



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
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APPLICATION RECEIVED: October, 27 2016

APPLICATION COMPLETE: October, 27 2016

ACTION DATE: November 9, 2016

CASE NO.: UP-72-021EE (Supersedes UP-72-021Y and UP-72-021L)

OWNER/ADDRESS: Winston Village Homeowners' Association

APPLICANT/ADDRESS: Deborah McGraw – PML Management Corp., Managing Agent for the Winston Village Homeowners' Association, 655 Mariners Island Boulevard #301, San Mateo, CA 94404

APPLICATION FOR: Modification to existing prototypical guidelines for replacement windows and patio doors

LOCATION: Winston Village Planned Development

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

ACTION TAKEN: Approved with Conditions

NOV 14 2016

**PLANNING/
CODE ENFORCEMENT**

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. That the proposal to modify the existing Prototypical Guidelines for replacement windows and patio doors, as conditioned in Exhibit A and illustrated in the attached Exhibits, to allow fibrex frame material in addition to the previously approved vinyl material, 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, 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, frame color, style, width, materials and trim of the windows and patio doors will be compatible with the architectural style, character, and proportions of all other 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 the replacement and addition of windows and patio doors are orderly and consistent for all residential units in the development while providing some flexibility to homeowners to use either fibrex or vinyl frame material while maintaining white as the frame color, 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 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 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 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. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

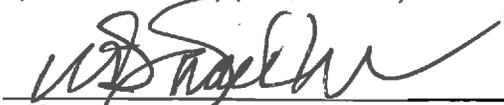
Sincerely,

for

 Curtis Banks
 Community Development Director



 (Owner's Name) (Please Print)



 (Owner's Signature)

Planner Initials: ms

EXHIBIT A

WINSTON VILLAGE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement Windows and Patio Doors Updated on November 9, 2016

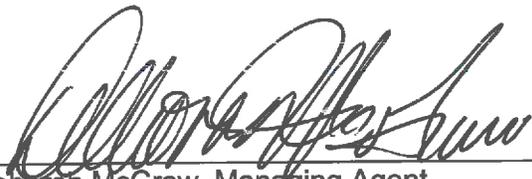
The following guidelines shall govern the installation, replacement, and modification of all windows and patio doors in the Winston Village Planned Development:

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. 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.
6. All new window/doors except the window in the master bedroom and window in the living room shall conform to the specific design criteria outlined in Exhibits A and B, attached hereto and incorporated herein.
7. The prototype master bathroom window shall be 24" high x 25" wide and located as shown in Exhibit B, attached hereto and incorporated herein.
8. All new windows in the master bedroom shall match the existing two-panel sliding window or change to a vinyl or fibrex three-panel sliding window to conform to the specific design criteria outlined in Exhibit C, attached hereto and incorporated herein.
9. All new windows in the living room shall match the existing three-panel picture window or change to a vinyl or fibrex single-panel picture window to conform to the specific design criteria outlined in Exhibit D, attached hereto and incorporated herein.
10. All windows/door on the house except for the sidelight, master bathroom window, and patio doors shall have the same material, design, and color.
11. The use of grids on the master bathroom window and the patio doors are optional.
12. If grids are used on any window, all of the windows on the house shall have grids of the same material and design with the exception of the sidelight, the master bathroom window and the patio doors.
13. Conditions of approval above supersede those in previous Use Permit files UP-72-021Y and UP-72-021L.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a building permit from the Building Inspection Division and shall submit the following per the building permit submittal requirements for window and door modifications listed on the City of Foster City website:
 - Building permit application and applicable fee;
 - Four copies of fully dimensioned plans/drawings and photographs;
 - A completed window schedule; and
 - Manufacturer's brochure/Specifications for the windows/doors
2. The Planning and Code Enforcement Division staff will review the building permit application to confirm that the proposal is consistent with the prototypical design guidelines for replacement windows and doors for Winston Village prior to signing off on the building permit.



