City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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APR 23 2015
PLANNING/
CODE ENFORCEMENT

PROTOTYPE

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

APPLICATION RECEIVED: March 31, 2015

APPLICATION COMPLETE: April 9, 2015

ACTION DATE: April 14, 2015

CASE NO: UP-76-013AA

OWNER: Longwater Homeowners' Association c/o Dan James, Mulqueeney and Associates, PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototype for Roof Replacements

LOCATION: Longwater Homeowners' Association

ZONING: R-1/PD

CEQA DETERMINATION: Categorically exempt pursuant to CEQA Section 15301, Class 1 – 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. The proposal to establish a prototypical design guideline for roof replacements in the Longwater Homeowners' Association, as conditioned in Exhibit A, would 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 proposed prototype for roof replacements: 1) will be sympathetic to the character and style of the existing house 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 building and designed such that the architectural character of the house is maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.

2. That the proposed colors, materials and style of the prototype for roof replacements would be compatible with the site's environment with respect to use, forms, materials, colors, location, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the prototype design: 1) will be compatible with the existing house and planned development, and therefore, will preserve the architectural scale and 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.

3. That the proposal would 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 colors, materials and design of the prototype design 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.

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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

Lynn Pierce
(Owner's Name) (Please Print)

(Owner's Signature)

Planners Initials: kak

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EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Roof Replacements
UP-76-013AA

The following guidelines shall govern the replacement of roofs in the Longwater 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 following roof materials and colors (or their equivalent) are approved for the replacement of roofs in the Longwater Homeowners Association:**

   - **Monier Villa tile, Terra Cotta Flashed**
   - **Mission tile in Cordova**
   - **Monier Tile – Villa Country Blend Tan**
   - **Boral "Golden Rod" color #6116**
   - **Eagle Malibu SCM 8830, Albuquerque Blend**

7. **If a replacement roof is proposed which is not on the approved list above, the Longwater Homeowners Association shall review and approve the new roof color finding that it is consistent with the color and material of the original roof.**

Bold: Indicates Site Specific Conditions

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APPROVAL PROCESS (ONLY BP IS REQUIRED)

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.

2. If the proposed roof color and material is not on the approved list, a letter from the Longwater Homeowners Association indicating their approval of the proposed manufacturer, material and color shall be provided prior to issuance of the Building Permit. If the proposed roof is on the list mentioned in the prototype, a letter is not required.

3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical roof materials approved for Longwater Homeowners Association.

Dan James, Managing Agent
Longwater Homeowners Association

4/17/15
Date

Curtis Banks, Community Development Director
City of Foster City

4/24/15
Date

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