



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

FOSTER CITY
RECEIVED

JUL 25 2013

PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED: July 15, 2013

APPLICATION COMPLETE: July 23, 2013

ACTION DATE: July 25, 2013

CASE NO.: UP-88-001G

OWNER: Martinique Cove Homeowners' Association

OWNER ADDRESS: Richard Schwartz, President Martinique Cove HOA, 917 Clipper Lane, Foster City, CA 94404

APPLICATION FOR: Modification to the exterior building colors at Martinique Cove Planned Development

LOCATION: Martinique Cove

ZONING: R-1/PD (Single-Family Residence/Planned Development District)

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 will improve the appearance of the buildings, will be harmonious with color palette used in the adjacent and neighboring buildings by using similar earth tone and/or neutral colors, 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 proposed exterior color changes are appropriate to the City, the neighborhood and the Martinique Cove Planned Development in which it is proposed because the proposed colors are complementary to one another and they will blend well with the existing streetscape and the houses in the neighborhood.

3. That the proposed exterior color changes 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 Martinique Cove Planned 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.
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 Martinique Cove 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.*

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PLANNING/
CODE ENFORCEMENT

Sincerely,


for
Curtis Banks
Community Development Director

Planners Initials: MS


Richard Schwarz

(Owner's Name) (Please Print)



(Owner's Signature)

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CODE ENFORCEMENT

EXHIBIT A

MARTINIQUE COVE HOMEOWNERS' ASSOCIATION
Guidelines for House Colors

The following guidelines shall govern the house colors in the Martinique Cove Planned Development:

CONDITIONS OF APPROVAL

1. All materials and colors shall be as approved. Once painted, all improvements shall be maintained in accordance with the approved colors as represented in the color brochure (Sherwin Williams – America's Heritage – Exterior historic colors) on file with the Community Development Department, "Martinique Cove Homeowner's Association – Update Color Palette 2013", dated received July 15, 2013 and further described in Exhibit B, attached hereto and incorporated herein.
2. All architectural elements such as soffits, screens, etc. shall be finished in a material and color in harmony with the exterior of the building.
3. All construction shall be designed, constructed, installed, and maintained in a professional manner and appearance.
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. The color of the detached garage door must be the same as the main house.
6. House color must be different color than the adjacent house.
7. This approval supersedes UP-88-001F.
8. The approved colors are as follows or equivalent of:

Buildings:

Exterior Body

Colonial Revival Stone – SW 2827
Colonial Revival Green Stone – SW 2826
Downing Sand – SW 2822
Downing Slate – SW 2819
Downing Earth – SW 2820
Downing Stone – SW 2821

Trim

Classic White SW 2829
Classic White Buff – SW 0050
Rockwood Clay – SW 2823
Downing Straw – SW 2813
Renwick Beige – SW 2805
Sage Green Light – SW 2851

Railing: Black/Brown

Fence: Natural – Clear Coat Sealer/Redwood Stain Cedar

Decks: Natural – Clear Coat Sealer/Redwood Stain Cedar

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APPROVAL PROCESS

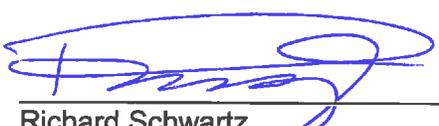
1. For any repainting of more than 25% of the exterior of the house with the same color or any color change, the homeowner or contractor shall use one of the approved color schemes for their house (based on the approved color scheme) as represented in the color brochure (Sherwin Williams – America’s Heritage – Exterior historic colors) on file with the Community Development Department, “Martinique Cove Homeowner’s Association – Update Color Palette 2013”, dated received July 15, 2013 and further described in Exhibit B, attached hereto and incorporated herein.
2. No permit or prior approval from the City of a particular scheme from the approved color schemes is required.
3. The homeowner is required to obtain prior approval from the Martinique Cove Homeowners’ Association prior to changing the exterior building colors.

