City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED:	January 2, 2013
APPLICATION COMPLETE:	January 3, 2013
ACTION DATE:	January 10, 2013
CASE NO:	UP-84-012W (supersedes UP-84-012N)
OWNER:	Williams Landing Homeowners' Association , C/O Massingham & Associates
ADDRESS:	2247 National Avenue, Hayward, CA 94545
APPLICATION FOR:	Garage Door Prototype Amendment
LOCATION:	Williams Landing Planned Development
ZONING:	R-T/PD (Townhouse Residence / Planned Development) District
CEQA DETERMINATION:	Categorically Exempt – Section 15301, Existing Facilities
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. The proposal to modify the prototype design for replacement of garage doors for homes in the Williams Landing Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, C and D, is consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype designs will maintain the existing appearance of the residential units in the development, will allow for necessary maintance 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 Goals (LUC-A and LUC-B) 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 they are proposed because the design, colors and materials of the prototypical garage door replacements 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 of Chapter 17.58 Architectural Control and Supervision, of the Foster City Municipal Code because 1) the prototypical design for the garage doors will provide guidelines to ensure that garage door 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 material (metal), size and colors of the replacement doors will be compatible with the development; and, 3) the window option for the garage door replacement will be compatible with other windows on the house.

4. 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 area 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,

Curtis Banks
Community Development Director

Daniel Kreindler
CHARLENE IMBURGIA
(Owner's Name) (Please Print)

(Owner's Signature)

Planners Initials: sdp

EXHIBIT A

WILLIAMS LANDING HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Garage Door Replacement
January 10, 2013

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, attached.

   a. The garage doors shall be "roll-up", made of steel, with raised panels, optional clear glass window panels 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 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.

Charlene Imburgia — 1-17-13

Charlene Imburgia, Managing Agent — Date

Massingham & Associates Management For

Williams Landing Homeowners Association

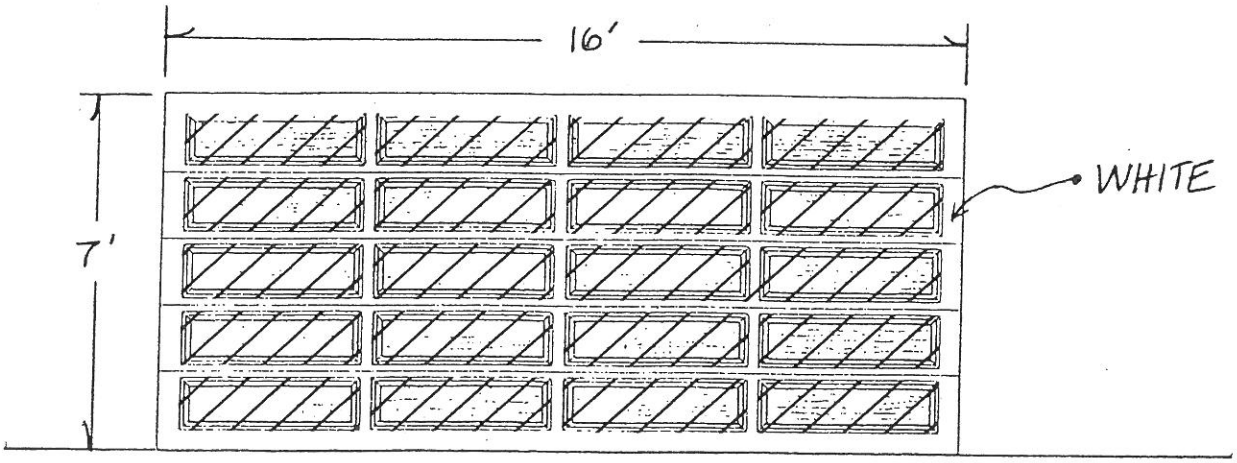
1-23-13

Curtis Banks, Community Development Director — Date

City of Foster City

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

UP-84-012A

CITY OF FOSTER CITY
PLANNING COMMISSION

MAY 02 1991

APPROVED
WITH CONDITIONS UX

EXHIBIT C

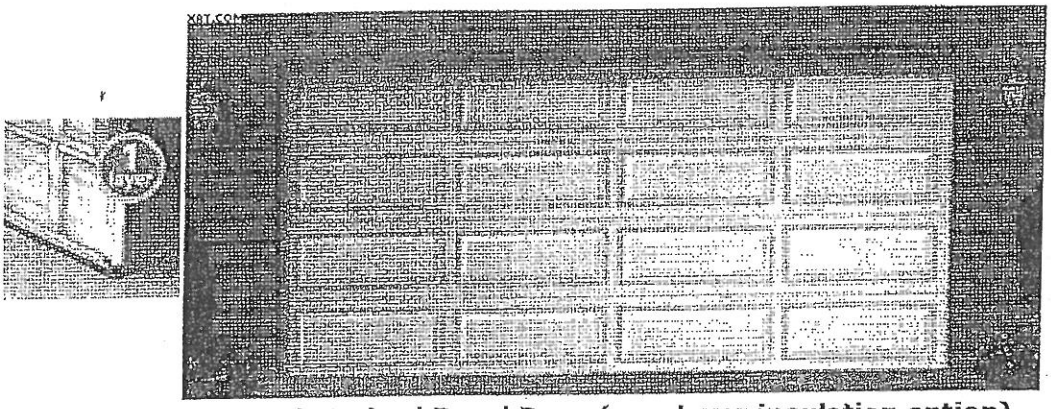
Steel Garage Doors

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).

