



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION**

FOSTER CITY
RECEIVED

NOV 12 2014

PLANNING/
CODE ENFORCEMENT
CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED: September 11, 2014

APPLICATION COMPLETE: September 11, 2014

ACTION DATE: October 9, 2014

CASE NO.: UP-74-017UU

OWNER/ADDRESS: Harborside Homeowners' Association Attn: Veronica Sandoval c/o
Common Interest Mgmt., 1720 S. Amphlett Blvd. #130, San
Mateo, CA 94402

APPLICANT/ADDRESS: ERTECH, Inc., Attn: Richard Tippett, 100 Zils Rd, Watsonville, CA
95076

APPLICATION FOR: Modification of approved roof material and color

LOCATION: Harborside Planned Development - Neighborhood 6

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

CEQA DETERMINATION: Exempt pursuant to CEQA Section 15301, Existing Facilities

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 to change the roof material and color on the buildings with wood shake roofs in the Harborside Planned Development 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 use of Owens Corning Woodcrest Shingles in the Mesquite color 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 shingle material in a darker Mesquite color will complement the existing orange colored shingle roofs within the Harborside Planned Development.
3. 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 and 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 because it will remove older wood shake roofs and replace with Owens Corning Woodcrest Shingles in the Mesquite color 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 Exhibits A and B, 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. *Please be advised that a Building Permit will not be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

FOSTER CITY
RECEIVED

NOV 12 2014

PLANNING/
CODE ENFORCEMENT

Sincerely,



Curtis Banks
Community Development Director

Planners Initials cv

Veronica Sandoval

(Owner's Name) (Please Print)



(Owner's Signature)

FOSTER CITY
RECEIVED
NOV 12 2014
PLANNING/
CODE ENFORCEMENT

FOSTER CITY
RECEIVED

NOV 12 2014

PLANNING/
CODE ENFORCEMENT

File Ref. UP-74-017UU
Harborside Homeowners' Association
AR Type: Roofing material and color change

EXHIBIT A

(Conditions attached to Architectural Review approval
by the Community Development Director on October 9, 2014)

- 1. Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were not a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommencing work, and the possibility of penalty fees being assessed for unauthorized work.
3. All construction shall be located, designed, constructed, installed, and maintained in a professional manner.
4. 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.
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. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
- 8. Unless otherwise approved, the roof replacement project will be completed within 18 months from the date of the permit.**
- 9. All residential and ancillary buildings with wood shake roofs circled in the attached Exhibit B Site Plans will be replaced with the Owens Corning Woodcrest Shingles in the Mesquite color.**
- 10. The attached Exhibit B includes two Site Plans of the Harborside Planned Development. Buildings that are circled have wood shake roofs that require replacement in accordance with Condition 9. Buildings that are highlighted in yellow**

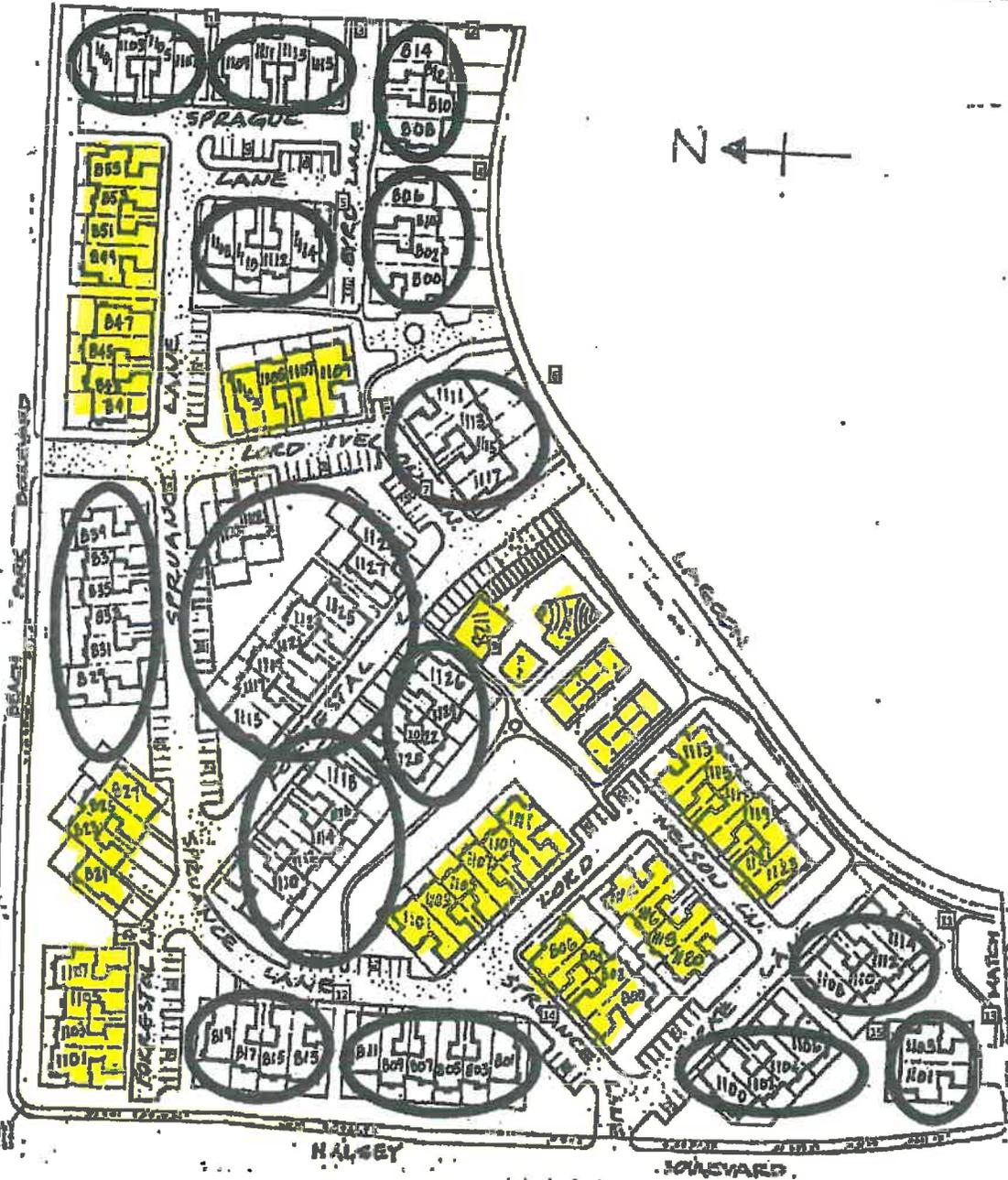
have already been replaced with **Certainteed Landmark shingles in the Burnt Sienna color.**