for


Curtis Banks, Community Development Director
City of Foster City

7/25/13

Date



Richard Schwartz
President Martinique Cove Homeowners’ Association

7/25/13

Date

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EXHIBIT B

NO.	EXTERIOR BODY	TRIM	COLOR SAMPLE
1.	Colonial Revival Stone – SW 2827	Classic White – SW 2829	 <p data-bbox="1019 474 1179 579"> BODY TRIM SW 2827 SW 2829 Colonial Revival Stone Classical White </p>
2.	Colonial Revival Green Stone – SW 2826	Classic White Buff – SW 0050	 <p data-bbox="1019 747 1219 852"> BODY TRIM SW 2826 SW 0050 Colonial Revival Green Stone Classic Light Buff </p>
3.	Downing Sand – SW 2822	Rockwood Clay – SW 2823	 <p data-bbox="1019 1020 1187 1125"> BODY TRIM SW 2822 SW 2823 Downing Sand Rockwood Clay </p>
4.	Downing Slate – SW 2819	Downing Straw – SW 2813	 <p data-bbox="1019 1293 1170 1398"> BODY TRIM SW 2819 SW 2813 Downing Slate Downing Straw </p>
5.	Downing Earth – SW 2820	Renwick Beige – SW 2805	 <p data-bbox="1019 1587 1179 1692"> BODY TRIM SW 2820 SW 2805 Downing Earth Renwick Beige </p>
6.	Downing Stone – SW 2821	Sage Green Light – SW 2851	 <p data-bbox="1019 1860 1179 1965"> BODY TRIM SW 2821 SW 2851 Downing Stone Sage Green Light </p>

To: Community Development Department – Foster City, CA
From: Martinique Cove Homeowners Association
Date: July 15, 2013
Subject: Architectural Review - Amendment to our Home's Color Palette

Dear Members of the Board:

Martinique Cove Homeowners have requested their Board of Directors to review and approve the attached color combinations and add them to our previously approved home color palette. We have reviewed and approved what we present to you today. The following is the text and attached are the actual color chips from our requested review and approval of colors:

Item #	Body	Trim
1	Colonial Revival Stone SW2827	Classic White SW2829
2	Colonial Rev. Green Stone SW2826	Classis White Buff SW0050
3	Downing Sand SW2872	Rockwood Clay SW2823
4	Downing Slate SW2819	Downing Straw SW2813
5	Downing Earth SW2820	Renwick Beige SW2805
6	Downing Stone SW2821	Sage Green Light SW2851

UP-88-001G1
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUL 25 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

See attached for color chips that can be compared to the text written above.

Previously Approved:

Exterior Colors:

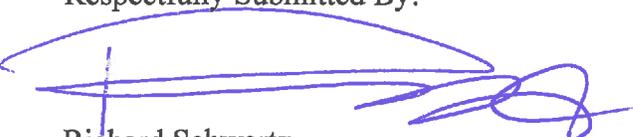
Kelly #214 Pepper Tree – Kelly #36 Navajo White – Kelly #99-2433 S – Kelly 231 – Spanish Sand
Kelly #021679SM7 – Kelly #KM1014L – ROC10 – Kelly #02-3447-SM – Kelly #L-26Y12 –
Kelly #216 Malibu Beige – Kelly #26 – Oyster

Trim Colors:

Kelly @156 Rivera – Kelly #417 Oxford Brown – Kelly #14 Frost – Kelly #23 Swiss Coffee –
Glidden #30G4 88/014 White on White – Kelly #917 Clipper Dark Grey – Kelly #KM4182-3

The above listed colors have been reviewed and approved by the elected Board of Directors at a meeting held on June 18, 2013 at the address of: 917 Clipper Lane, Foster City, CA.