Deborah McGraw, Managing Agent
PML Management Corp. for
Winston Village Homeowners' Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date

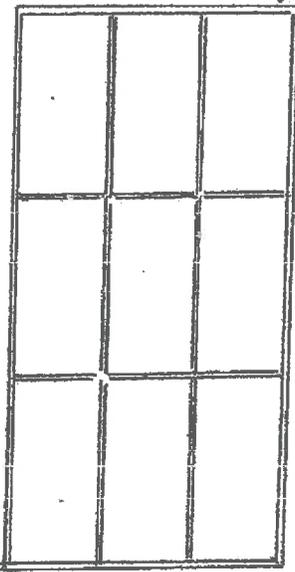
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WINSTON VILLAGE

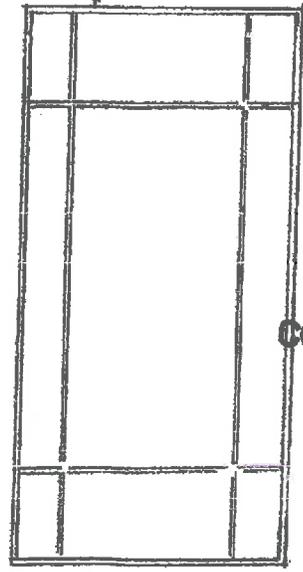
Homeowners Association

EXHIBIT B

WHITE FRAMES
Vinyl or Fibrex Wood



WINDOW
STD. GRIDS



WINDOW
CRAFTSMAN

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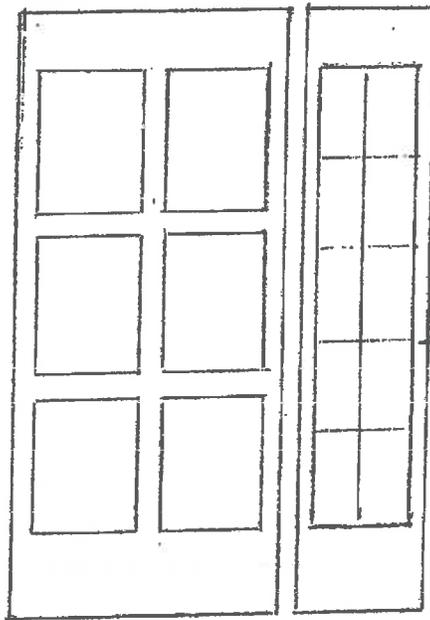
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PLANNING DEPARTMENT
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WITH CONDITIONS**

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Homeowners Association

EXHIBIT B



GLAZED SIDE LIGHT
WITH STAINED OR
ETCHED GLASS
WITH OR WITHOUT
GRIDS

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ENTRY DOOR WITH
SIDE LIGHT

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WINSTON VILLAGE

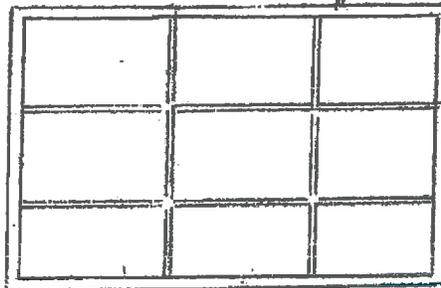
Homeowners Association

EXHIBIT B MASTER BATHROOM

Vinyl or Fibrex Wood

WHITE

FRAME



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RECTANGULAR
WINDOW
FOR MASTER BATHROOM
(WITH OR WITHOUT GRIDS)

