



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

SEP 13 2000

PLANNING
DIVISION

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

APPLICATION RECEIVED: September 1, 2000

APPLICATION COMPLETE: September 1, 2000

ACTION DATE: September 7, 2000

CASE NO.: UP-76-003G

OWNER: Carmel Village Homeowners' Association

OWNER ADDRESS: Manor Association, 500 Harbor Blvd., Belmont, CA 94002-4075

APPLICATION FOR: Modification of an Approved Color Palette (door color)

LOCATION: Carmel Village

ZONING: R-3/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 will enhance the appearance of the development and the neighborhood by providing compatible colors for repainting homes.
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 the existing approved color palette for the development and 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 door color will complement the existing color palette and will therefore blend with the existing colors for the development and complement the existing colors in the neighborhood.

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

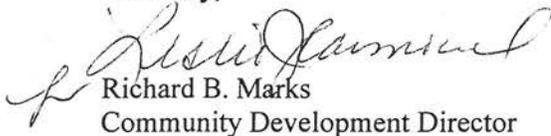
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

Planners Initials LJC

 managing Agent

(Applicant's Name) (Please Print)



(Applicant's Signature)

EXHIBIT A

(Conditions attached to Architectural Review/Use Permit Modification approval
by the Community Development Director on September 7, 2000)

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 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. 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.
5. Within seven (7) days of completion, the applicant shall contact the Planning/Code Enforcement Division (286-3225) and request a final inspection.
6. The color of the front doors, previously approved to be Kelly Moore Mallard Green (#150) shall be painted Kelly Moore Westwood (#227) to match the shingle siding on the residences.
7. The Homeowners' Association shall notify the homeowners in Carmel Village shall be notified of the 10-calendar day appeal period for this action by posting and either mailing or hand delivery.



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

FOSTER CITY
RECEIVED

JUN 9 1993

PLANNING
DIVISION

CITY OF FOSTER CITY
PLANNING COMMISSION ACTION

MEETING DATE: MAY 20, 1993
CASE NO.: UP-76-003B
APPLICANT: CARMEL VILLAGE HOMEOWNERS' ASSOCIATION
APPLICATION FOR: MODIFICATION TO EXISTING USE PERMIT UP-76-003 TO ADD
FRONT DOOR DESIGNS AS THE PROTOTYPICAL DESIGN GUIDELINES
LOCATION: CARMEL VILLAGE
ZONE: R-3/PD

For information and easy reference, the Planning Division of Foster City, subsequent to Planning Commission meetings, provides a letter describing action taken by the Planning Commission. Should you disagree with our interpretation of the action of the Commission, please contact the Planning Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof.

ACTION TAKEN:

On May 20, 1993, the Planning Commission adopted Resolution No. P-22-93 approving UP-76-003B. A copy of the Resolution is attached. Please check with the Building Division on the necessity of Building Permits. Note: This Use Permit shall become null and void, without further action, if not used within two (2) years from the date of approval, or within any shorter or longer period of time if so approved by the Planning Commission.

APPEAL:

An action of the Planning Commission on a Use Permit application may be appealed within ten (10) calendar days after the date of the Planning Commission decision, in writing, to the City Council. Actual construction on or implementation of projects shall not begin prior to the expiration of the appeal period. If a project/permit is appealed, construction or implementation of it shall not begin prior to a final decision being rendered by either the Planning Commission and/or City Council.

ACKNOWLEDGEMENT BY APPLICANT:

In order to demonstrate that you are aware of the Commission's action and understand the conditions attached to this approval, please sign original of this letter and return it to the Planning Division.

Sincerely,

Richard B. Marks
Community Development Director

Carmel Village Homeowners' Assn
Applicant (Please Print)

by Jack Francis
(Signature)
Secretary to the Association

(Mailed: May 21, 1993)

cc: Building Division
~~Ruth Rohen, President, Carmel Village Homeowners' Association, 1209
Moonsail Lane, Foster City, CA 94404~~

RESOLUTION NO. P- 22 -93

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A MODIFICATION TO AN EXISTING USE PERMIT TO ADD FRONT DOOR DESIGNS AS THE PROTOTYPICAL DESIGN GUIDELINES FOR CARMEL VILLAGE -- CARMEL VILLAGE HOMEOWNERS' ASSOCIATION -- UP-76-003B (MODIFICATION TO EXISTING USE PERMIT -- UP-76-003)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Carmel Village Homeowners' Association has requested approval for adding front door designs as the prototypical design guidelines for Carmel Village; and

WHEREAS, the proposal has been determined by the Planning Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Use Permit request at the Planning Commission meeting of May 20, 1993, and on said date the Public Hearing was opened, held, and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the staff report, written and oral testimony, and exhibits presented, finds:

- A. The proposal would be consistent with the Foster City General Plan and Chapter 17.18 (R-3 Multiple-Family Medium Density District) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposal would be consistent with and implement the Land Use and Circulation Element Goal LUC-A to preserve the quality of the City's residential neighborhoods and further, because the proposal would blend with the existing architecture of the development and would be sympathetic to the character and style of the existing houses and the neighborhood, and therefore, would preserve existing residential neighborhoods by maintaining their residential design and character as called for in Policy LUC-7 of the City's General Plan.
- B. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the proposed front door designs would be compatible with the existing architectural style of the houses in the development.
- C. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the proposal would duplicate the colors and materials of the existing front doors and would be compatible with the existing development, and therefore would preserve the architectural scale and character of the

neighborhood and community consistent with Section 17.58.010.B.1:

- D. 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 subject proposal would be compatible with the architectural style of the existing houses in the development and would comply with the intent and purpose of the zone in which the property is located and with the General Plan of the City consistent with Section 17.58.010.B.8. and will not impact the orderly development of the City consistent with Section 17.06.020 of the Foster City Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-76-003B, subject to the conditions in Exhibit A attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 20, 1993, by the following vote:

AYES, COMMISSIONERS: DITTMAR, KUNDUOGLU AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: McEWEN

ABSENT, COMMISSIONERS: YEE


JAMES P. DIERKES, CHAIRMAN

ATTEST:

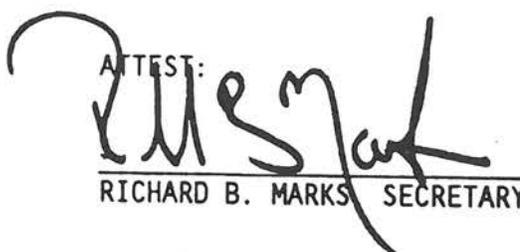

RICHARD B. MARKS SECRETARY

EXHIBIT A

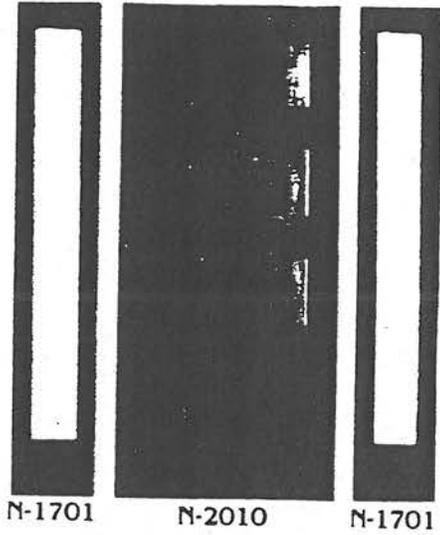
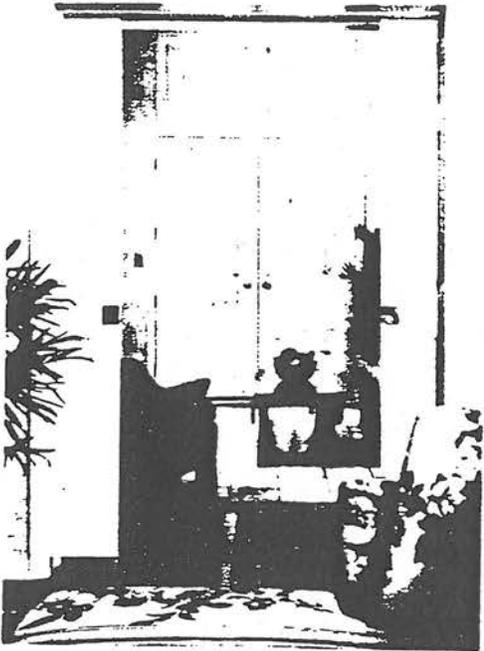
(Conditions attached to approval of UP-76-003B by
Planning Commission on May 20, 1993)

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 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.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
- * 6. The proposed front door color shall duplicate the color of the shingle siding, and the doors shall be Model N-2005 or Model N-2020 from Nicolai Doors as indicated in Exhibit B.
- * 7. No additional Architectural Review permits or building permits shall be necessary for individual front door replacements in compliance with this approval.
- * Site Specific Condition

EXHIBIT B

Masterpieces

NICOLAI DOORS



N-1701

N-2010

N-1701

Entrance Doors



N-2005



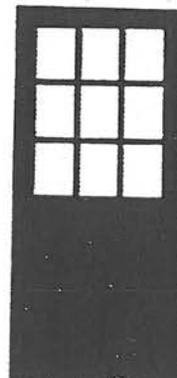
N-2012



N-2020



N-2046



N-2035



N-2045