

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

JUL 24 2006

PLANNING
DIVISION

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

APPLICATION RECEIVED: January 20, 2005

APPLICATION COMPLETE: March 1, 2005

ACTION DATE: March 1, 2005 (Updated July 18, 2006)

CASE NO.: UP-72-0210

OWNER: Winston Village Homeowners' Association

OWNER ADDRESS: c/o PML Management Corp., 655 Mariners Island Blvd. #301, San Mateo, CA 94404

APPLICATION FOR: Garage Door Prototype

LOCATION: Winston Village Planned Development

ZONING: R-T/PD

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 replacement garage doors for residential units in the Winston Village 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 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.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is proposed because the design, colors, and materials of the prototypical property improvements 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 the prototypical design 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.

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 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

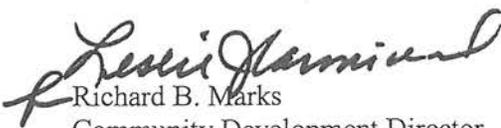
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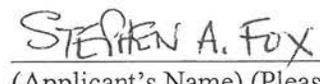
Acknowledgment by Applicant

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.

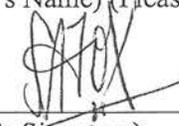
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Sincerely,


Richard B. Marks
Community Development Director



(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials: KET

EXHIBIT A

WINSTON VILLAGE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement of Garage Doors (Updated July 18, 2006)

The following guidelines shall govern the installation and replacement of all garage doors in the Winston Village Planned Development:

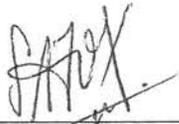
CONDITIONS OF APPROVAL

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 the 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.
6. Prior to any final inspection approval, these 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. Replacement doors shall be steel doors and be either four (4) panels wide by four (4) panels high or four (4) panels wide by five (5) panels high with no windows, insulated or non-insulated, and shall be similar in construction to the "Heritage Series" door manufactured by Amarr as shown in Exhibit B (attached).
- * 9. Garage doors shall be painted to match the unit's siding color.

- * Site Specific Conditions

APPROVAL PROCESS

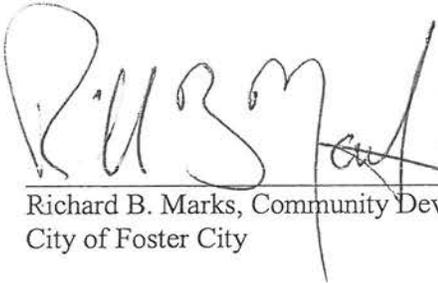
1. The homeowner/applicant shall obtain an approval letter from the Winston Village Homeowners' Association for the proposed garage door replacement. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Winston Village Homeowners' Association.
3. 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 replacement garage doors.



Stephen Fox, PML Management Corp.
Winston Village Homeowners' Association

7/21/06

Date



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

7/24/06

Date

Karen Tremain

From: Stephen A. Fox [safox@pmlmanagement.com]
Sent: Monday, June 19, 2006 4:09 PM
To: Karen Tremain
Subject: Winston Village

Karen,

I would appreciate it if you would include 4x4 panel garage doors as part of the Winston Village replacement garage door prototype.

Thanks.

Steve Fox

PML Management



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
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December 19, 2006

To: Stephen Fox
From: Karen Tremain *Karen*
Re: Winston Village approval letters

A contractor submitted a Building Permit application yesterday for a garage door at 806 Peary Lane. He submitted the following letter from the HOA. A couple of comments and a request. [We approved the Building Permit application.]

There is no date on the letter and no signature. The letter refers to a "...standard steel 9 raised panel style garage door...." As we've discussed on many occasions, the garage door prototype for Winston Village includes both 4 x 5 and 4 x 4 panel garage doors.

In the future, can the HOA letters be dated, have a signature, and refer to either a 4 x 5 or 4 x 4 panel garage door? We typically don't accept letters that aren't dated or signed, and it will lessen the confusion on our part if the correct number of panels is referenced in the letter.

One further comment: the Building Department number is (650) 286-3227 (not 286-3200).

Thanks.

08 14:58 FAX 650 5729395

THE UPS STORE

003

WINSTON VILLAGE

Homeowners Association

To replace the garage door at your Winston Village home, the Garage Selection Committee has selected a standard steel 9 raised panel style garage door in the color "SANDSTONE". The door may be either insulated or non-insulated.

