



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 349-1200
FAX: (415) 574-3483

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE: September 22, 1994
CASE TYPE: ARCHITECTURAL REVIEW
CASE NO.: 94-10,000,100
APPLICANT: WM. D. SWACKHAMMER
APPLICANT ADDRESS: , 369 CATAMARAN ST FOSTER CITY, CA, 94404
APPLICATION FOR: DOOR(S)
LOCATION: 369 CATAMARAN
ZONING: RT/PD
ACTION TAKEN: APPROVED WITH CONDITIONS

**FOSTER CITY
RECEIVED**

SEP 26 1994

**PLANNING
DIVISION**

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 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 new or modified door(s) will improve the appearance of the house, will provide additional/modified means of access into and from the house 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 new or modified door(s) will be compatible with the architectural style, character and proportions of the existing house 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 new or modified door(s) will complement the size, shape, size, colors and materials of the existing doors and windows of the house as required by the City's adopted Architectural and Solar Guidelines.

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 new or modified door(s) will be compatible with the design of the house and 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 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 Department of Planning and Development Services or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgement 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 Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

for William D. Susekhamer
(Applicant) (Please Print)

by W.D. Susekhamer
(Contact Person)

Planners Initials: LJC

File Ref.: 94-10 000 100
Review type: Architectural Review
Date: September 22, 1994
AR Type: Window/Door

EXHIBIT A

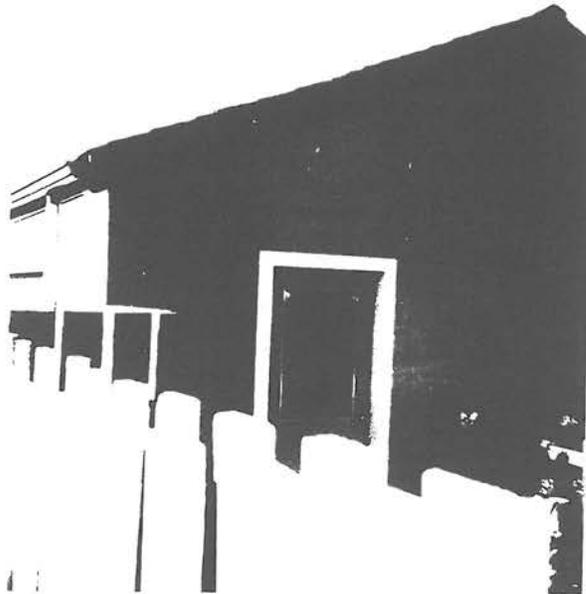
(Conditions attached to Architectural Review approval by the
Community Development Director)

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, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.
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. The door shall be painted to match the building wall with the trim painted to match the building trim.

MEMORANDUM

TO: FILE AR-94-100 & PROTOTYPE BINDER
FROM: LESLIE CARMICHAEL, SENIOR PLANNER
DATE: FEBRUARY 16, 1995
SUBJECT: REAR GARAGE DOOR PROTOTYPE FOR WINSTON VILLAGE

C.: September 22, 1994, staff approved AR-94-100 for a rear garage door at 369 Catamaran Street. The door connects the garage with the patio between the house and the garage. This approval was intended to also function as a prototype for similar units. The rear garage door may be either plain (without windows) as illustrated in the exhibit attached to AR-94-100 or include a double hung window, as indicated in the photograph of 369 Catamaran Street.



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