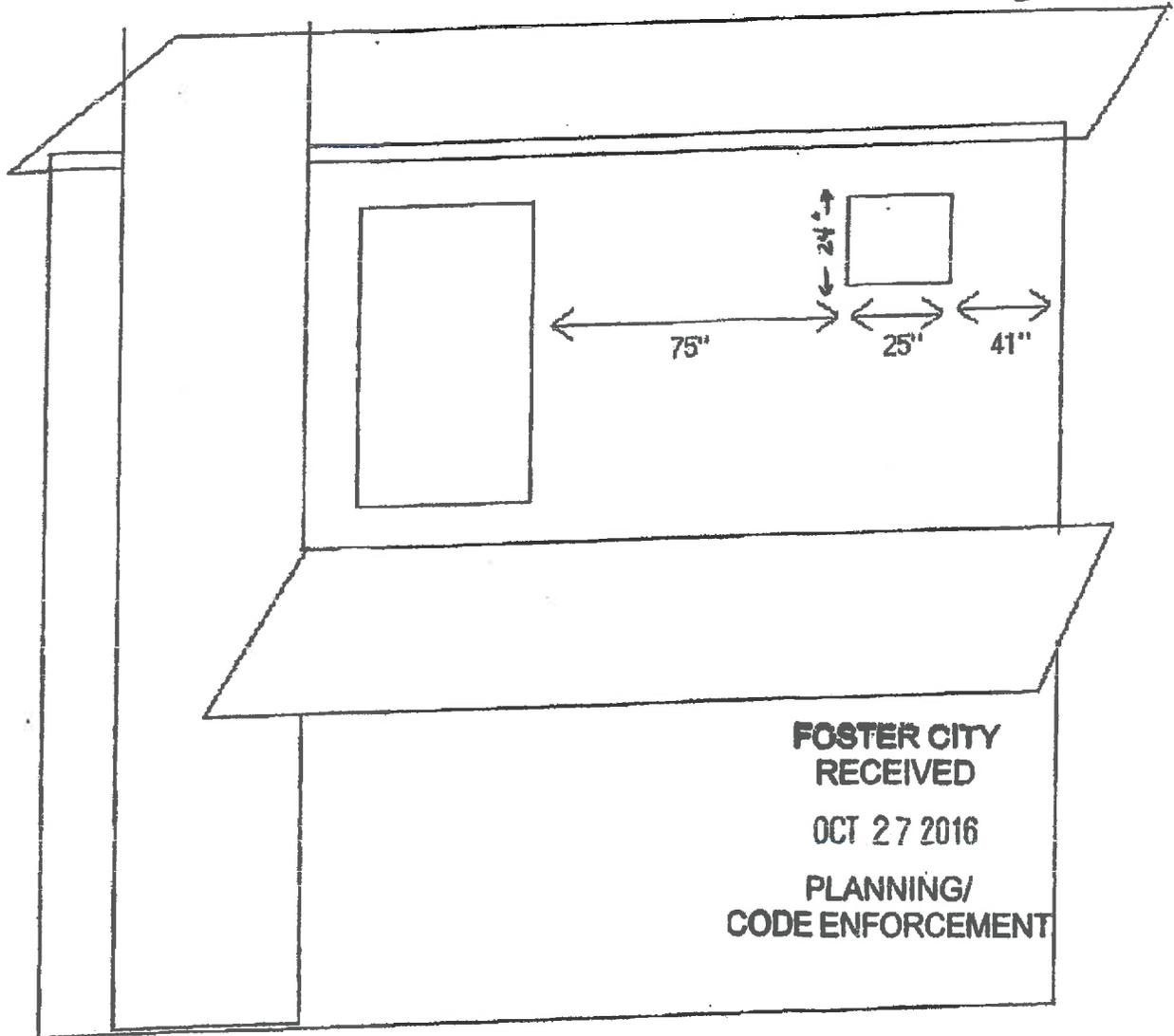
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EXHIBIT B

**MASTER
BATHROOM**



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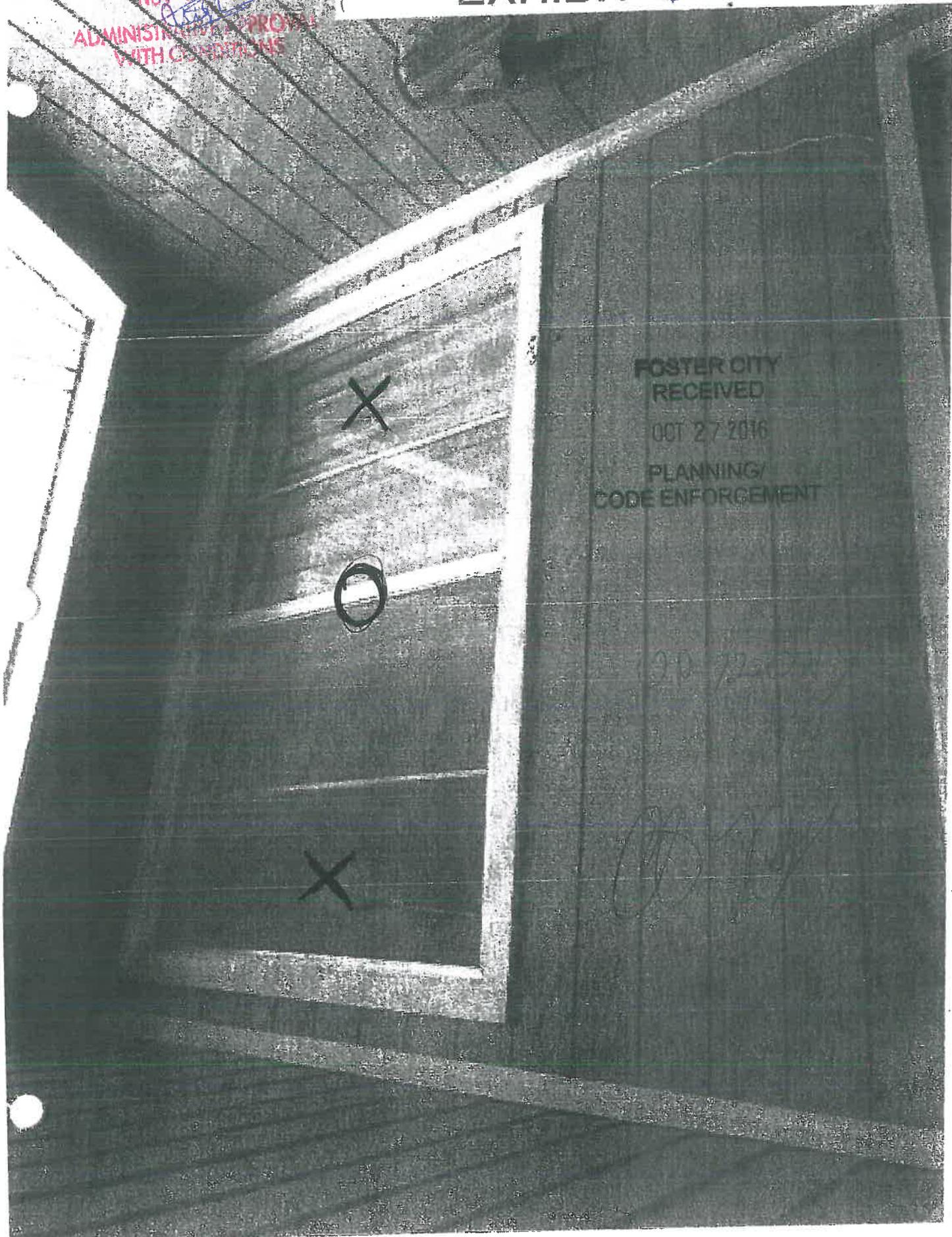
3B