The Committee's manufacturer of choice is AMARR Garage Door since it has a color called sandstone that appears to match our siding color as best as can be determined.

Most improvements to residential property require a permit from the City of Foster City. It is recommended that you call the Foster City Building Department at (650) 286-3200 to determine whether a permit is required for the work you are considering.

EXHIBIT A

WINSTON VILLAGE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement of Garage Doors (Updated May 3, 2006)

The following guidelines shall govern the installation and replacement of all garage doors in the Winston Village Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
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EXHIBIT B

Amarr
GARAGE DOORS

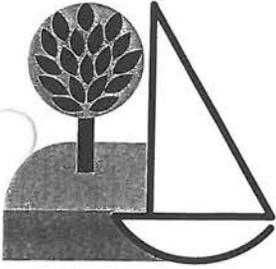


UP. 72-6210
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 03 2006

JM
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KST*





City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

APPLICATION RECEIVED: January 20, 2005

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OWNER: Winston Village Homeowners' Association

OWNER ADDRESS: c/o PML Management Corp., 655 Mariners Island Blvd. #301, San Mateo, CA 94404

APPLICATION FOR: Garage Door Prototype

LOCATION: Winston Village Planned Development

ZONING: R-T/PD

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:

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Sincerely,


Richard B. Marks
Community Development Director

(Applicant's Name) (Please Print)

Planners Initials: KET

(Applicant's Signature)

EXHIBIT A

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EXHIBIT B

Amarrr
GARAGE DOORS



UP. 72-621 0
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 03 2006

JM
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KST*



APPROVAL PROCESS

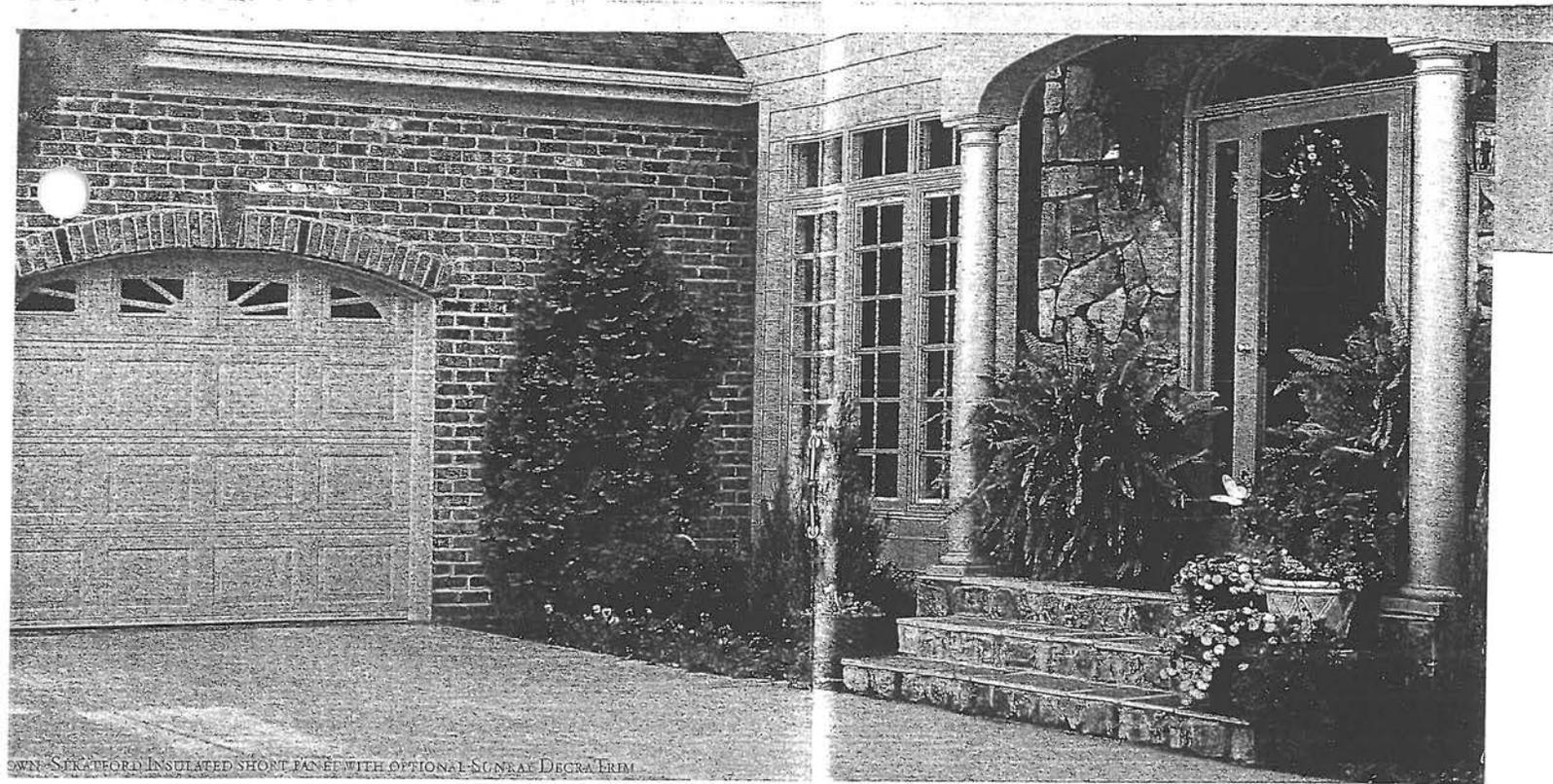
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Stephen Fox, PML Management Corp.
Winston Village Homeowners' Association