Respectfully Submitted By:


Richard Schwartz
President, Martinique Cove Homeowners Association
917 Clipper Lane, Foster City, CA 94404
650-573-1221 Home



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AMERICA'S HERITAGE

exterior historic colors

Sherwin-Williams coatings enhance curb appeal with beauty and durability



Duration® Exterior Acrylic Latex

- PermaLast® technology delivering unsurpassed durability
- True one-coat coverage
- Lifetime Warranty



Resilience™ Exterior Acrylic Latex

- Exceptional resistance to moisture
- Excellent hide and coverage
- Lifetime Warranty



SuperPaint® Exterior Acrylic Latex

- Superior performance, easy application
- Advanced resin technology provides enhanced overall performance
- 25 Year Warranty



A-100® Exterior Acrylic Latex

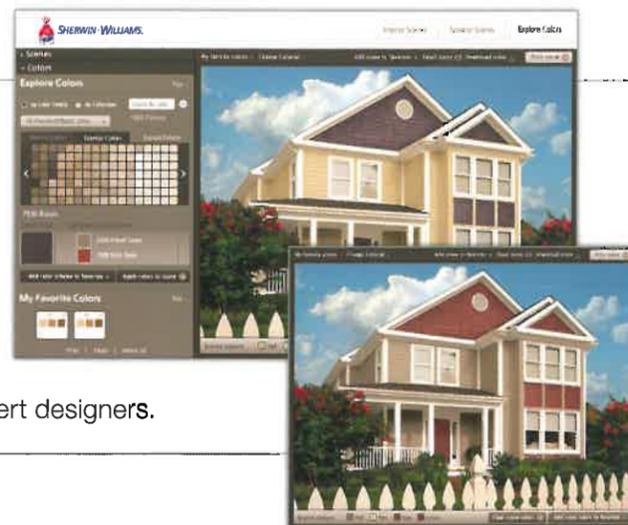
- Trusted 100% Acrylic Formula
- Good, quality at an affordable price
- 15 Year Warranty

Color Visualizer

Experiment with colors with the interactive Color Visualizer on sherwin-williams.com.

With the Color Visualizer, you can:

- Virtually paint dozens of room scenes, as well as exteriors.
- Choose from more than 1,500 colors.
- Explore pre-coordinated palettes created by our expert designers.



945-3119

10/11



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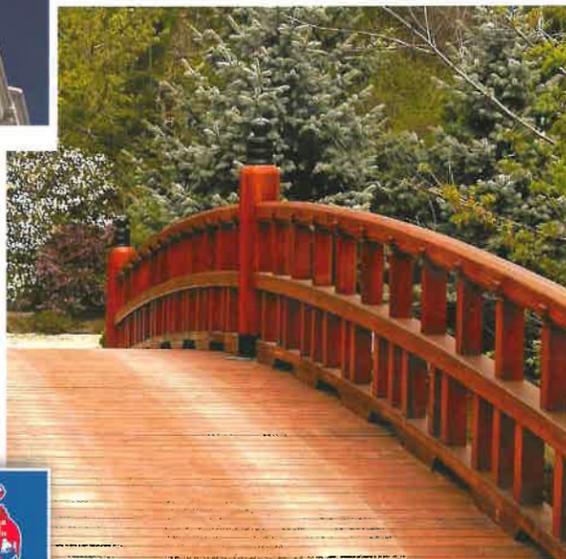




exterior historic colors

AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.



HELPING YOUR ENVIRONMENT

Your neighborhood Sherwin-Williams® paint store has zero-VOC paints that have less impact on the environment and are great for your home. Visit swgreensure.com for more information.



The inside scoop on the exterior

Bringing color to the outside of your house can have a tremendous effect on your home's value and curb appeal.

Things to keep in mind:

- Coordinate paint colors with existing features of your home such as your roof and any brick or stone accents you may have.
- Look for colors that harmonize with your surrounding landscape and neighborhood. Or use any of our color palette collections to find combinations appropriate for the architecture of your home.
- Add splashes of color by highlighting details such as doors, shutters, and architectural elements. Keep in mind light colors can add size, while dark color can inject drama.



There are thousands of colors in the world.