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EXHIBIT C 1 OF 2

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 DaylightMax Step
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

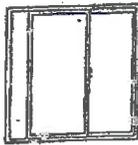
Select your operating style.

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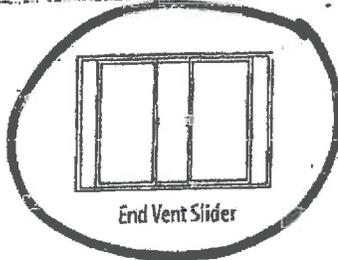
Dare to dream.
 Replacing your old windows with beautiful Simonton DaylightMax windows and doors is the perfect opportunity to transform your home with exciting geometries, completely new styles or mulled configurations. If you can dream it, you can make it happen with Simonton and DaylightMax.



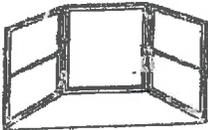
Single Hung



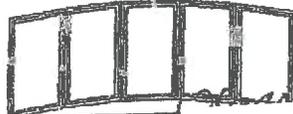
Single Slider



End Vent Slider



Bay



Bow



Awning



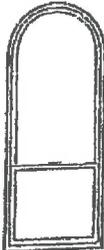
Picture



Geometric

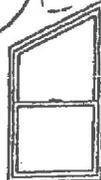


Casement

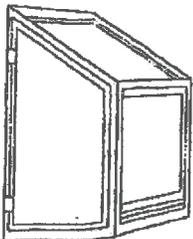


Operable Radius Geometric

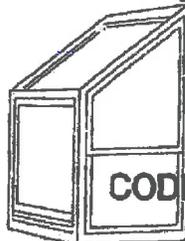
A geometric window provides an unforgettable stylish accent. DaylightMax operable geometric windows are fully functional.



