



# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222  
(650) 286-3200  
FAX (650) 574-3483

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

APPLICATION RECEIVED: August 22, 2011

APPLICATION COMPLETE: August 22, 2011

ACTION DATE: August 29, 2011

CASE NO: UP-76-007P

OWNER: Plum Island Homeowners' Association

ADDRESS: c/o The Manor Association, Attn: Brian Rayborn, 353 Main Street,  
Redwood City, CA 94063

APPLICATION FOR: Exterior Building Paint Colors

LOCATION: Plum Island Homeowners Association

ZONING: R-1/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. The proposal to establish a prototype for approved exterior paint/stain colors, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the paint/stain colors : 1) will be sympathetic to the character and style of the existing planned development 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 compatible and harmonious with the surrounding neighborhood and ensure that the architectural character of the development is maintained; and 3) will be sympathetic to the character of the existing houses in the Plum Island Planned Development, 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.
2. 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

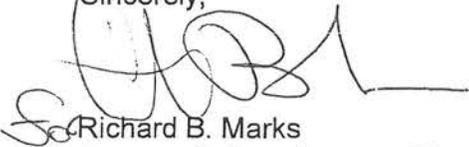
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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



Richard B. Marks  
Community Development Director

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

Planners Initials: kak

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

## EXHIBIT A

### PLUM ISLAND HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Exterior Stain/Paint Colors

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The following guidelines shall govern the exterior paint colors in the Plum Island Planned Development:

#### CONDITIONS OF APPROVAL

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. Homeowners may refinish their houses using one of the following two methods:
  - a. Clear seal wood finish (Cuprinol CFW sealer/stain – tinted or untinted)
  - b. One of the following stains/paint:
    - i. Cabot, semi-transparent or solid stain, New Redwood, #0317
    - ii. Cabot, semi-transparent or solid stain, Mission Brown, #0334
    - iii. Cabot, semi-transparent or solid stain, Oak Brown, #0335
    - iv. Cabot, semi-transparent or solid stain, Sequoia, #0325
    - v. Shakertown Craftsman Shingle Panels stained Redwood
6. Trim cannot be painted any color other than white. Gutters may match either the trim or the siding.

**APPROVAL PROCESS**

- No Approval Process Required

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Brian Rayborn, Managing Agent  
The Manor Association, for  
Plum Island Homeowners' Association

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Date

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Richard B. Marks, Community Development Director  
City of Foster City

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Date



# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY, CA 94404-2222  
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### CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR'S ACTION NOTICE OF DECISION

APPLICATION RECEIVED: March 30, 2001

APPLICATION COMPLETE: April 4, 2001

ACTION DATE: April 9, 2001

CASE NO. : UP-76-007J

APPLICANT: Plum Island Planned Development, c/o The Manor Association

APPLICANT ADDRESS: 500 Harbor Blvd, Belmont, CA 94002

APPLICATION FOR: Prototype Design for Skylight(s) and Sun Tunnel(s), Roofs, House Colors, Garage Doors, Front Doors, and Fences

LOCATION: Plum Island Planned Development

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 to establish a prototype design for garage doors, front doors, fences, roofs, house colors, skylight(s) and sun tunnel(s) in the Plum Island Planned Development, as conditioned in Exhibit A and illustrated in Exhibits B, C, D, E, F and G, 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 prototypical design will maintain the existing appearance of houses in the development, will allow for necessary maintenance and repair of townhouses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, and will be consistent with the residential use of the townhouses in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lots on which it is proposed because the design, colors, and materials of the prototypical property improvements will be compatible with the architectural style, character, and proportions of the houses in the Plum Island Planned Development and they will be in keeping with similar improvements in 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 prototypical design will provide guidelines to ensure that garage doors, front doors, fences, roof replacements, house colors, skylight(s) and sun tunnel(s) are orderly and consistent for all townhouses in the development, and therefore, the overall architectural style and characteristics throughout the Plum Island Planned Development will be preserved.
  
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 prototypical design will ensure that all residences maintain similar architectural characteristics, 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 detrimental visual impacts on the neighborhood, the Plum Island Planned Development, or the property values in the area.

This action is subject to any conditions contained in Exhibits A, B, C, D, E, F, G, and H attached.