It's time to embrace them.

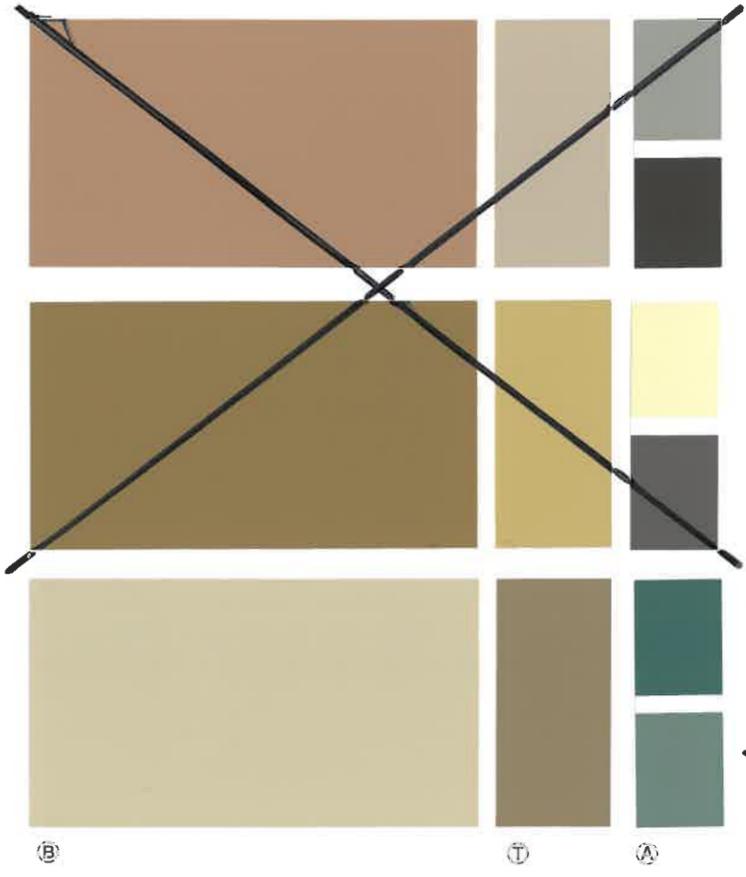
Ask Sherwin-Williams.™

If you have questions or need advice, visit sherwin-williams.com or talk with one of our in-store experts. They can help you narrow your color choices and build a checklist of all the tools and products you'll need.



For the Sherwin-Williams location nearest you, call **1.800.4.SHERWIN** or visit us online at sherwin-williams.com

