



*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  
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**APR 08 2005**

**PLANNING  
DIVISION**

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

APPLICATION RECEIVED: March 9, 2005

APPLICATION COMPLETE: March 24, 2005

ACTION DATE: March 24, 2005

CASE NO.: UP-84-008I

OWNER: Alden Crossing Homeowners' Association

OWNER ADDRESS: c/o Barry Rutherford, The Manor Association, 353 Main Street,  
Redwood City, CA 94063

APPLICATION FOR: Modification of an Approved Color Palette (prototype colors)

LOCATION: Alden Crossing

ZONING: R-1/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 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 colors will improve the appearance of the buildings, will be harmonious with the adjacent and neighboring uses, will preserve the architectural character of the community as stated in Section 17.58.010, Title 17, Zoning, of the Foster City Municipal Code, and therefore, will be consistent with the policy of preserving the character of the neighborhood in which the use is located as stated in the Land Use and Circulation Policy LUC-38.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the proposed colors will complement colors common to 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 proposed colors are

complimentary to one another and they will blend well with the existing streetscape and other buildings in the area.

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 proposal will not adversely affect the existing appearance of the development, 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 therefore will not have any significant visual or property value impacts to the adjacent properties, the streetscape or the neighborhood.

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

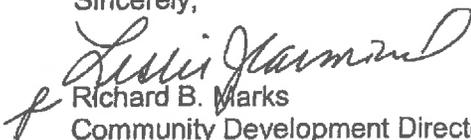
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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.

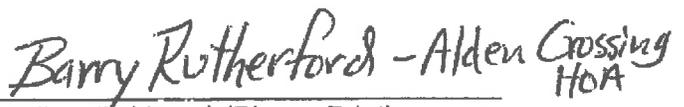
#### Acknowledgment by Applicant

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 /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,

  
Richard B. Marks  
Community Development Director

  
Barry Rutherford - Alden Crossing  
HOA  
\_\_\_\_\_  
(Applicant's Name) (Please Print)

Planners Initials LJC

  
\_\_\_\_\_  
(Applicant's Signature)

**EXHIBIT A**

**ALDEN CROSSING HOMEOWNERS' ASSOCIATION**  
Prototypical Design Guidelines for House Colors

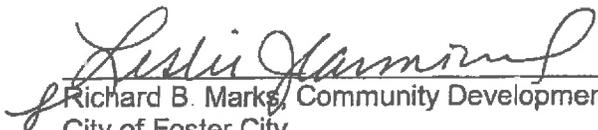
The following guidelines shall govern the house colors in the Alden Crossing Planned Development:

**CONDITIONS OF APPROVAL**

1. All materials and colors shall be as approved. Once painted, all improvements shall be maintained in accordance with the approved colors as contained on the color board on file with the Community Development Department, "Alden Crossing: Exterior Color Options, dated received March 9, 2005 and further described in Exhibit B, attached hereto and incorporated herein.
2. The garage door colors for the "existing house color" schemes may be either white or the body color of the house.
3. All architectural elements such as soffits, screens, etc. shall be finished in a material and color in harmony with the exterior of the building.

**APPROVAL PROCESS**

1. For any repainting of more than 25% of the exterior of the house with the same color or any color change, the homeowner or contractor shall use one of the approved color schemes for their house (based on the existing color scheme) as contained on the color board on file with the Community Development Department, "Alden Crossing: Exterior Color Options, dated received March 9, 2005 and further described in Exhibit B, attached hereto and incorporated herein.
2. No permit or prior approval from the City of a particular scheme from the approved color schemes is required.

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

4/8/05  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Barry Rutherford, The Manor Association  
Alden Crossing Homeowners' Association

4/1/05  
\_\_\_\_\_  
Date

# EXHIBIT B - PAGE 1 OF 3

August 2004

## ALDEN CROSSING FINAL EXTERIOR COLOR VOCABULARY Existing Colors and Options

### PLAN A (Light Blue)

#### EXISTING COLOR:

- House Body (including garage trim & door): KM-97-072-SMT (Alden Light Blue)
- Gutters, Fascias, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

#### NEW OPTION 1:

- House Body (including garage trim & door): KM-3812-2 (blue gray)
- Gutters, Fascias, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

#### NEW OPTION 2:

- House Body (including garage trim & door): KM-216 (beige tone)
- Gutters, Fascias, Trim (excluding garage trim): KM-29 (off-white)
- Shutters: KM-29 (off-white)
- Front Door Only: KM-29 (off-white) or KM-1250-407 (black)

#### IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters, and garage doors use semi-gloss paint.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore.
6. Any paint company can match and supply the KM color numbers.

