City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

NO BUILDING PERMIT REQUIRED

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OCT 03 2013
PLANNING/
CODE ENFORCEMENT

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

APPLICATION RECEIVED:	September 30, 2013
APPLICATION COMPLETE:	September 30, 2013
ACTION DATE:	October 2, 2013
CASE NO:	UP-83-024E
OWNER:	Hee Sung Hong, Martinique Place HOA Board President, 18 Lyme Lane, Foster City, CA 94404
APPLICANT:	Scott Campbell, 11 Montego Lane, Foster City, CA 94404
APPLICATION FOR:	Add an additional paint color to the previously approved exterior color palette for Martinique Place Development
LOCATION:	Martinique Place Planned Development
ZONING:	R-1/PD (Single-Family Residence/Planned Development)
CEQA DETERMINATION:	Exempt pursuant to 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 add an additional paint color to the previously approved exterior color scheme is consistent with the Foster City General Plan, specifically Land Use and Circulation Goal LUC-B and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed color will improve the appearance of the buildings, will give homeowners the option to change the existing exterior color of their house to a more updated earth tone color palette while keeping the same trim color (Kelly Moore: Frost), will be harmonious with the existing approved color palette for Martinique Place Planned Development 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.

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2. That the proposed modification to the previously approved exterior color palette is appropriate to the City, the neighborhood and the Martinique Place Planned Development in which the exterior color changes are proposed because the proposed colors will complement the colors common to the surrounding neighborhood.

3. That the proposed modification to the previously approved exterior color palette 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 and therefore will not adversely affect the existing appearance of the Martinique Place Development and the neighborhood, 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 will not have any detrimental visual or property value impacts on 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 Department of 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.*

Sincerely,

for Curtis Banks
Community Development Director

Planners Initials: ms

(Owner's Name) (Please Print)

HeeSun Hong
(Owner's Signature)

File Ref: UP-83-024E
Martinique Place Development
UP Type: Exterior Color Palette Modification

EXHIBIT A

(Conditions attached to Use Permit Modification approval
by the Community Development Director on October 2, 2013)

1. All construction shall be located, 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. 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.

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. **Building surfaces shall be kept free from discoloration and staining at all times. Upon notice by the Community Development Director, building surfaces shall be cleaned and/or repainted within thirty (30) calendar days to maintain the appearance of buildings in accordance with the approved colors.**

6. **The additional building color approved as part of this Use Permit Modification shall match the Kelly Moore Paint samples submitted on September 30, 2013, on file with the Community Development Department and as conditioned and shown in the table below:**

Paint #	Paint Name	Location
Kelly Moore	KM 305: Ironwood Low Sheen	Exterior Siding Color
Kelly Moore	KM 14: Frost	Exterior Trim Color

Bold indicates Site Specific Conditions

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UP-83-024E
CITY OF FOSTER CITY
PLANNING DEPARTMENT
OCT 02 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

3-1
3-2

14
Frost

5-8

305
Ironwood

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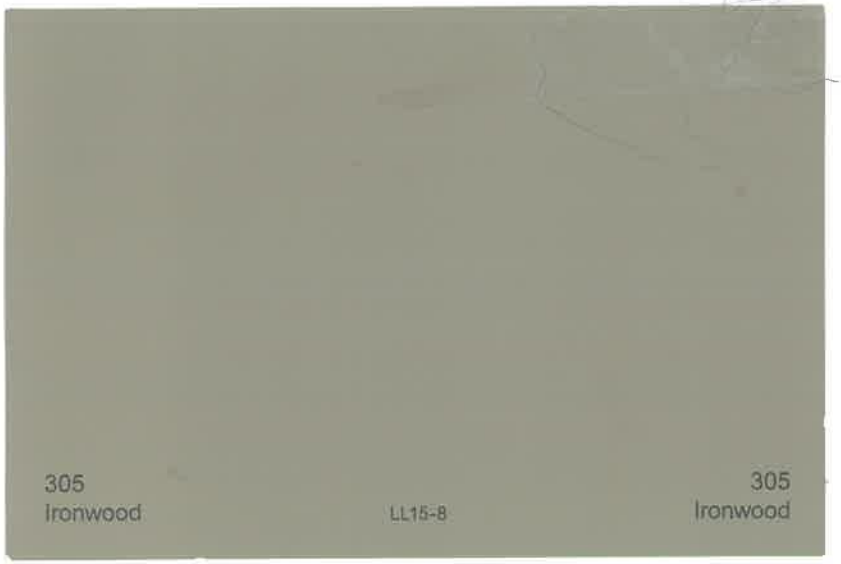
Proposal for addition to exterior siding color standards

Martinique Place Homeowners Association

UP-83-024E
CITY OF FOSTER CITY
PLANNING DEPARTMENT
OCT 02 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exterior Siding color Kelly Moore Ironwood 305 Low sheen



FILE COPY

SEP 30 2013

Exterior trim color Kelly Moore Frost 14