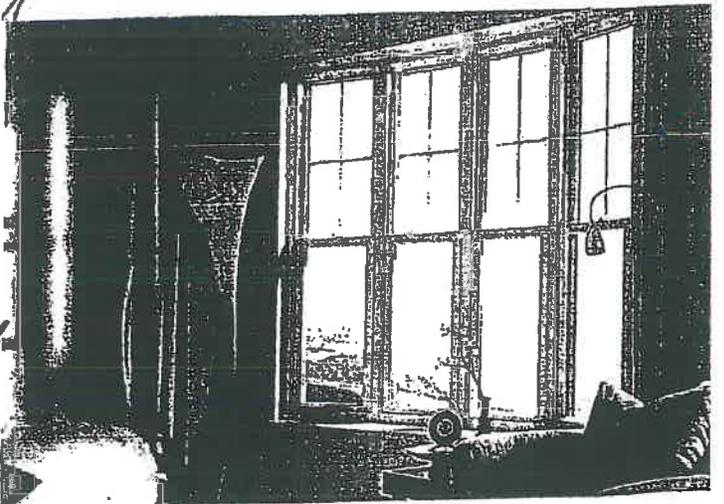
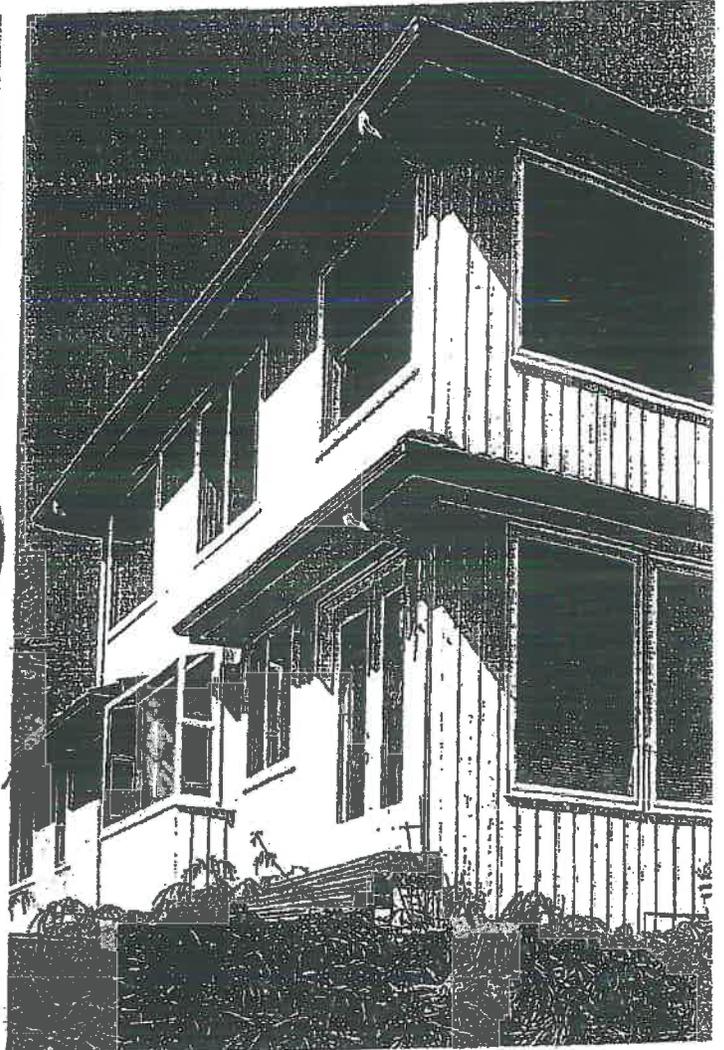
Operable Trapezoid Geometric



Garden Window Operable Casement



Garden Window Operable Single Hung



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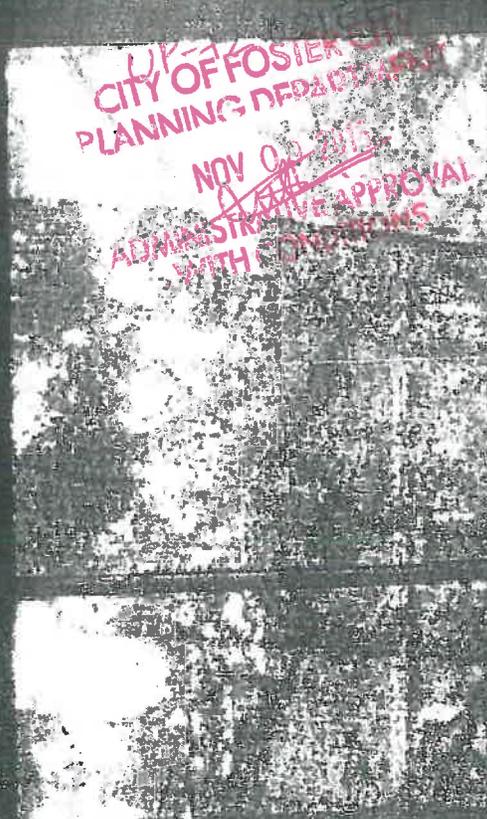
▲ Replace a Picture window with a bay or bow window and help open up your home and bring the outside in.