UP-84-012N
CITY OF FOSTER CITY
PLANNING DEPARTMENT
APR 09 2008
ADMINISTRATIVE APPROVAL
WITH CONDITIONS
KAB

EXHIBIT D

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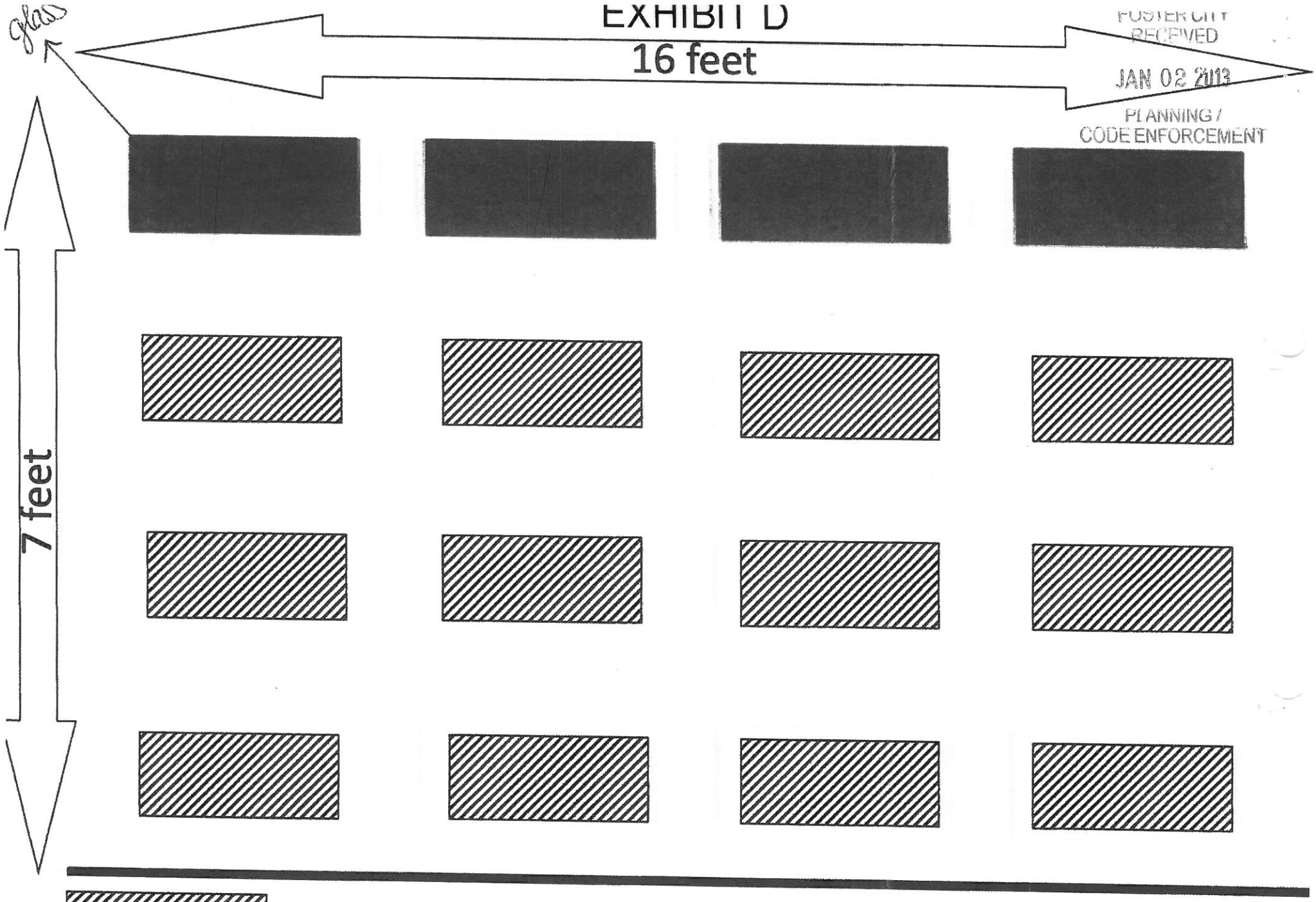

= Matches Exterior Color of House. The rest of door is painted sailcloth.