



# 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 26 2011

PLANNING/  
CODE ENFORCEMENT

**NO BUILDING PERMIT  
REQUIRED**

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

APPLICATION RECEIVED: August 11, 2011

APPLICATION COMPLETE: August 29, 2011

ACTION DATE: September 1, 2011

CASE NO.: UP-73-001L

OWNER: Common Interest Management – Monaca Smith-Onstad,  
1720 S. Amphlett Blvd. #130, San Mateo, CA 94402

APPLICANT: Kim Johnson, EKIM Painting – North, Inc., 10200 Imperial Ave,  
Cupertino, CA 95104

APPLICATION FOR: Modification of an Approved Color Palette

LOCATION: Marina Point – 1170 Foster City Blvd.

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:

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 of Kelly Moore Lemongrass, Western Wear, Happy Camper and Shaker Gray (Scheme A) and Dunn-Edwards Graham Cracker, Rocky Ridge, Gourmet Honey and Shaker Gray (Scheme B) will improve the appearance of the apartment 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

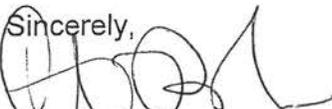
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

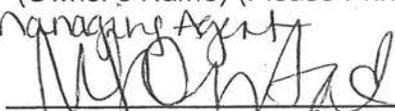
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building 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

Planners Initials JHM

  
\_\_\_\_\_  
(Owner's Name) (Please Print)

Managing Agent  
  
\_\_\_\_\_  
(Owner's Signature)

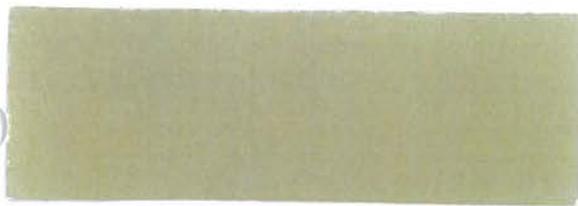
## EXHIBIT A

(Conditions attached to Architectural Review/Use Permit Modification approval  
by the Community Development Director on September 1, 2011)

1. 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 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 recommending work, and the possibility of penalty fees being assessed for unauthorized work.
2. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.
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 approved colors include Kelly More Paints and Dunn-Edwards Paints in the following colors:
  - a. Scheme A
    - i. Siding – Lemongrass – KM213
    - ii. Stucco – Western Wear – KM3980-2
    - iii. Accent – Happy Camper – KM3981-2
    - iv. Accent – Shaker Gray – DE6231
  - b. Scheme B
    - i. Siding – Graham Cracker – DE6144
    - ii. Stucco – Rocky Ridge – DE6145
    - iii. Accent – Gourmet Honey – DE6150
    - iv. Accent – Shaker Gray – DE6231

\* Site specific condition

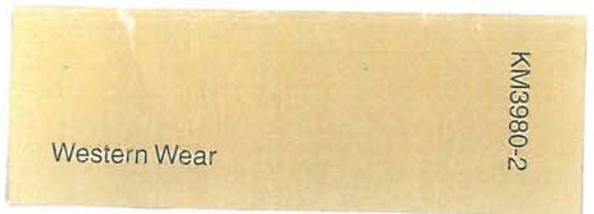
A



siding  
window  
trim



balcony  
front



stucco  
strip above  
balcony

roofline ; Railings



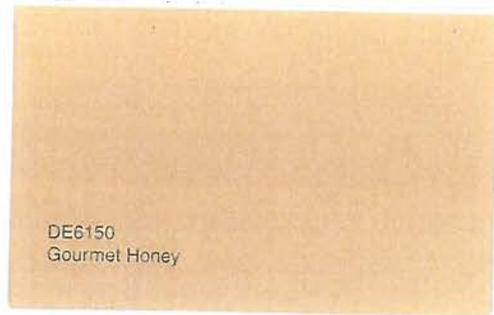
B



siding

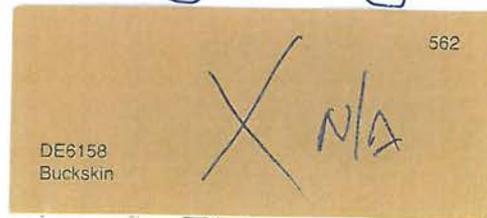


window  
trim ;  
balcony  
front

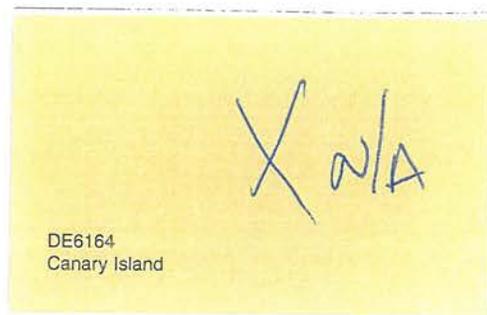


strip  
above  
balcony  
stucco

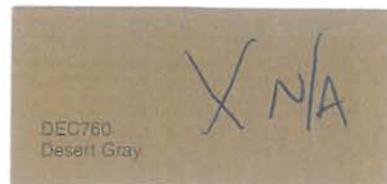
C (Rejected by HOA)