EXHIBIT C

MASTER BEDROOM

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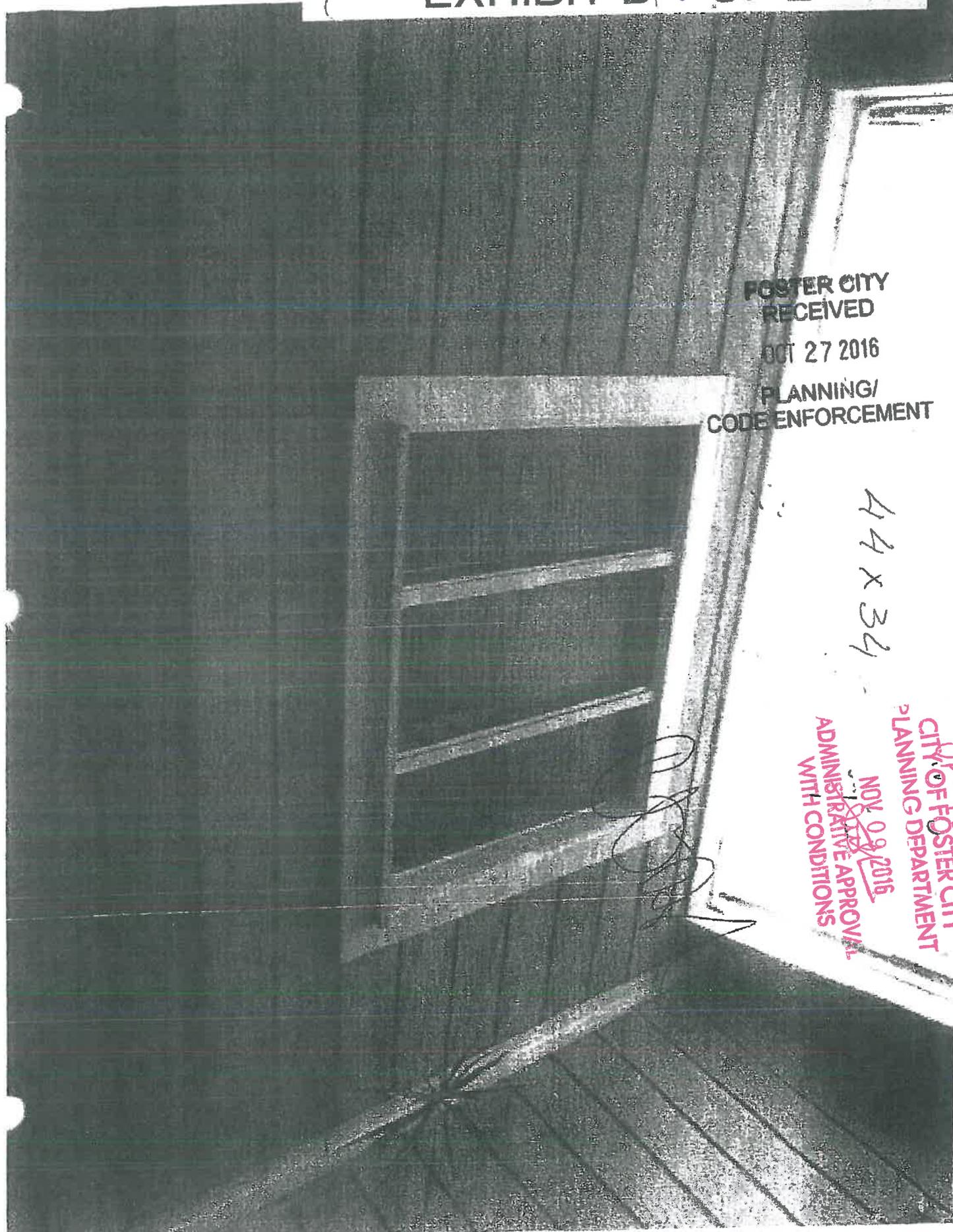
EXHIBIT D, 1 OF 2