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CITY OF FOSTER CITY  
PLANNING DEPARTMENT

MAR 24 2005

*sq*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

# EXHIBIT B-PAGE 2 OF 3

August 2004

## ALDEN CROSSING FINAL EXTERIOR COLOR VOCABULARY Existing Colors and Options

### PLAN B (Dark Blue)

#### EXISTING COLOR:

- House Body (including garage trim & door): KM-97-073-SMT (Alden Dark Blue)
- Gutters, Fascias, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM- 97-074 (dark blue)

#### NEW OPTION 1:

- House Body (including garage trim & door): KM-3797-2 (medium blue)
- Gutters, Fascias, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

#### NEW OPTION 2:

- House Body (including garage trim & door): DE-3024 (medium brown tone)
- Gutters, Fascias, Trim (excluding garage trim): KM-29 (off-white)
- Shutters: KM-29 (off-white)
- Front Door Only: KM-29 (off-white) or KM-1250-407 (black)

#### IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters, and garage doors use semi-gloss paint.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore. DE is Dunn-Edwards.
6. Any paint company can match and supply the KM or DE color numbers.

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PLANNING DEPARTMENT

MAR 24 2005

*[Signature]*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

# EXHIBIT B-PAGE 3 OF 3

August 2004

## ALDEN CROSSING FINAL EXTERIOR COLOR VOCABULARY Existing Colors and Options

### PLAN C (Light Gray)

#### EXISTING COLOR:

- House Body (including garage trim & door): KM-97-071-SMT (Alden Light Gray)
- Gutters, Fascias, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-1250-407 (black)

#### NEW OPTION 1:

- House Body (including garage trim & door): KM-3812-2 (medium gray)
- Gutters, Fascias, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-1250-407 (black)

#### NEW OPTION 2:

- House Body (including garage trim & door): DE-3016 (dark brown tone)
- Gutters, Fascias, Trim (excluding garage trim): KM-45 (off-white)
- Front Door, Shutters: KM-45 (off-white) or KM-1250-407 (black)

#### IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters, and garage doors use semi-gloss paint.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore. DE is Dunn-Edwards.
6. Any paint company can match and supply the KM or DE color numbers.

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## PAINTING SPECIFICATIONS TO BE INCLUDED IN PAINTING CONTRACT

- Sample color panels to be provided for owner approval prior to actual application to the project.
- Bidders shall indicate the number of workers to be on site.
- Weather permitting; work shall progress Monday – Friday from start to finish. No work shall begin before 8:00 am.
- Identify all stucco and wood surfaces with mold, and have these areas treated with chlorine bleach solution (1 gal liquid chlorine bleach, 3 gals water, 1/3 cup NON-ammonia powdered detergent - NEVER MIX AMMONIA WITH CHLORINE -), then rinse with clean water.
- All surfaces to be painted are to be power washed.
- All windows are to be fully masked.
- All voids, cracks and holes should be filled with a suitable patching compound to reflect the texture and appearance of the surrounding surface.
- All hardware or built-in items, including address numbers, should be fitted and removed or protected during painting, and replaced upon completion.
- Any nails protruding more than ¼ inch are to be hammered flush with the building.
- Any unsound paint (irregularities or imperfections), such as peeling wood surfaces, is to be sanded or scraped.
- All metal surfaces are to be prepared by scraping and/or sanding loose paint, and primed with metal (red oxide) primer.
- The painting contractor shall provide adequate protection to all plants, windows, and adjacent structures. The painting contractor will rectify any damages as a result of the work performed, to the Owner's satisfaction.
- All materials specified and approved shall be delivered in the manufacturer's sealed containers with labels defining the contents therein.
- Materials are to be used at can consistency according to the manufacturer's instructions, including drying time between coats.
- All sprayed surfaces shall be back-rolled.
- Painting contractor will clean the job site at the end of each workday, and haul away all debris generated by the project.
- All work shall be subject to the approval of the owner. Any work in need of correction because of improper preparation or workmanship shall be corrected.
- Upon completion of the project, painting contractor shall deliver to the Homeowner, one gallon of each color, in the gloss of paint used, in sealed containers, which are clearly labeled as to their contents.