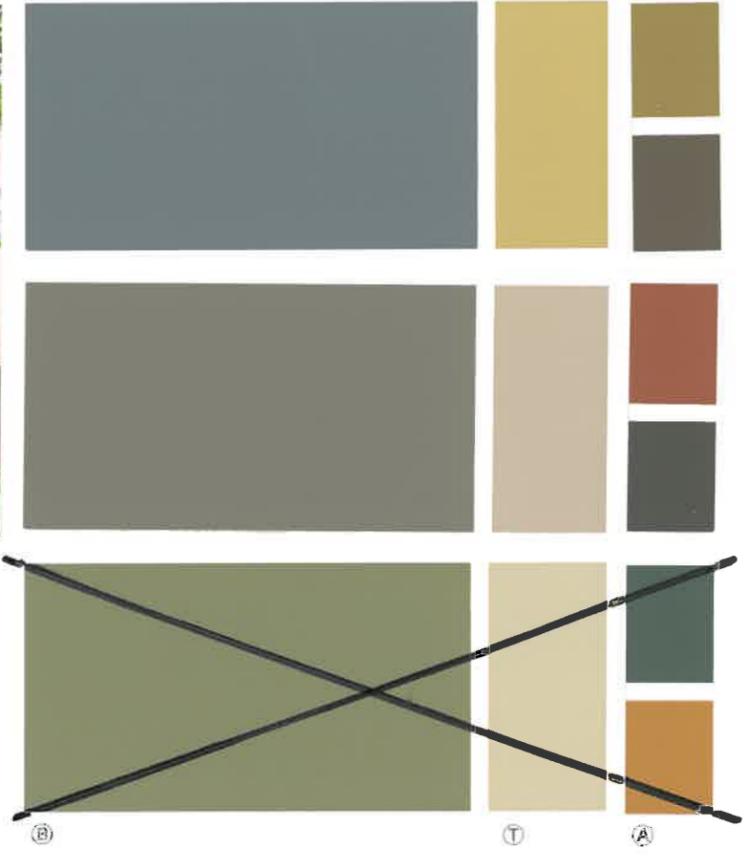
historic color
AMERICA'S HERITAGE



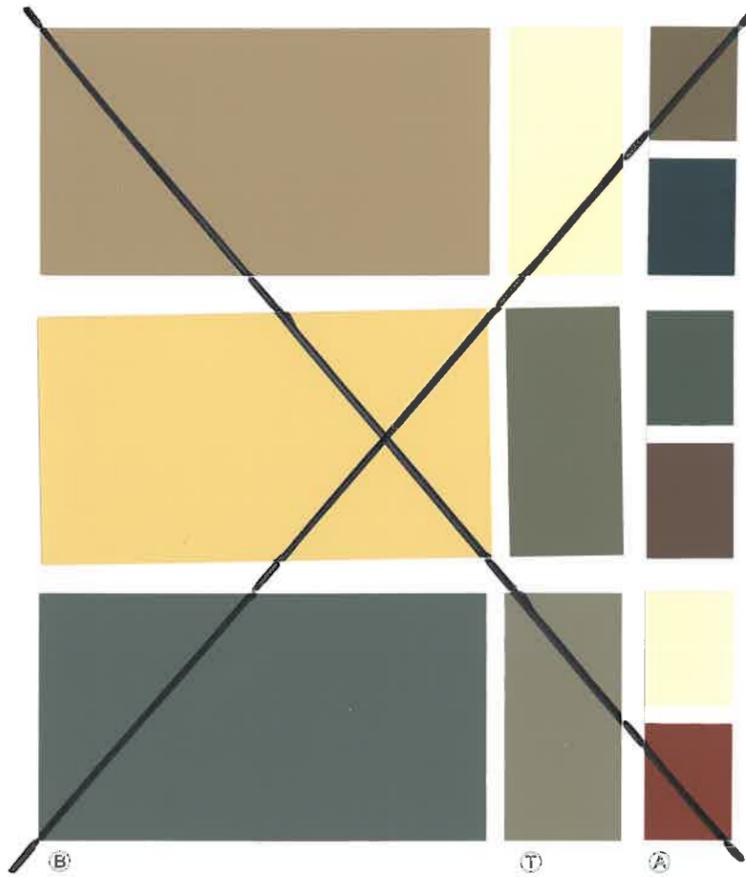
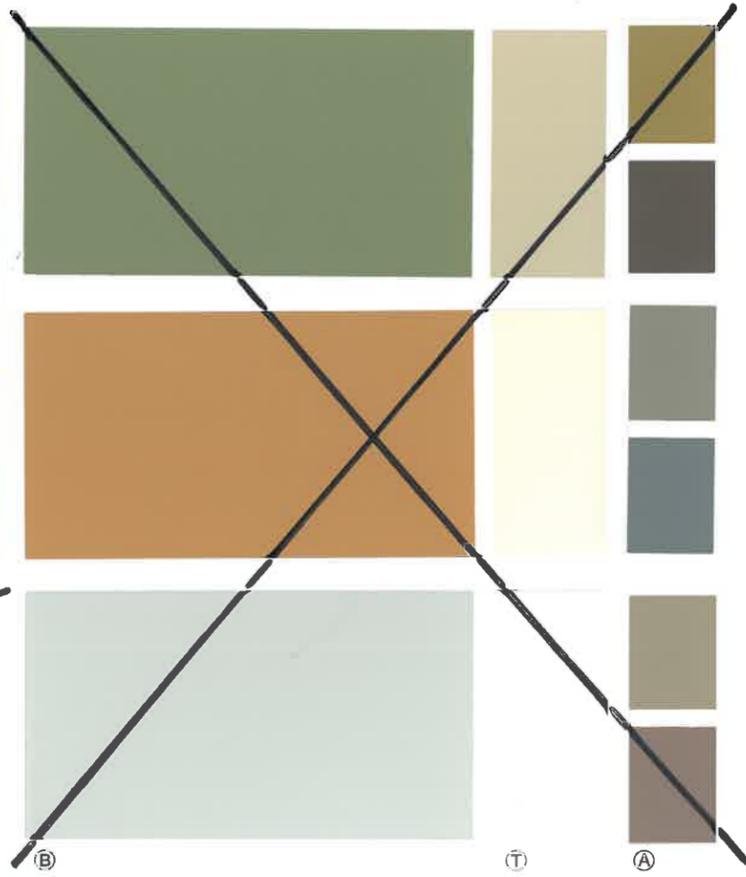
BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Veilum SW 2833	Deseret Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
SW 2815	SW 2822	Dark Green SW 2816	Amber SW 2817