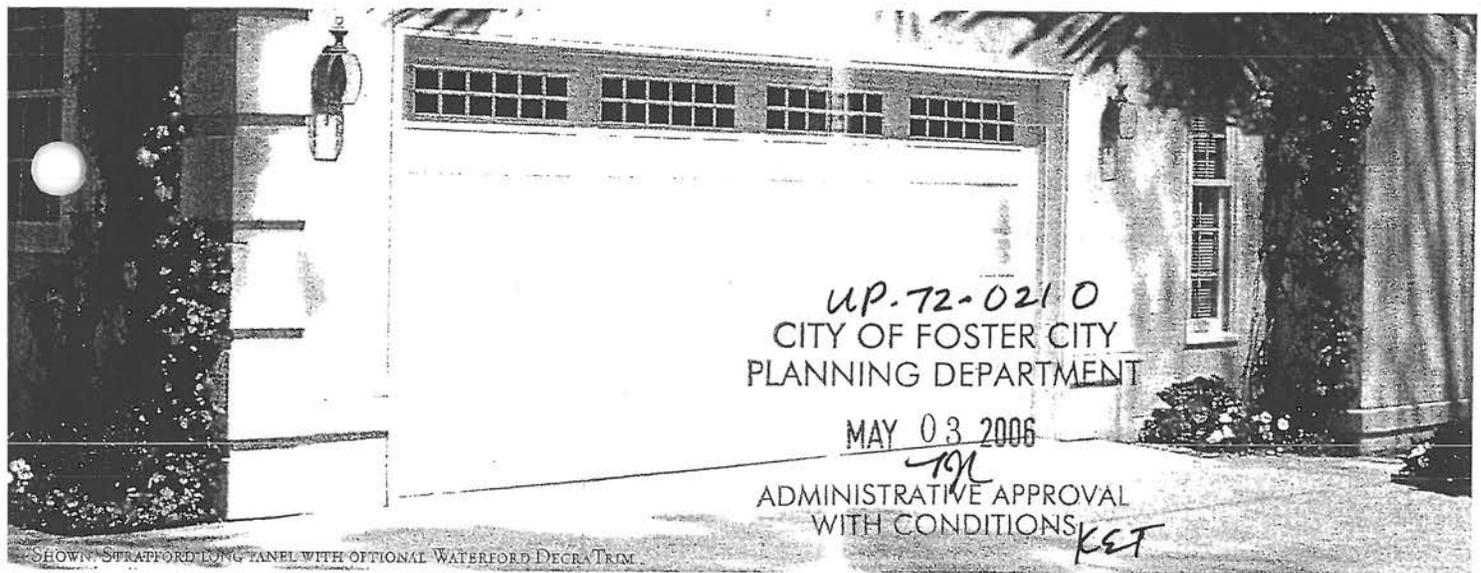
Date

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

Date



SHOWN STRATFORD INSULATED SHORT PANEL WITH OPTIONAL SUNRAY DECRA TRIM



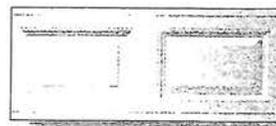
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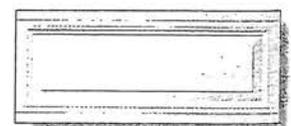
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

