



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**NO BUILDING PERMIT
REQUIRED**

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

APPLICATION RECEIVED: February 16, 2016 **FOSTER CITY RECEIVED**

APPLICATION COMPLETE: February 25, 2016 **SEP 13 2016**

ACTION DATE: August 24, 2016 **PLANNING/ CODE ENFORCEMENT**

CASE NO.: UP-84-012BB (supersedes UP-84-012W)

OWNER/ADDRESS: Williams Landing HOA c/o CitiScape Property Management Group,
3450 Third Street Suite 1A, San Francisco, CA 94124

APPLICANT: Daniel Kreindler, Williams Landing HOA, 30 Williams Lane, Foster
City, CA 94404

APPLICATION FOR: Amend garage doors prototype to allow two sliding glass windows

LOCATION: Williams Landing Planned Development

ZONING: R-T/PD (Townhouse Residence/Planned Development) District

CEQA DETERMINATION: Categorically Exempt – Section 15304, Minor alterations to land

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 Use Permit Modification application based on the following findings:

1. The proposal to modify the prototype design for replacement garage doors for the homes in the Williams Landing Planned Development, as conditioned in Exhibit A and illustrated in Exhibit E, 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 and garage doors, 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 and the Williams Landing Planned Development Prototypical Guidelines.
2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed and be 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 Chapter 17.58 Architectural Control and Supervision, of the Foster City Municipal Code because 1) the design, colors and materials of the prototypical garage doors and windows will be compatible with the architectural style, character and proportions of residential units in the development and will be in keeping with similar improvements in the neighborhood; 2) the amended prototypical design for the garage doors will continue to provide guidelines to ensure that garage door replacements are orderly and consistent for all residential units in the development; and, 3) the operational window option for garage door replacements will be compatible with other windows on the residences within the William's Landing Planned Development. and therefore, the overall architectural style and characteristics throughout the planned development will be preserved.

3. That the proposal would 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, property values in the area, 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 Williams Landing 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 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. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

for Christina Lewis
Curtis Banks
Community Development Director

Planners Initials: cjh

BHAB

(Owner's Name) (Please Print)

Bradley Huff

(Owner's Signature)

EXHIBIT A

WILLIAMS LANDING HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Garage Door Replacement August 24, 2016

The following guidelines shall govern the installation of replacement garage doors in the Williams Landing 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. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
5. The replacement garage doors design shall be as shown in Exhibit B, C, D & E, attached.
 - a. The garage doors shall be "roll-up", made of steel or wood, with raised panels, optional clear glass window panels (optionally, fixed windows as shown in Exhibit D or one two-panel sliding window on each end as shown in Exhibit E) on the top row and shall be one of the following:
 - i. 4 panel-wide x 5 panel-high
 - ii. 4 panel-wide x 4 panel-high
 - b. The garage doors shall be painted to match the exterior of the existing house: background color shall match off-white color of house trim and the non-window raised panels and mullions, if any, shall match the color of the house siding.

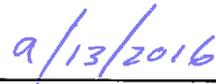
APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit the following:
 - A manufacture's brochure indicating the number of panels, windows, colors and material.

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for the replacement of garage doors.



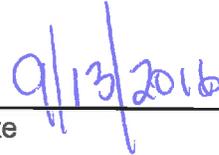
Bradley Huff, Managing Agent
CitiScape Property Management For
Williams Landing Homeowners Association