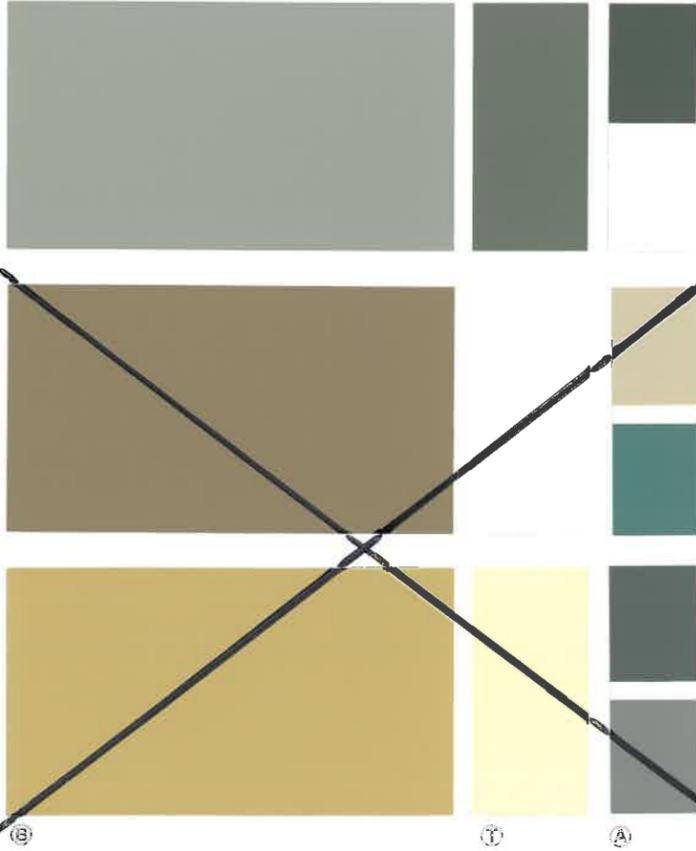
BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2822	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 0029	Curic Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Veilum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Veilum SW 2833	Roycroft Copper Red SW 2839

Due to variations in the printing process, actual colors may vary from those shown in this brochure.