siding  
window  
trim



stucco



strip  
above  
balcony

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AUG 11 2011

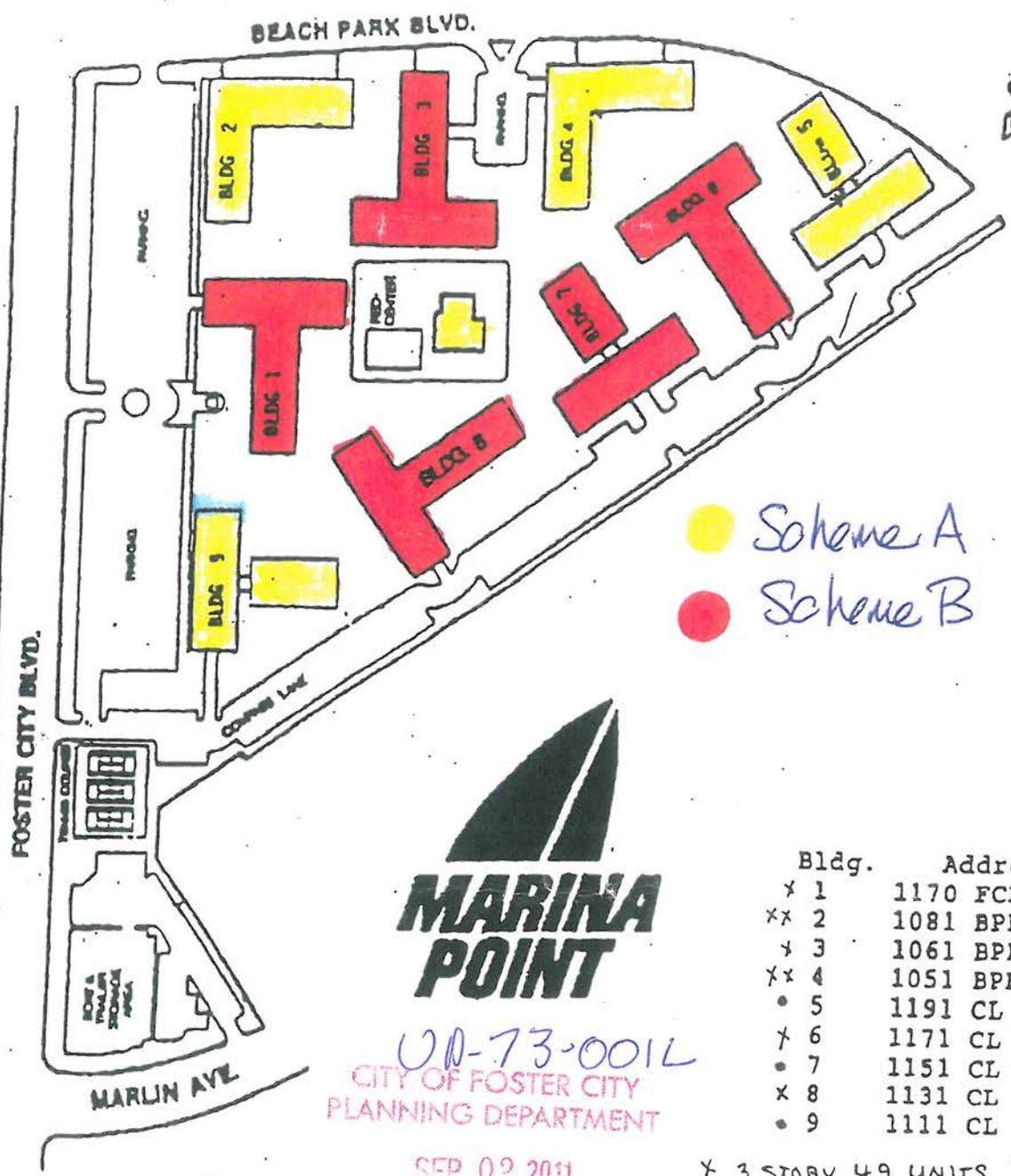
PLANNING/  
CODE ENFORCEMENT *UP 73-0012*

CITY OF FOSTER CITY  
PLANNING DEPARTMENT

SEP 02 2011

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

FOSI  
REL  
AUG 7  
PLA  
CODE EN



● Scheme A  
● Scheme B



00-73-0012  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

SEP 02 2011  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

*[Handwritten signature]*

Bldg.	Address
x 1	1170 FCB
xx 2	1081 BPB
x 3	1061 BPB
xx 4	1051 BPB
• 5	1191 CL
x 6	1171 CL
• 7	1151 CL
x 8	1131 CL
• 9	1111 CL

x 3 STORY 49 UNITS  
xx 3 STORY 42 UNITS  
• 2 STORY 28 UNITS

# MARINA POINT HOMEOWNERS ASSOCIATION

c/o Common Interest Management Services  
1720 S. Amphlett Blvd., Suite 130, San Mateo, CA 94402  
(650) 286-0292 / (650) 286-0296

September 23, 2011

City Of Foster City  
Estero Municipal Improvement District  
610 Foster City Blvd.  
Foster City, CA. 94404-2222

Re: Marina Point- 1170 Foster City Blvd. (Application for modification of an approved color palette)

To whom it may concern,

Enclosed is the application for modification of an approved color palette for Marina Point.

If you have any questions please feel free to call (650) 286-0292 ext. 424.

Thank You

Menalyn Cornjeo  
As Customer Service Representative for  
Marina Point Homeowners Association

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SEP 26 2011

PLANNING/  
CODE ENFORCEMENT