SHOWN STRATFORD LONG PANEL WITH OPTIONAL WATERFORD DECRA TRIM

DESIGN ELEMENTS



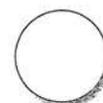
RAISED SHORT PANEL



RAISED LONG PANEL



WHITE

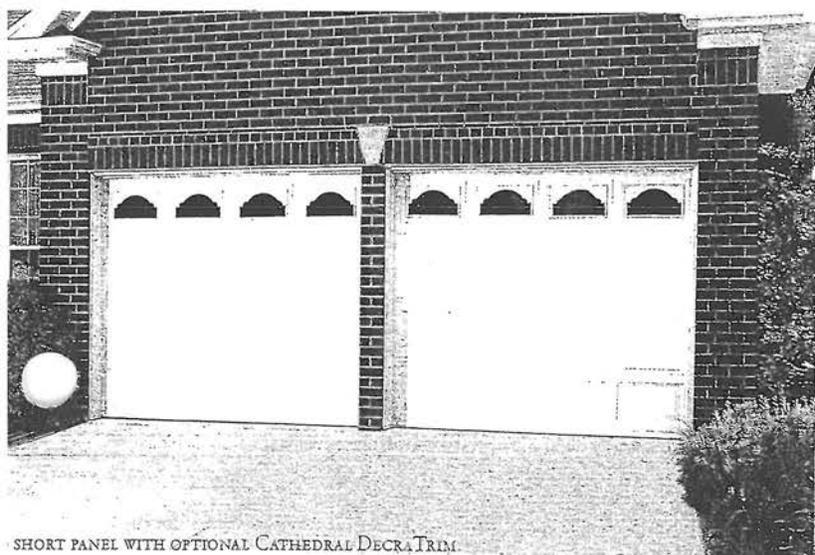


ALMOND
(SELECT AREAS)

