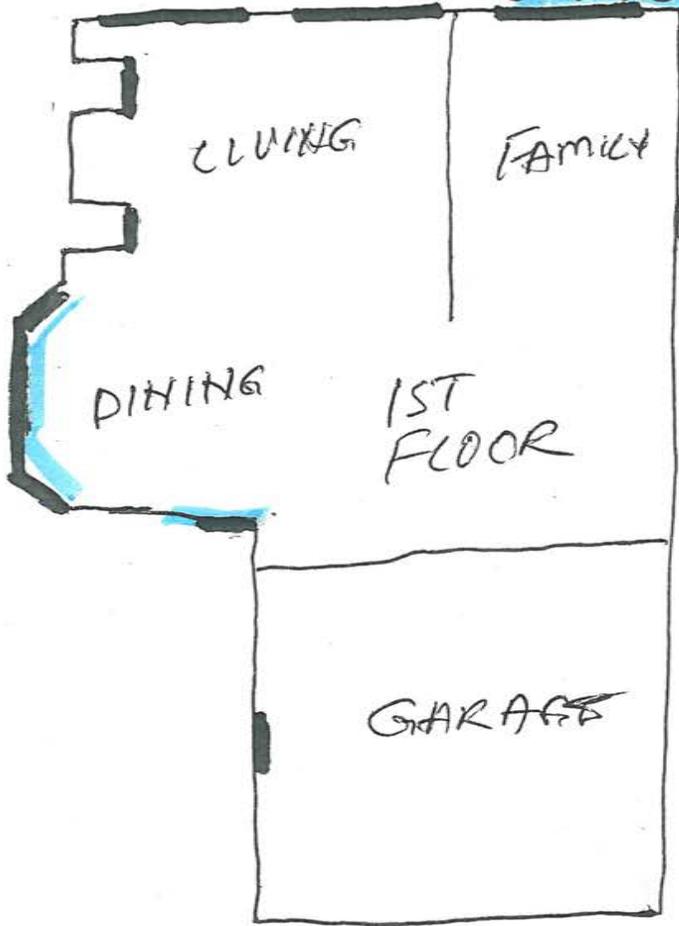
Thank you,

Kohar Shirikian
Assistant Planner
City of Foster City - Community Development
(650) 286-3237
kshirikian@fostercity.org



OK TO REMAIN AS
EXISTING - GRID / NO
GRID
COMBO

CAS 722A
1192 ESSEX LN
FOSTER CITY



? GRIDS
LIVING ROOM
O/O OR O
LAUNDRY
CASEMENT OR
S/H

— WINDOW
— GRIDS
STREET

Community Development Department

Memo

To: Whalers' Island File UP-75-018W
From: Leslie Carmichael, Planning Manager *LJC*
Date: June 8, 2006
Re: Grids in Whalers Island Windows

When originally constructed, many of the houses in Whalers' Island included a mix of grids/no grids on the same elevation. The Prototype for Window Replacements (UP-75-018W) approved June 3, 2002 included the following as Condition No. 6:

"6. The use of grids on replacement windows is allowed."

Some of the Architectural Review approvals for individual houses have included the Department's standard Condition No. 12 for window replacements:

"12. All windows and patio doors on the same elevation shall match in color, style and materials, (including grids or no grids)."

Staff recently reviewed a proposal at 630 Greenwich Lane (AR-06-065) that proposed French doors with divided lites along with other windows on the same elevation without grids. In that case, after consultation with the Homeowners' Association (see attached e-mail dated 6/6/06), staff determined that the mix of the divided lites on the doors with the windows without grids was acceptable.

Therefore, standard Condition No. 12 should not be included for window modifications in Whalers' Island, but the applications that include a mix of grids/no grids should be looked at on a case-by-case basis to determine whether the mix is appropriate on the particular house.

cc: File AR-06-065

Attachment:

E-mail from Dave Kramar dated 6/6/06

AR-06-065

Leslie Carmichael

From: dkramar0312@sbcglobal.net
Sent: Tuesday, June 06, 2006 8:37 PM
To: Leslie Carmichael
Subject: RE: 630 Greenwich

Leslie,

I don't think having divided sidelights needs to be an issue. Sometime having everything the same can be too much of a good thing. We have allowed variations within a theme so that all homes can have their individuality, but still keep certain basics in common. The sidelights are smaller than the other windows that provide an unobstructed view. My feeling is that windows with grids act as a select detail rather than having all the windows on one side the same look. For instance a bay window with grids but all other windows without makes an architectural statement. Thank you for bringing this and other things to my attention. It's a team effort and its appreciated.

Dave Kramar

From: Leslie Carmichael [mailto:lcarmichael@fostercity.org]
Sent: Tuesday, June 06, 2006 9:15 AM
To: dkramar0312@sbcglobal.net; dlkramar@aol.com
Subject: 630 Greenwich

Dave-

At the rear of 630 Greenwich, the owner has installed French doors with divided lites but the rest of the windows on the rear do not have divisions. Does the HOA care?

The prototypical guidelines say windows may have grids or not. Our standard conditions of approval require that all windows and patio doors on the same elevation match as far as frame material, color and grids/no grids, but I think there may be cases in Whaler's where the original house had a mix on the same elevation of grids/no grids.

Thanks,
Leslie Carmichael
Planning Manager



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
RECEIVED**

JUN 24 2002

**PLANNING
DIVISION**

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

APPLICATION RECEIVED: May 16, 2002

APPLICATION COMPLETE: May 30, 2002

ACTION DATE: June 3, 2002

CASE NO.: UP-75-018W

OWNER: Whalers' Island Homeowners' Association

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

APPLICATION FOR: Replacement Windows

LOCATION: Whalers' 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 Architectural Review application based on the following findings:

1. That the proposal to establish a prototype design for the replacement of windows at the Whalers' Island Planned Development, as conditioned in Exhibit A, 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, will provide additional/modified light and ventilation for the house, 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 window replacement 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 1) 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; 2) the size of the replacement windows will be the same size as the existing windows; and 3) the frame color of the replacement window will match the frame color 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 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 Exhibit A, attached.

Expiration

Any Architectural Review or Use Permit Modification 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

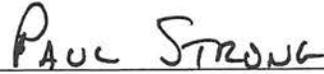
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review or Use Permit Modification decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Architectural Review or Use Permit Modification 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



(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials ECF

EXHIBIT A

WHALERS' ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement Windows

The following guidelines shall govern the installation and windows in the Whalers' Island Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner.
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 Section 15.28.100, Business and Residential Security – Minimum standards, of 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. Window replacements are restricted to windows with white vinyl frames.
6. The use of grids on replacement windows is allowed.
7. Replacement windows shall be the same type of window (i.e. slider, fixed or casement) as the existing window, except as approved by the Whalers' Board of Directors and the Foster City Community Development Department.

APPROVAL PROCESS

Window Replacements (No change in configuration)

1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Whalers' Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s).
 - Manufacturers brochure indicating the color and material of the frames.
 - Indicate the type of frames that will be used around the windows.

Paul Strong

Paul Strong, Managing Agent
Strong Management for
Whalers' Island Homeowners' Association

6/19/02

Date

Richard B. Marks

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

6/24/02

Date



UP-75-018W
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 03 2002

Samuel
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ECP*



UP.75-018W
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 03 2002

dx
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ELF*



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PLANNING DEPARTMENT

JUN 03 2002

JL
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ECF*



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CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 03 2002

[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

ECF



5. 28. 2002

UP-75-018W
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 03 2002

[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ELF*