Note: Bold text indicates site specific condition.

FOSTER CITY
RECEIVED
NOV 12 2014
PLANNING/
CODE ENFORCEMENT

EXHIBIT B

FILE COPY



CITY OF FOSTER CITY
PLANNING DEPARTMENT Site Plan I

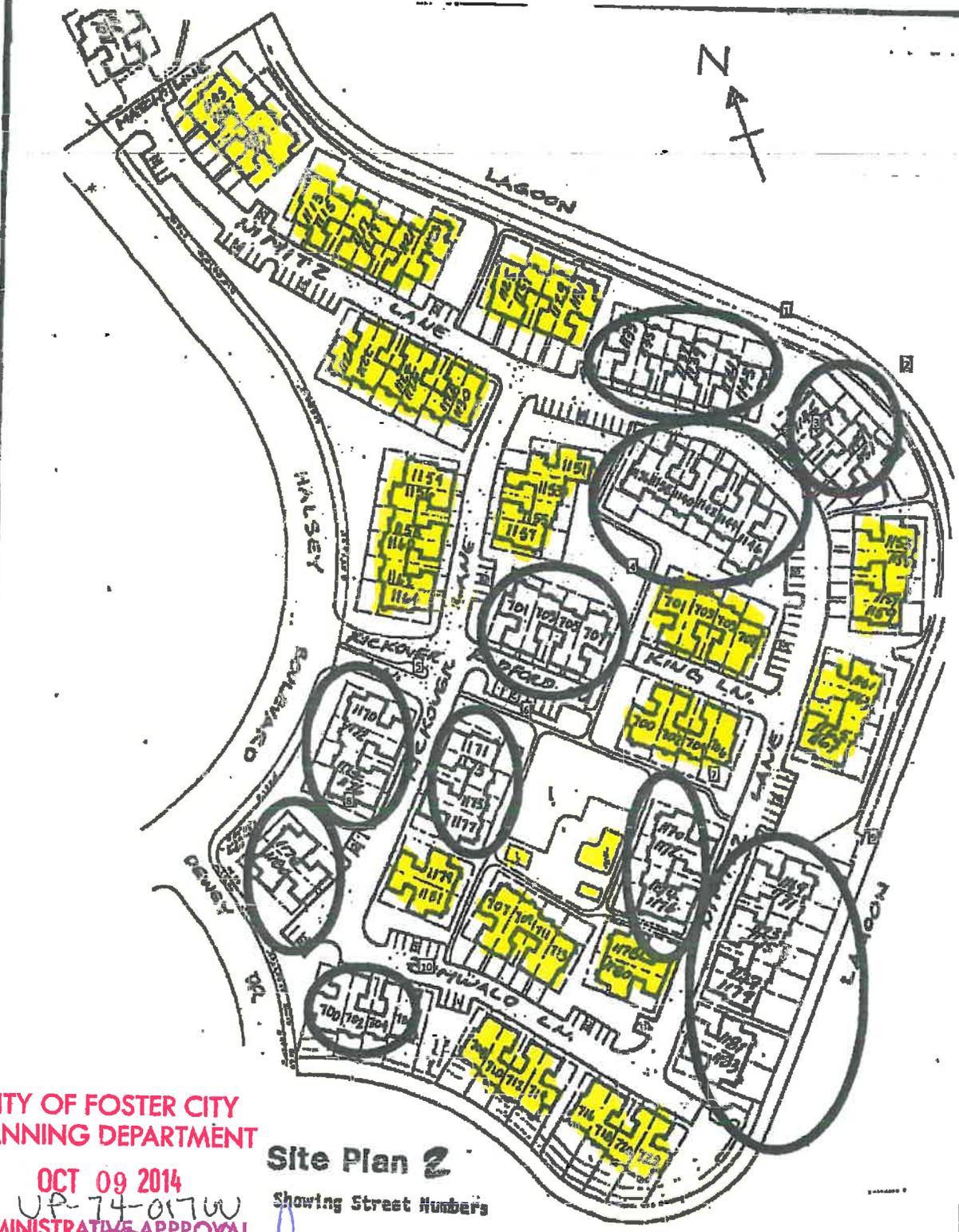
HARBORSIDE

OCT 09 2014 Showing Street Numbers
UP-74-0700
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Circled buildings indicate addresses where wood shakes will be replaced.

EXHIBIT B

FILE COPY



CITY OF FOSTER CITY
PLANNING DEPARTMENT

OCT 09 2014

UP-74-017W

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

CN [Signature]

Site Plan 2
Showing Street Numbers