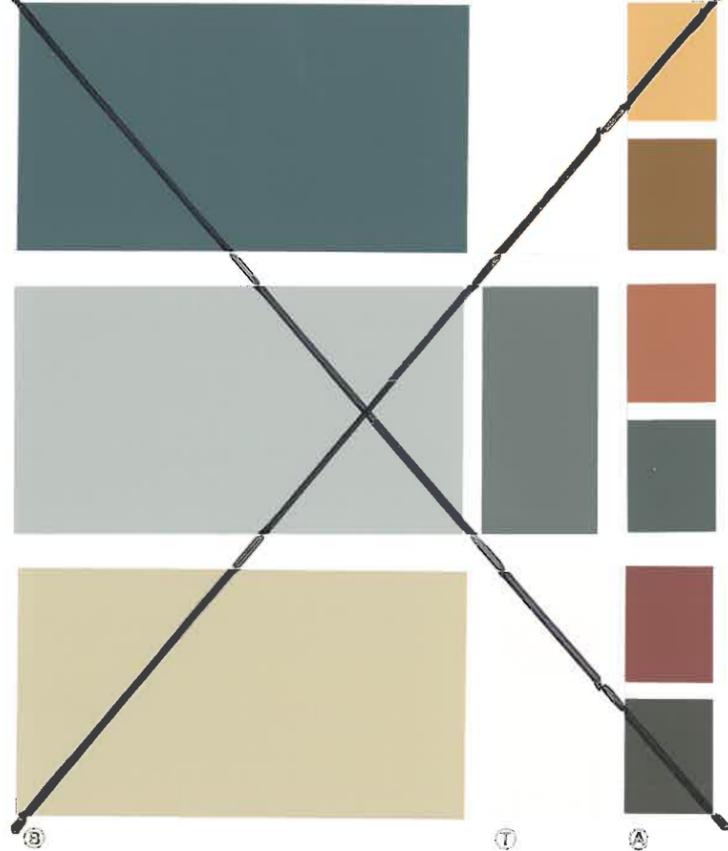
The above scheme is featured on the cover.



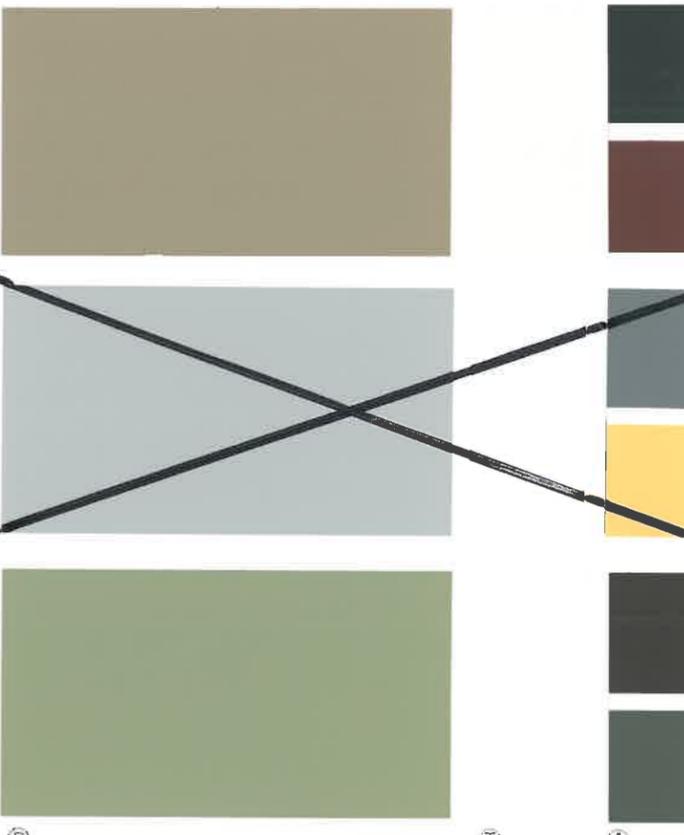
BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Gray SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Storm SW 0018
Downing Straw SW 2813	Roycroft Velum SW 2833	Roycroft Pewter SW 2848	Classic Sage Gray SW 0077



BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2819	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Tolle Red SW 0006	Rookwood Cork Brown SW 2898



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Buaghhouse Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801



BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Triern Black SW 6258	Rookwood Red SW 2802
SW 2832	SW 7005	SW 2819	SW 6373
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 2846