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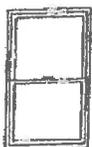
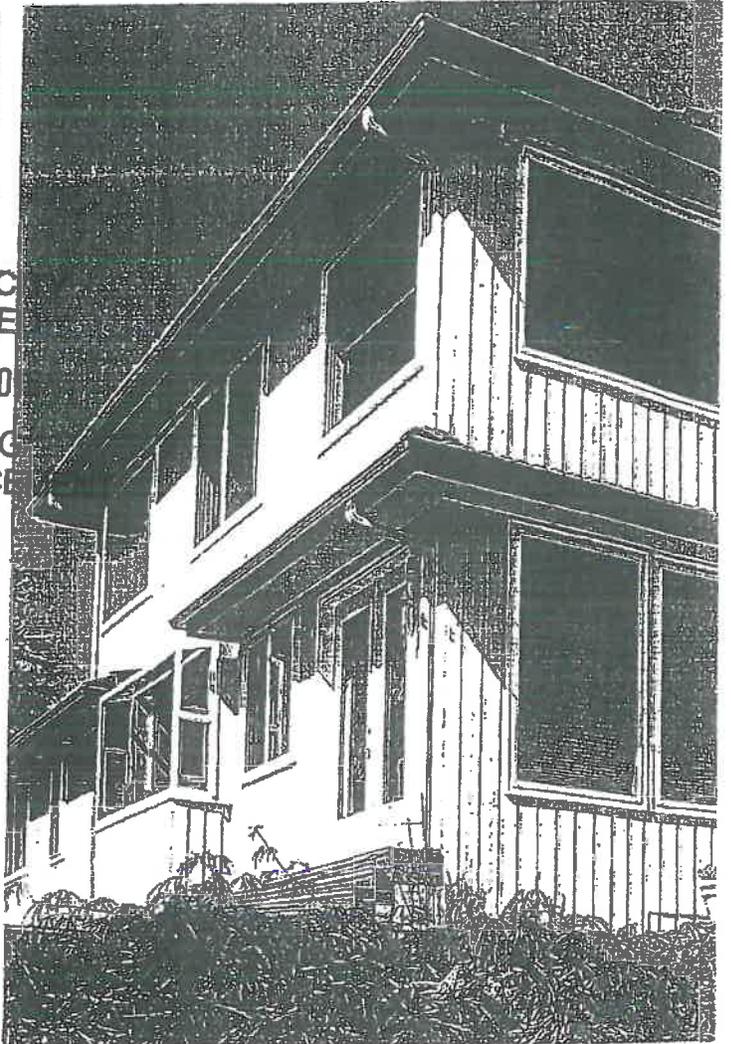
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 DaylightMax
 ADMINISTRATIVE APPROVAL
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EXHIBIT D 2 OF 2
 Select your operating style.

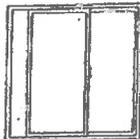
Dare to dream.

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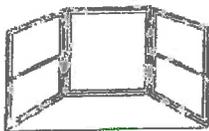
Single Hung



Single Slider



End Vent Slider



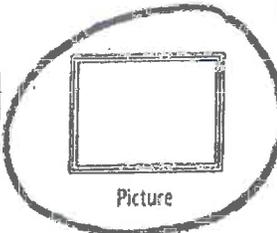
Bay



Bow



Awning



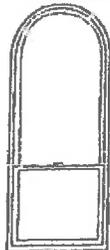
Picture



Geometric



Casement

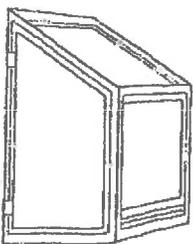


Operable Radius Geometric

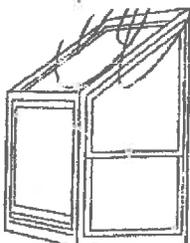


Operable Trapezoid Geometric

A geometric window provides an unforgettable, stylish accent. DaylightMax operable geometric windows are fully functional.



Garden Window Operable Casement



Garden Window Operable Single Hung

▲ Replace a Picture window with a bay or bow window and help open up your home and bring the outside in.

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FOSTER CITY, CA 94503
TEL: (415) 353-1000



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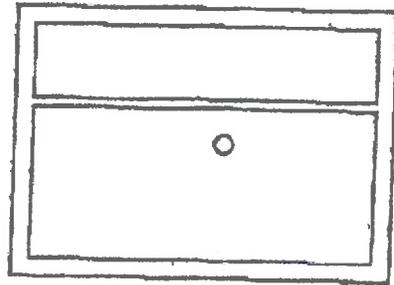
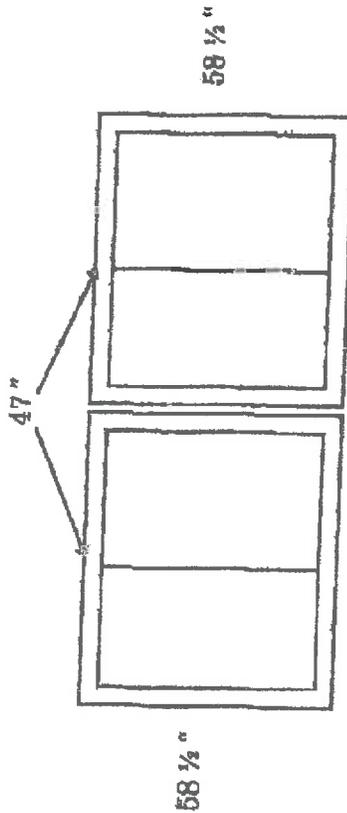
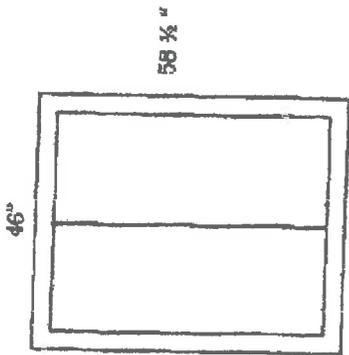
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Maria P. Aldanese
Winston Village - 823 Peary Lane - Front

All windows are currently
single pane aluminum
windows. Plan to replace all
windows with white dual pane
vinyl windows of the same size
without any grids.

