



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222

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**NOV 25 2013**

**PLANNING/  
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: October 25, 2013

APPLICATION COMPLETE: November 4, 2013

ACTION DATE: November 14, 2013

CASE NO: UP-75-008DD

OWNER: Pitcairn Homeowners' Association, c/o Mulqueeny & Associates

ADDRESS: PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Exterior House Color Prototype

LOCATION: Pitcairn Planned Development

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

CEQA DETERMINATION: CEQA Exempt per Section 15301

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. The proposal to establish an Exterior Paint Color Prototype for residences in the Pitcairn Development, as conditioned in Exhibit A, will be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype color schemes: 1) will be sympathetic to the character and style of the existing homes and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing buildings and designed such that the architectural character of the homes is maintained, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve the typical residential uses consistent with the Land Use Plan designation of Single-Family Residential.

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2. The Exterior Paint Color Prototype for the Pitcairn Development is appropriate for the City, the neighborhood, and the Pitcairn HOA homes because the Exterior Paint Color Prototype is compatible with the design and color of the existing homes in the development.
3. That the color schemes identified in the Exterior Paint Color Prototype will be compatible with the site's environment with respect to forms, materials, colors, location, and design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the Exterior Paint Color Prototype 1) will be compatible with the existing homes, and therefore, will preserve the architectural character of the planned development and community consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties, and therefore, will be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and 3) will be sympathetic to the proportions and character of the existing house and neighborhood, and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.
4. That the Exterior Paint Color Prototype policy for residences in the Pitcairn Development 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, property values in the area, or the general welfare of the City because the Exterior Paint Color Prototype will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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. *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

VIRGIL RITTENHOUSE  
(Owner's Name) (Please Print)

Virgil A  
(Owner's Signature)

Planners Initials: aw

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**EXHIBIT A****PITCAIRN HOMEOWNERS' ASSOCIATION****Prototypical Design Guidelines for Exterior House Color**

The following guidelines shall govern the Exterior House Color in the Pitcairn Planned Development:

**CONDITIONS OF APPROVAL**

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.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the 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. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
6. The Exterior House Colors shall be one of the following four schemes.

<b>EXTERIOR HOUSE COLORS – PITCAIRN HOA</b>			
<b>SCHEME</b>	<b>COLOR</b>	<b>NUMBER</b>	<b>LOCATION</b>
A	Cottage White	DEW 318	Body /Trim/ Garage*
	High Noon	DEC 743	Body /Trim/ Garage*
	Wooden Peg	DE 6215	Front Door
B	Bone	DEC 765	Body /Trim/ Garage*
	Bison Beige	DEC 750	Body /Trim/ Garage*
	Black Walnut	DE 6063	Front Door
C	Cottage White	DEW 318	Body /Trim/ Garage*
	Wells grey	DE 6242	Body /Trim/ Garage*
	Center Ridge	DE 6230	Front Door
D	Inside Passage	DEC 764	Body /Trim/ Garage*
	Whole Wheat	DE 6124	Body /Trim/ Garage*
	Sunken Ship	DEA 148	Front Door

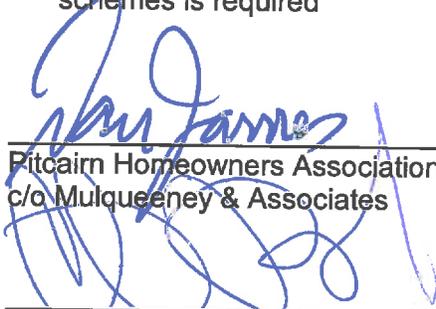
\*Body/Trim/Garage means that if one body/trim color for a particular Scheme is used for trim; the other body /trim color for that Scheme must be used for the body. The garage color must be the same as either the body or the trim color.

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**APPROVAL PROCESS**

The Exterior House Color Prototype allows three alternatives to homeowners when painting the exterior of their home in the Pitcairn Planned Development.

1. Match the existing exterior body and trim colors as close as possible. This alternative will not require HOA approval.
2. Select one of the four color schemes developed by Dunn Edwards Corporation as identified in the above Table "Exterior House Colors – Pitcairn HOA". No change to a color scheme is allowed; that is a color in one scheme cannot be used as a substitute for a color in another scheme. This alternative will not require HOA approval.
3. Changing the colors entirely which means choosing a color that is not one of the four approved Schemes and is not the existing color will require HOA review and approval. To obtain this, the homeowner provides a written request to the HOA which contains seven 8½" x 11" samples of the new body/trim/door colors with the paint company name, the color name and color number on each.
4. No permit or prior approval from the City of a particular scheme from the approved color schemes is required

  
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Pitcairn Homeowners Association  
c/o Mulqueeny & Associates

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Curtis Banks, Community Development Director  
City of Foster City

  
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Date

  
\_\_\_\_\_  
Date

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