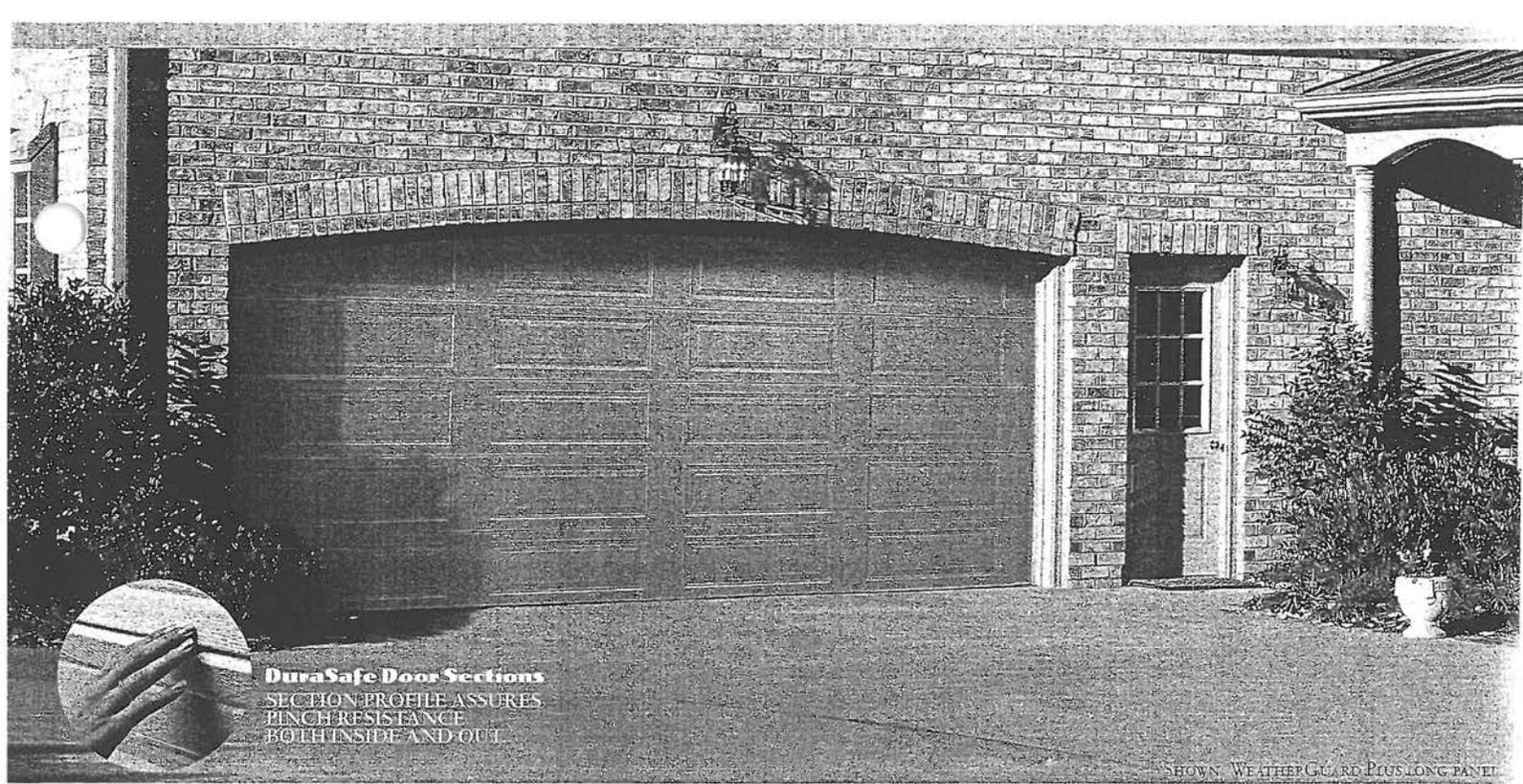


SANDTONE

ACTUAL PAINT COLORS MAY VARY FROM SAMPLES SHOWN.



SHORT PANEL WITH OPTIONAL CATHEDRAL DECRA TRIM

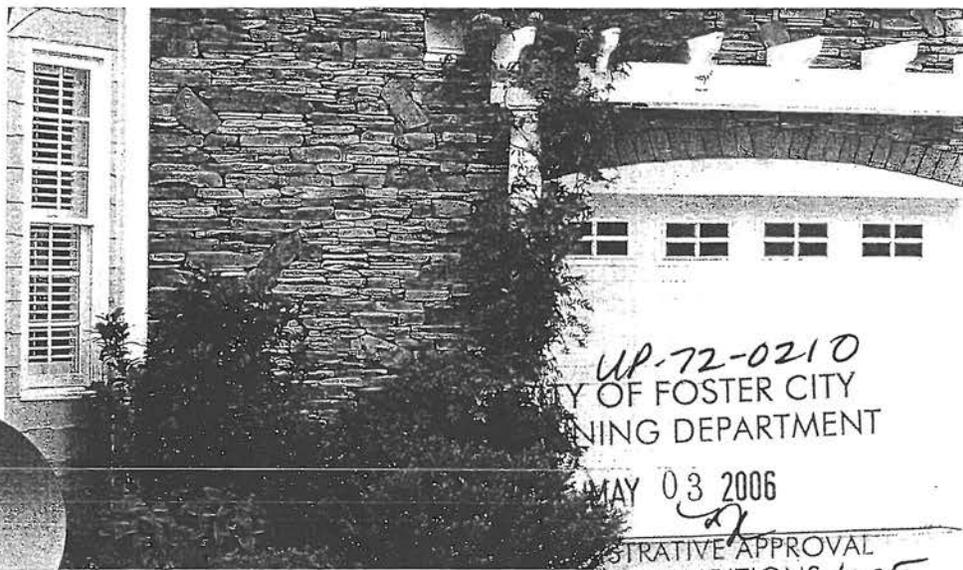
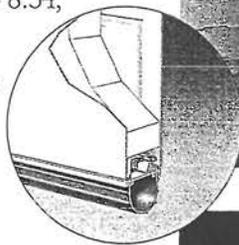


