



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
RECEIVED
MAY 03 1999
PLANNING
DIVISION

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

APPLICATION RECEIVED: April 15, 1999

APPLICATION COMPLETE: April 20, 1999

ACTION DATE: April 26, 1999

CASE NO.: UP-84-012G

APPLICANT: Williams Landing Homeowners' Association

APPLICANT ADDRESS: 402 Montgomery Street, San Francisco, CA 94104

APPLICATION FOR: Modification of an Approved Color Palette

LOCATION: Williams Landing

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 proposal will enhance the appearance of the development and the neighborhood by providing additional compatible colors for repainting homes.
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 the existing approved color palette for the development and 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 will complement the existing color palette and will therefore blend with the existing colors for the development and complement the existing colors in 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 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

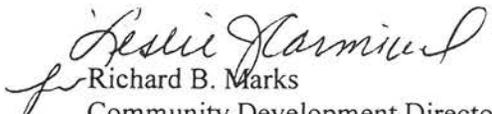
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

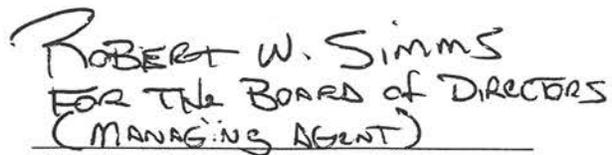
Acknowledgment by Applicant

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.

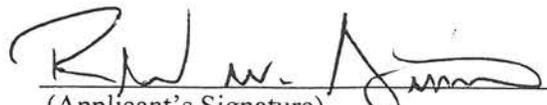
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the /Code Enforcement Division. Please keep the duplicate for your records.

Sincerely,


for Richard B. Marks
Community Development Director


ROBERT W. SIMMS
FOR THE BOARD OF DIRECTORS
(MANAGING AGENT)

(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials: JAR

EXHIBIT A

(Conditions attached to Architectural Review/Use Permit Modification approval
by the Community Development Director on April 26, 1999)

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 of the work shall be resubmitted for approval.
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.

**SEE SAMPLE BOARD FOR COLORS*