Date



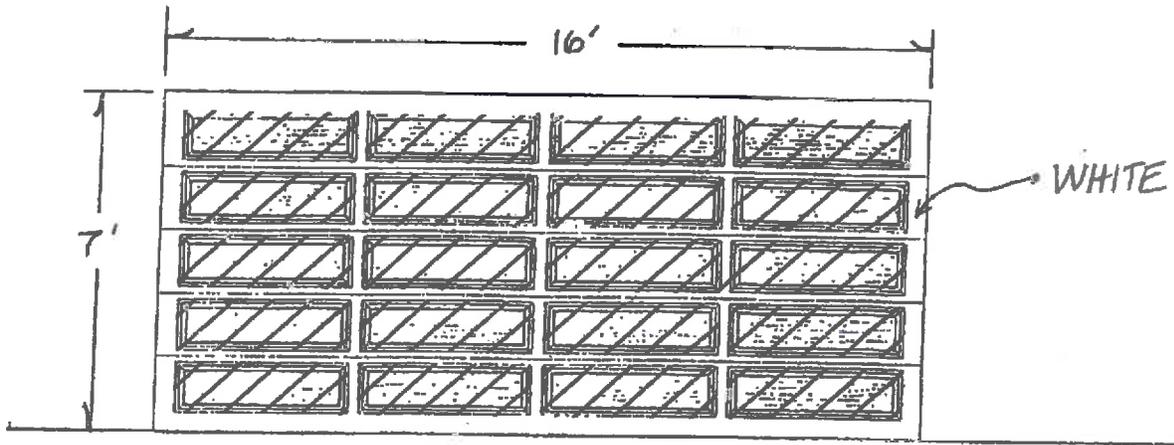
Curtis Banks, Community Development Director
City of Foster City



Date

WILLIAMS LANDING

EXHIBIT B



 = MATCHES EXTERIOR COLOR OF HOUSE

COLOR SCHEDULE

• KELLY-MOORE PAINTS

TRIM = KM OUTSIDE WHITE

EXTERIOR = KM STONEHEDGE
 KM BEIGE GRAY
 KM CAPE COD GRAY

CITY OF FOSTER CITY
 PLANNING DEPARTMENT

AUG 24 2010 *ajm*

ADMINISTRATIVE APPROVAL
 WITH CONDITIONS
 UP-84-012 BB

UP-84-012A
 CITY OF FOSTER CITY
 PLANNING COMMISSION

MAY 02 1991

APPROVED
 WITH CONDITIONS *LAX*

EXHIBIT C

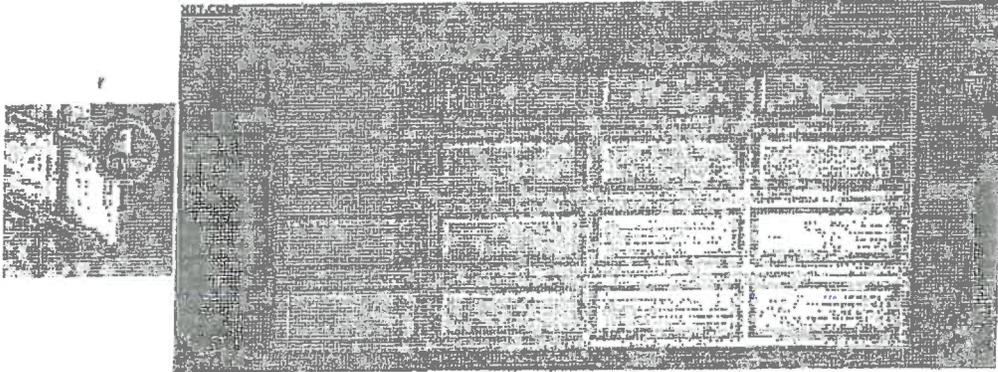
Steel Garage Doors

Approved Williams Landing HOA design is "Raised Panel" 4 x 4.

Owners may choose category of insulation:

- Open back steel doors...(1-layer)
- Exposed insulated backing...(2-layer)
- Insulated Steel Back...(3-layer)

Suggested Manufacturer: WAYNE DALTON
Models: 8024 (1-layer); 9100 (2-layer); 9600 (3-layer)



Sample Raised Panel Door (one-layer insulation option)

Note: Williams Landing homeowner is responsible for painting garage door to match HOA style (i.e., "sailcloth" or almond color background and house-color raised panels).

CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 24 2008

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

UP-84-02BB

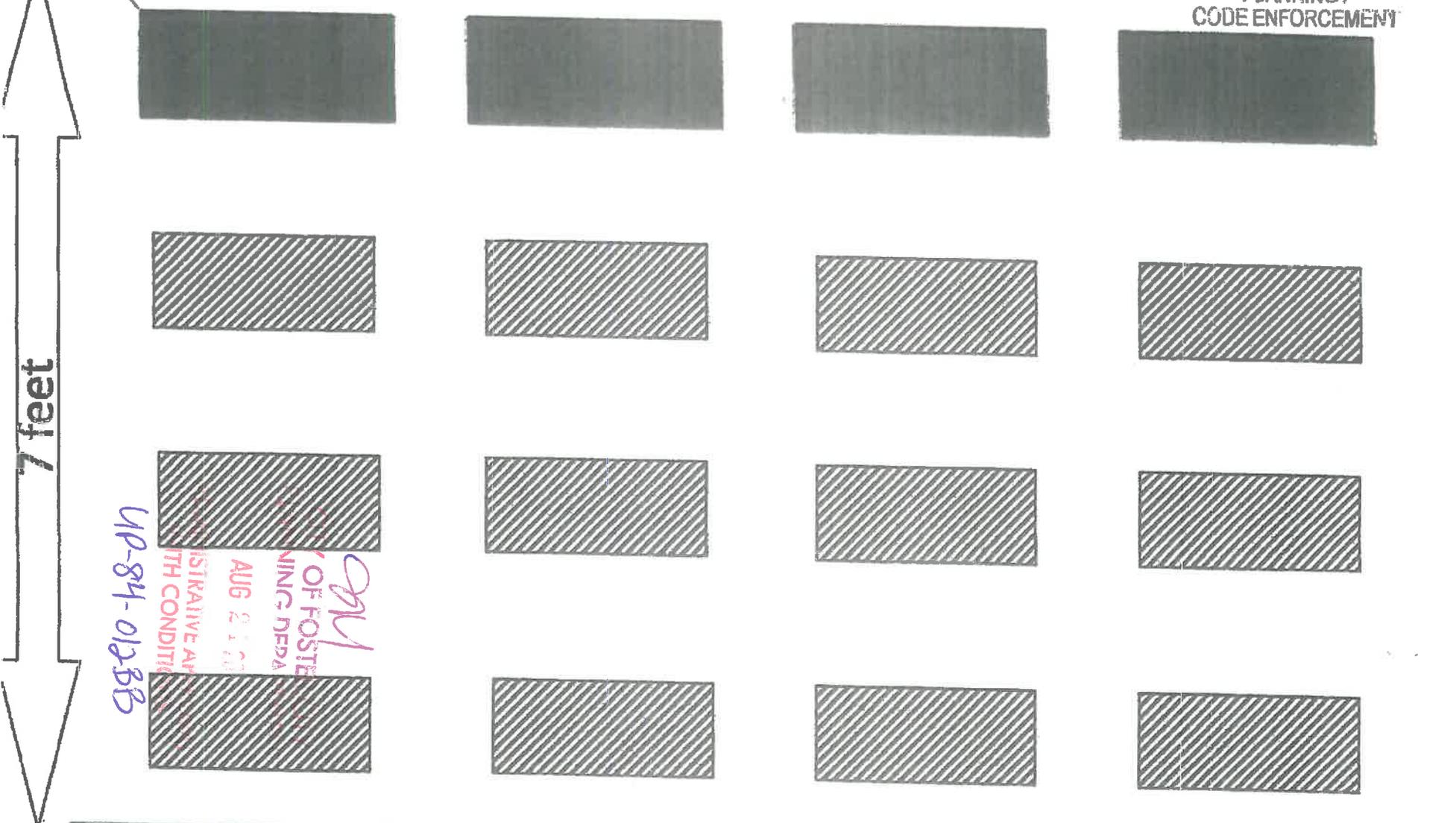
UP-84-012N
CITY OF FOSTER CITY
PLANNING DEPARTMENT

APR 09 2008

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

KAB

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FOSTER CITY
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JAN 02 2013
PLANNING/
CODE ENFORCEMENT



7 feet

NP-84-01238
OFFICE OF FOSTER CITY PLANNING DEPARTMENT
AUG 21 2013
JW

 = Matches Exterior Color of House. The rest of door is painted sailcloth.

