



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FEB 05 2010

PLANNING
DIVISION

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

APPLICATION RECEIVED: November 17, 2009

APPLICATION COMPLETE: November 17, 2009

ACTION DATE: REVISED DATE: February 2, 2010 (Originally approved July 21, 2009)

CASE NO: UP-84-008K

OWNER: Alden Crossing Homeowners Association

APPLICANT: Same

APPLICATION FOR: Siding Prototype

LOCATION: Alden Crossing Planned Development

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 proposal to amend the existing siding prototype to allow seven inch wide James Hardie Siding will be similar in appearance to the wood siding currently used in the Alden Crossing Homeowners Association and therefore will be similar in appearance such that the architectural character of the neighborhood is maintained, consistent with the Alden Crossing Prototypical Design Guidelines and Section 2.28.010 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

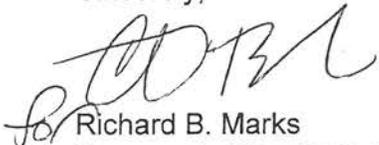
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

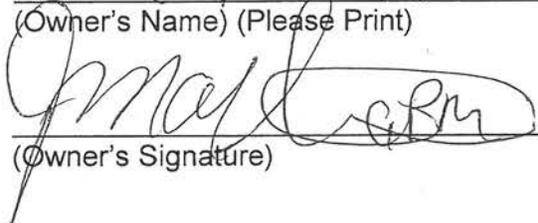
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,


for Richard B. Marks
Community Development Director

Planners Initials: kak



(Owner's Name) (Please Print)


(Owner's Signature)

EXHIBIT A
ALDEN CROSSING HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Siding Replacement

(Approved by the Planning Commission on July 21, 2009 and **REVISED** by the Community Development Director on February 2, 2010)

The following guidelines shall govern the installation and replacement of all siding in the Alden Crossing Planned Development:

CONDITIONS OF APPROVAL

1. The approved siding materials include:
 - a. James Hardie Plank six (6) or seven (7) inch wide siding; or
 - b. Wood plank siding that matches the existing siding, five and one-half inches wide.
2. The siding material shall be painted in accordance with the approved colors for the Alden Crossing Planned Development.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposed siding is consistent with the approved prototypical design for siding replacement in the Alden Crossing Planned Development.



Joel Martins, CPM, Managing Agent
The Manor Association, for
Alden Crossing Homeowners Association

2/9/2010
Date



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

2/10/10
Date

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