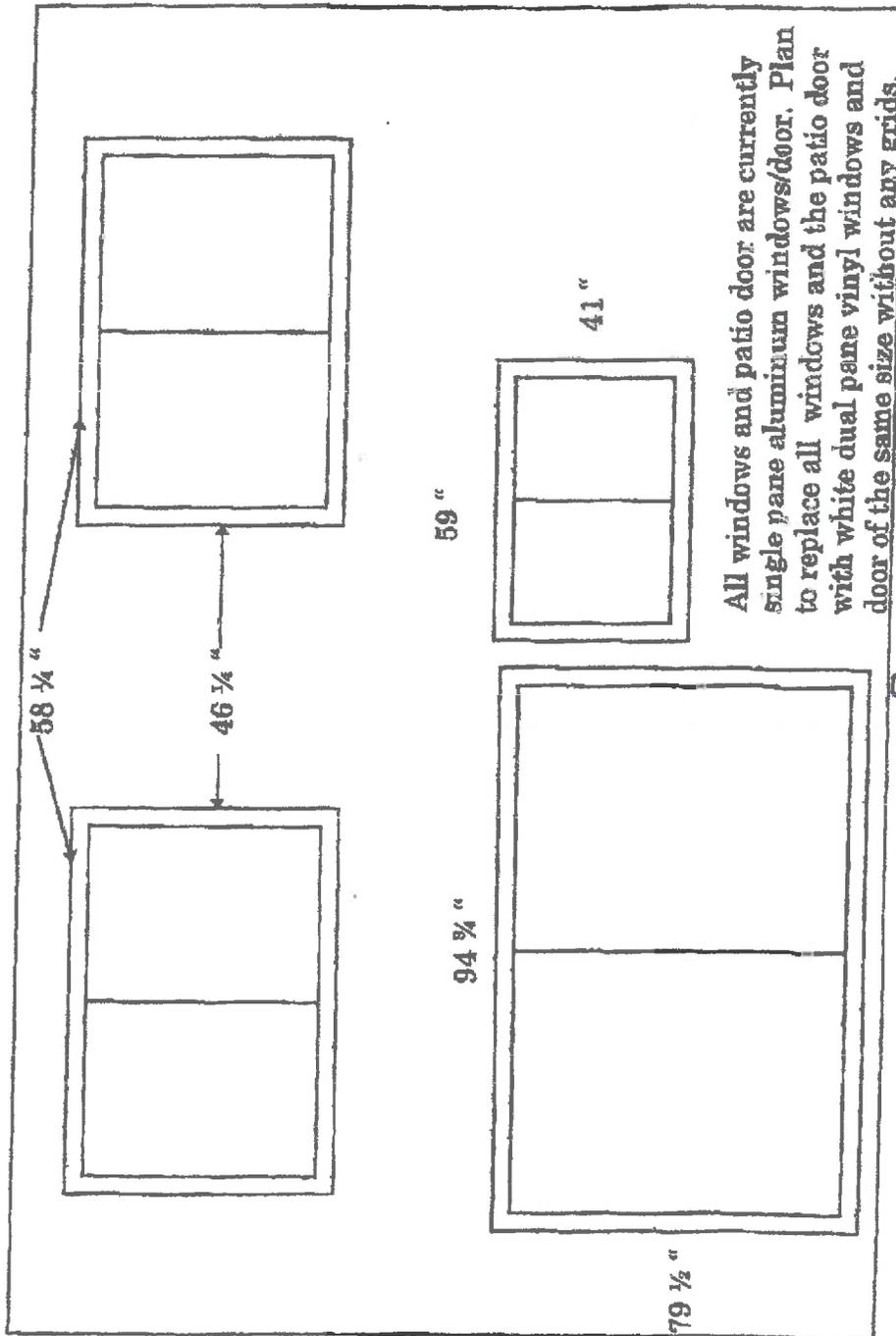


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Maria P. Aldanese
Winston Village - 823 Peary Lane - Back



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