#### Expiration

Any Architectural Review or Use Permit Modification 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

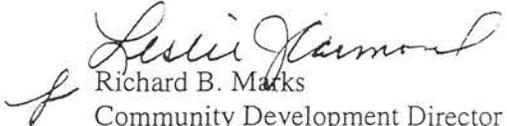
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

Sincerely,

  
Richard B. Marks  
Community Development Director

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(Applicant's Name) (Please Print)

Planner Initials: ECF

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(Applicant's Signature)

## EXHIBIT A

### PLUM ISLAND HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Skylights, Sun Tunnels, Roofs, House Colors, Garage Doors, Front Doors, and Fences

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The following guidelines shall govern the installation and replacement of all skylights, sun tunnels, roofs, house colors, garage doors, front doors, and fences in the Plum Island Planned Development:

#### CONDITIONS OF APPROVAL

##### **General**

1. All construction shall be 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 or the work shall be resubmitted for approval.
3. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.
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 building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.
6. 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.

##### **Skylights**

7. The skylight(s) shall be consistent with the attached Exhibit "B"

##### **Roof Materials**

8. The approved roof materials are:
  - Wood Cedar Shakes (with a fire rating of Class C or better)
  - Hardishake Sierra Brown #180
9. The roofs shall be consistent with the attached Exhibit "C"

##### **House Colors**

10. The approved house colors (exterior stains) are:
  - Clear seal wood finish
    - Cuprinol CFW sealer/stain-tinted or untinted
  - Stains
    - Cabot, semi-transparent stain, New Redwood #0317
    - Cabot, semi-transparent stain, Mission Brown #0334

Cabot, semi-transparent stain, Oak Brown #0335  
Cabot, semi-transparent stain, Sequoia #0325

11. The house colors shall be consistent with the attached Exhibit "D"

#### Doors

12. The garage doors shall be consistent with Exhibit "E" *superceded see UP-76-0071*
13. The front doors shall be consistent with Exhibit "F"

#### Fences

14. Fences shall be consistent with Exhibit "G"

#### Sun Tunnels

15. Sun Tunnels shall be consistent with Exhibit "H"

### APPROVAL PROCESS

#### Skylights

1. The Homeowner or contractor shall apply for an Architectural Review Permit for skylight(s) from the Planning/Code Enforcement Division and shall submit any required drawings and fees.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for new and replacement skylight(s).
4. The Homeowner or applicant shall submit the following:
  - A letter from the Plum Island Homeowner's Association (HOA), indicating their action on the proposal.
  - An Architectural Review application and filing fee.
  - Three copies of a site plan indicating location and dimensions of skylight(s) and sun tunnel(s).

#### Garage Doors, Front Doors, Roofs, and Sun Tunnels

1. *(see UP-76-0071 - superceded)*  
The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of roofs, garage doors, front doors, and/or sun tunnel(s).
3. The Homeowner or applicant shall submit the following:
  - A Building Permit Application and associated fees.
  - A letter from the Plum Island Homeowner's Association (HOA), indicating their action on the proposal.

- A manufacturer's brochure for garage doors and front doors.
- Four (4) copies of a site plan showing the location and dimensions of the sun tunnel(s).

**Fences**

1. The Homeowner or contractor shall apply for an Architectural Review Permit for fences from the Planning/Code Enforcement Division and shall submit any required drawings and fees.
2. The Homeowner or applicant shall submit the following:
  - A letter from the Plum Island Homeowner's Association (HOA), indicating their action on the proposal.
  - An Architectural Review application and filing fee.
  - Three copies of an elevation of fences, indicating design, materials, and height(s). Photos may be substituted for an elevation.

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Sharon Campbell, Managing Agent  
 The Manor Association for  
 Plum Island Homeowners' Association

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Date

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Richard B. Marks, Community Development Director  
 City of Foster City

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Date

# EXHIBIT D

Plum Island Homeowners Association - Prototypes

## EXTERIOR STAINS

1. Homeowners may refinish their homes in one of two methods:
  - a. Clear seal wood finish
    - ◆ Cuprinol CFW sealer/stain – tinted or untinted
  - b. One of the following stains:
    - ◆ Cabot, semi-transparent stain, New Redwood, #0317 \*
    - ◆ Cabot, semi-transparent stain, Mission Brown, #0334
    - ◆ Cabot, semi-transparent stain, Oak Brown, #0335
    - ◆ Cabot, semi-transparent stain, Sequoia, #0325
2. All vents, downspouts, flashings, electrical conduits, etc., shall be painted/stained to match the adjacent surfaces.
3. Trim cannot be painted any color other than white. Gutters may match either the trim or the siding.

\*  
Note: 10/19/05  
Per LJC, Shakertron Craftsman shingle panels stained  
Redwood are equivalent.

KET