DuraSafe Door Sections
SECTION PROFILE ASSURES
BENCH RESISTANCE
BOTH INSIDE AND OUT

SHOWN: WEATHERGUARD PLUS LONG PANEL

WEATHERGUARD™ PLUS WITH DURASAFE

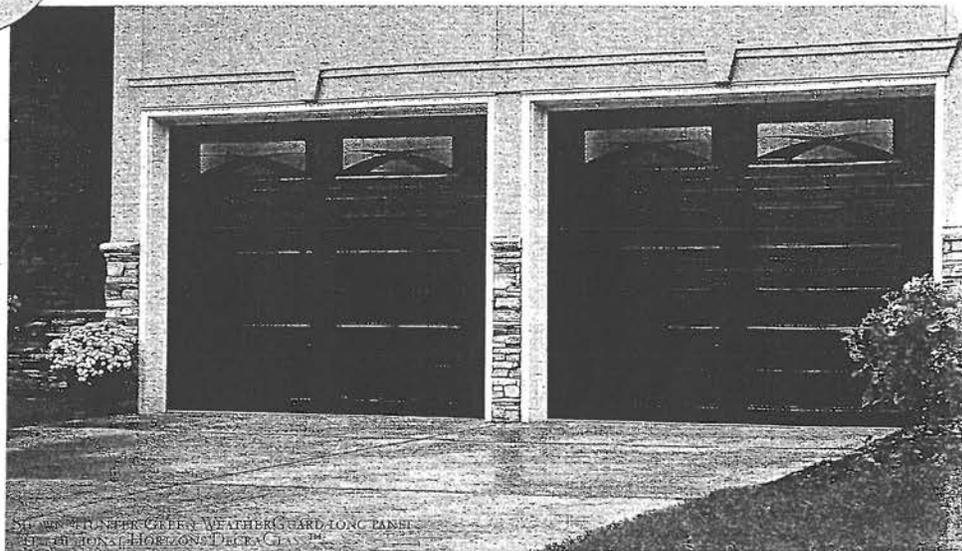
THE WEATHERGUARD PLUS OFFERS DISCERNING HOMEOWNERS A MASTERFUL COMBINATION OF PREMIUM FEATURES. SUPERIOR TRIPLE-LAYER CONSTRUCTION OF 24-GAUGE EXTERIOR STEEL, 2" (5.1 CM) POLYSTYRENE INSULATION, 27-GAUGE INTERIOR STEEL, AN R-VALUE OF 8.34, AND ITS UNMATCHED BEAUTY PUT THE WEATHERGUARD PLUS AT THE TOP OF ITS CLASS.



UP-72-0210
CITY OF FOSTER CITY
PLANNING DEPARTMENT
MAY 03 2006
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KET*

WEATHERGUARD™ WITH DURASAFE

TOP-QUALITY TRIPLE-LAYER CONSTRUCTION OF 27-GAUGE EXTERIOR AND INTERIOR STEEL AND 1-3/8" (3.5 CM) POLYSTYRENE INSULATION MAKE OUR WEATHERGUARD STEEL DOOR STRONG, QUIET, AND ENERGY EFFICIENT. FEATURING AN R-VALUE OF 5.73, THE WEATHERGUARD IS THE PERFECT ADDITION TO YOUR HOME FOR YEARS OF TROUBLE FREE SERVICE AND GREAT LOOKS.



SHOWN: TRIMMED GREEN WEATHERGUARD LONG PANEL
WITH MONARCH HORIZONTAL DELTA GLASS™



City of Foster City

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MAR 04 2005

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

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Richard B. Marks
Community Development Director

STEPHEN FOX

(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials: KET

EXHIBIT A

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APPROVAL PROCESS

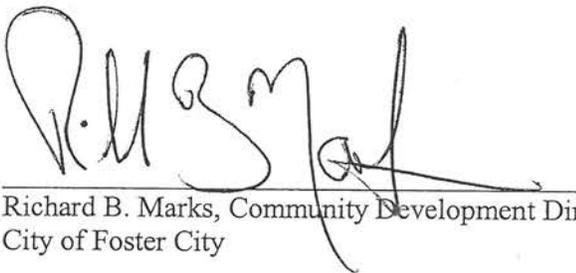
1. The homeowner/applicant shall obtain an approval letter from the Winston Village Homeowners' Association for the proposed garage door replacement. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Winston Village Homeowners' Association.
3. 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 replacement garage doors.