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PLANNING  
DIVISION

ALDEN CROSSING  
Painting Door Information – 03/01/04

<u>Address</u>	<u>House Color</u>	<u>Door Color</u>	<u>Shutters Color</u>
<b>Thatcher Lane</b>			
413T	Dark Blue	Dark Blue	Dark Blue
432T	Dark Blue	White	White
449T	Dark Blue	White	--
464T	Dark Blue	Dark Blue	Dark Blue
489T	Dark Blue	Dark Blue	--
399T	Dark Blue	Dark Blue	--
373T	Dark Blue	Dark Blue	--
356T	Dark Blue	Dark Blue	Dark Blue
349T	Dark Blue	White	--
300T	Dark Blue	White	--
313T	Dark Blue	Dark Blue	Dark Blue
291T	Dark Blue	Dark Blue	--
272T	Dark Blue	Dark Blue	Dark Blue
260T	Dark Blue	Dark Blue	Dark Blue
238T	Dark Blue	Dark Blue	Dark Blue
223T	Dark Blue	Dark Blue	Dark Blue
201T	Dark Blue	Dark Blue	Dark Blue
187T	Dark Blue	Dark Blue	Dark Blue
190T	Dark Blue	Dark Blue	--
173T	Dark Blue	Dark Blue	Dark Blue
156T	Dark Blue	Dark Blue	--
123T	Dark Blue	Dark Blue	--
<b>Ross Lane</b>			
232R	Dark Blue	Dark Blue	Dark Blue
260R	Dark Blue	Dark Blue	
<b>Billingsgate Lane</b>			
223B	Dark Blue	White	Dark Blue
222B	Dark Blue	White	Dark Blue
247B	Dark Blue	Dark Blue	--
252B	Dark Blue	Dark Blue	Dark Blue
275B	Dark Blue	Dark Blue	Dark Blue
290B	Dark Blue	Dark Blue	Dark Blue

<u>Address</u>	<u>House Color</u>	<u>Door Color</u>	<u>Shutters Color</u>
<b>Thatcher Lane</b>			
416T	Light Gray	White	Black
435T	Light Gray	White	--
448T	Light Gray	Black	Black
473T	Light Gray	White	--
496T	Light Gray	White	Black
394T	Light Gray	Black	--
385T	Light Gray	White	Black
365T	Light Gray	Black	White
332T	Light Gray	Black	Black
335T	Light Gray	Black	Black
301T	Light Gray	Black	Black
285T	Light Gray	Black	Black
253T	Light Gray	Black	Black
254T	Light Gray	Black	Black
237T	Light Gray	White	--
222T	Light Gray	White	--
221T	Light Gray	Black	Black
199T	Light Gray	White	--
179T	Light Gray	Black	Black
174T	Light Gray	Black	Black
149T	Light Gray	White	Black
101T	Light Gray	Black	Black
<b>Ross Lane</b>			
200R	Light Gray	Black	Black
256R	Light Gray	White	--
284R	Light Gray	Black	Black
<b>Billingsgate Lane</b>			
200B	Light Gray	White	Black
235B	Light Gray	Black	--
263B	Light Gray	Black	--
262B	Light Gray	White	White
286B	Light Gray	White	--
293B	Light Gray	Black	Black
234B	Light Gray	Black	Black

<u>Address</u>	<u>House Color</u>	<u>Door Color</u>	<u>Shutters Color</u>
<b>Thatcher Lane</b>			
400T	Light Blue	White	--
423T	Light Blue	White	White
465T	Light Blue	White	White
480T	Light Blue	White	White
393T	Light Blue	White	White
364T	Grey Blue?	White	--
348T	Light Blue	White	White
316T	Light Blue	White	White
323T	Light Blue	White	White
297T	Light Blue	White	--
274T	Light Blue	White	--
261T	Light Blue	White	White
248T	Light Blue	White	--
245T	Light Blue	White	White
224T	Light Blue	White	White
213T	Light Blue	White	--
193T	Light Blue	White	White
168T	Light Blue	White	White
165T	Light Blue	White	White
135T	Light Blue	White	--
113T	Light Blue	White	White
<b>Ross Lane</b>			
244R	Light Blue	White	White
272R	Light Blue	White	White
<b>Billingsgate Lane</b>			
201B	Light Blue	White	--
246B	Light Blue	White	White
251B	Light Blue	White	White
260B	Light Blue	White	White
278B	Light Blue	White	White
287B	Light Blue	White	White