

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(650) 286-3200
FAX: (650) 574-3483

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

ACTION DATE: August 28, 1998

CASE NO.: UP-71-0560 ^D

APPLICANT: Jim Codde, Bay Cal Painting

APPLICANT ADDRESS: 985 E. Hillsdale Boulevard. #807, Foster City, CA 94404

APPLICATION FOR: Exterior Color Modification

LOCATION: Edgewater Townhomes

ZONING: R-T/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:

- A. The proposal to change the exterior building colors for the Edgewater townhomes and related facilities is consistent with the Foster City General Plan 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 the structures within the complex, will be harmonious with other developments in the vicinity and will assure the stability of land values by maintaining an attractive visual appearance of the development, consistent with the purposes of architectural review in Section 2.28.110, Chapter 2.28, Planning, of the City's Municipal Code; the proposal will preserve the quality of the City's residential neighborhoods; and therefore, the proposal will be consistent with the General Plan Land Use and Circulation Element LUC-A.
- B. 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 architecture of the complex and will be similar to colors used in other residential complexes and in other residential neighborhoods in the City.
- C. The design of the proposal is compatible with its environment with respect to use, forms, materials, colors, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of Title 17, Zoning, of the Foster City Municipal Code because the proposed colors will be compatible with and will accentuate the architectural elements of the residential buildings and related facilities of the complex and will be compatible with the existing exterior building colors found in the neighborhood.

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 proposed colors will improve the 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, the proposal will not have any detrimental impacts on the appearance of the subject property, adjacent properties, the street scape, or on the values of properties in 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

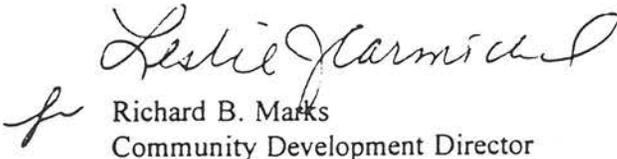
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

Sincerely,


Richard B. Marks
Community Development Director

(Applicant's Name) (Please Print)

Planners Initials: JAR

(Applicant's Signature)

EXHIBIT A

(Conditions attached to the approval of UP-71-0560 by
Planning Commission on August 28, 1998)

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 colors for all of Edgewater Townhomes' buildings and structures shall be as indicated on the sample color board, dated August 20, 1998, on file with the Community Development Department as shown in the table below:

Color No.	Building Surface	Approved
1	Main wood siding body of buildings and garages, roof flashings, utility and fire exit doors, vents	Beige ("Macadamia Nut" ICI Dulux Paints MP# 2412/0100)
2	Roof fascia trim, wood deck caprails and trim, front doors, fences	Dark Beige ("English Cottage" ICI Dulux Paints MP #2412/0300)

* Site Specific Conditions