Stephen Fox, PML Management Corp.
Winston Village Homeowners' Association

3/3/05

Date



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

3/4/05

Date

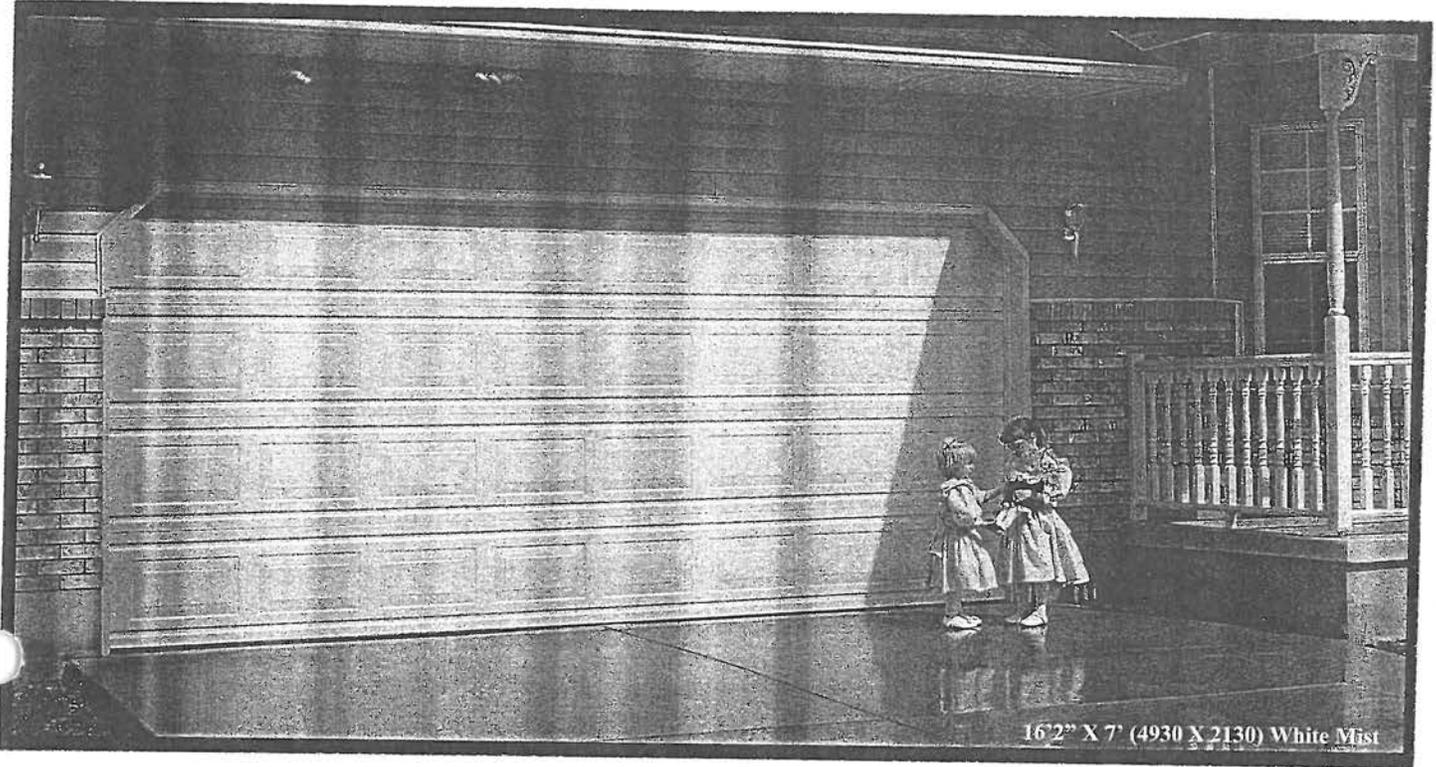
FOSTER CITY
RECEIVED

FEB 28 2005

PLANNING
DIVISION

WINSTON VILLAGE HOMEOWNERS ASSOCIATION

Exhibit B



PLAIN DOOR WITH NINE (9) PANELS

UP-72-0210
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 01 2005

[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KET*

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