EXHIBIT E

16 feet

FOSTER CITY
RECEIVED

FEB 16 2016

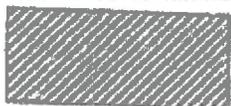
PLANNING/
CODE ENFORCEMENT

2-pane sliding windows with mullions painted in same color matching the external color of house separating the two panes

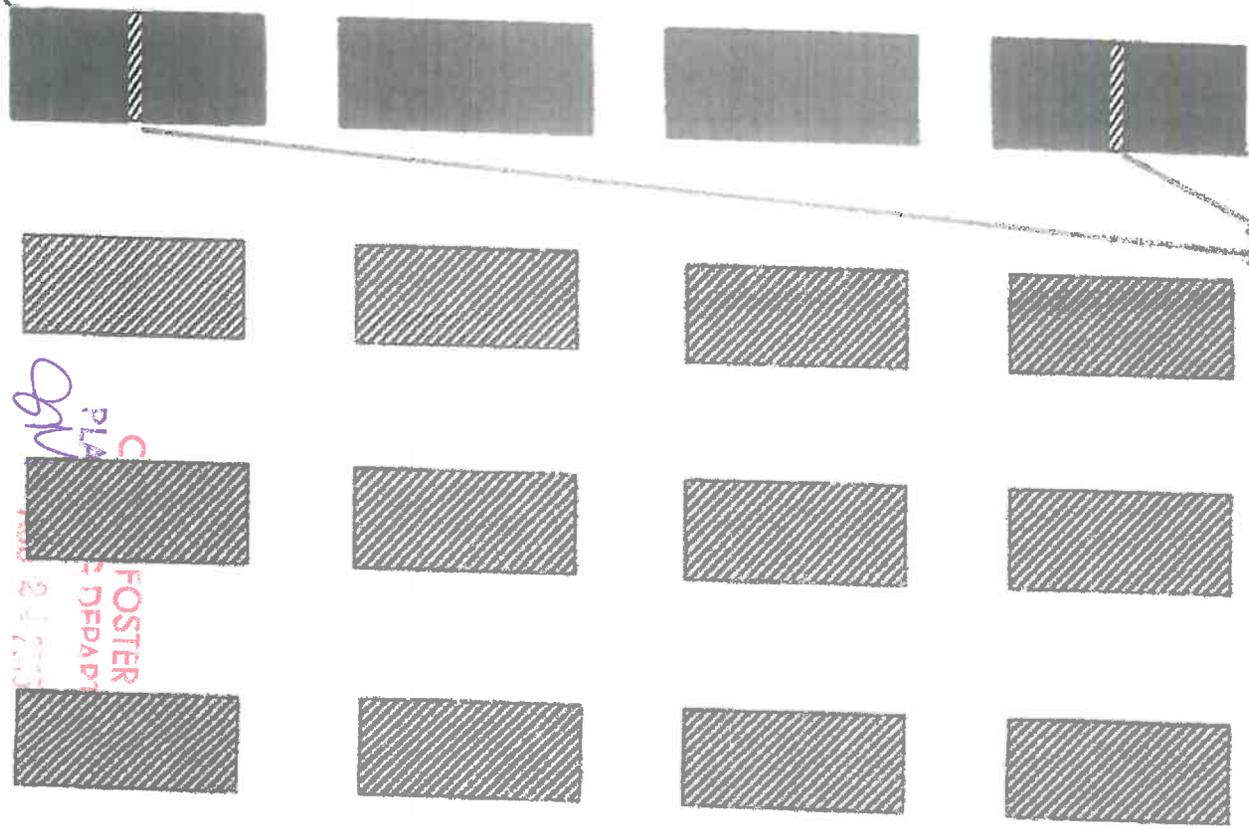
17 feet

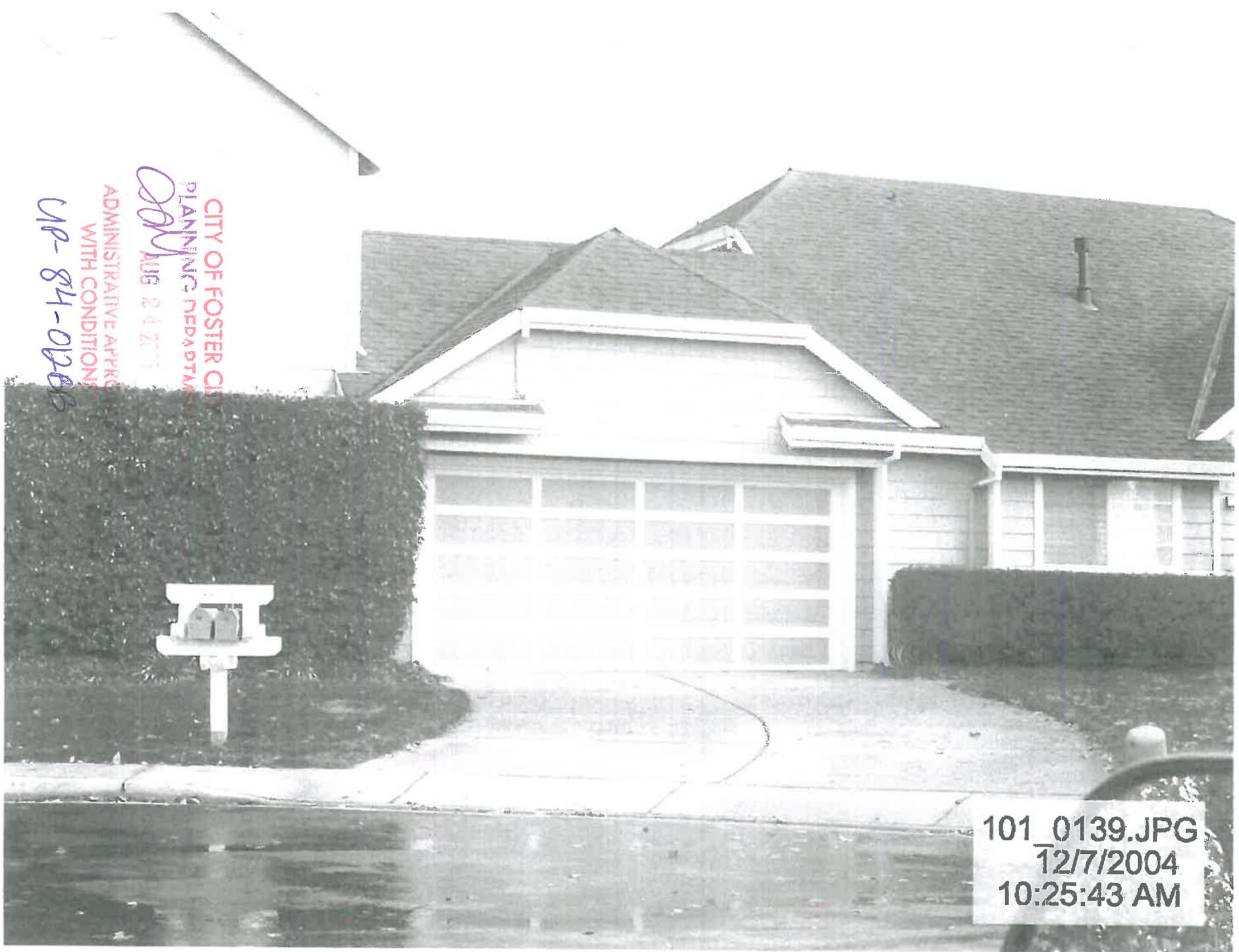
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

PLAN
FOSTER CITY DEPARTMENT OF PLANNING



= Matches Exterior Color of House. The rest of door is painted sailcloth.





NP-84-0285
CITY OF FOSTER CITY
PLANNING DEPARTMENT
AUG 24 2004
ADMINISTRATIVE APPLICANTS
WITH CONDITIONS

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