



City of Foster City

PROTOTYPE

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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

APPLICATION RECEIVED: August 22, 2024

APPLICATION COMPLETE: September 18, 2024

ACTION DATE: September 24, 2024

CASE NO: UP2024-0024 (supersedes UP2021-0003)

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

ADDRESS: Same

APPLICATION FOR: Amending Prototypical Design Guidelines for Siding Replacement

LOCATION: Longwater Planned HOA 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 Use Permit Modification application based on the following findings in Foster City Municipal Code Section 17.06.070: [ML1]

The establishment, maintenance or cooperation of the use applied for 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, or be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

1. The proposal to amend the prototype designs for siding in the Longwater development will ensure that all residential units within the planned development maintain similar architectural characteristics and will not have detrimental impacts on the neighborhood or planned development and will encourage the proper installation and replacement of siding material in the development.
2. The proposal to amend the prototype designs for siding, as conditioned in Exhibit A, would be consistent with the Foster City General Plan because the proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) contained in the Land Use and Circulation Element of the Foster City General Plan, and will be consistent with the residential use in the Longwater planned development and the Prototypical Guidelines for Longwater.

3. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the location, size, and design of the improvements will be compatible with the location, size, and design of the houses in the Longwater planned development in which it is located.
4. The proposal to amend the prototype designs for siding would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities because the prototypical design will provide guidelines to ensure that siding replacements are orderly and consistent for all residential units in the development, and therefore, will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any 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

In order to demonstrate that you are aware of and understand the Use Permit Modification 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,



Monica Ly (Sep 25, 2024 08:24 PDT)

Sofia Mangalam
Community Development Director

Dan James

(Owner's Name) (Please Print)



(Owner's Signature)

Planners Initials KM

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Siding Replacement UP2024-0024

The following guidelines shall govern the installation and replacement of all siding 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. **Siding shall be consistent (same material, style, pattern, and color) on all exterior walls of the house and garage or as approved by the Longwater Homeowners' Association.**^[ML2]
7. **“Replacement siding” shall be considered a like-for-like replacement if the proposed siding has the same material, style, pattern, and color as the existing siding.**
8. **“New siding” shall be considered any replacement material that is not consistent with the existing building’s siding including, but not limited to, material, style, pattern, and color.**
9. **Like-for-like replacement siding shall not require approval from the Longwater Homeowners' Association. All new siding shall require an approval letter from the Longwater Homeowners' Association. that states the product name, material, color, and action taken by the Homeowners' Association.**
10. **Siding color/stain shall closely match the color it’s replacing. An exterior color change would require approval from the Longwater Homeowners' Association.**

Bold: Indicates Site Specific Conditions

APPROVAL PROCESS FOR LIKE-FOR-LIKE REPAIR OR REPLACEMENT (USING SAME SIDING MATERIAL AS EXISTING)

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
 - Manufacturer’s brochure or sample showing the type of siding that is to be used.
 - Elevations or photographs showing the existing and the location of the proposed siding replacement.
 - Color, stain, and width of existing and new siding shall be provided.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design for siding replacement approved for the Longwater Planned Development.

APPROVAL PROCESS FOR NEW SIDING MATERIAL (REPLACEMENT ANY NEW SIDING THAT IS NOT THE SAME AS EXISTING)

1. The homeowner/applicant shall obtain an approval letter from the Longwater Homeowners’ Association for the proposed siding color/material change. The letter shall indicate that the proposed product name, material, color, any relevant conditions, and the action taken by the HOA.
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 approved siding prototypical design.
4. The Homeowner or applicant shall submit the following:
 - A letter from the Longwater Homeowners’ Association (HOA), indicating the approved product and the action by the association.
 - Manufacturer’s brochure indicating the type of siding to be used.
 - Elevations or photographs showing where the proposed siding replacement or repair will be located.

Dan James

Dan James, Mulqueeney & Associates
Longwater Homeowners Association

Sep 24, 2024
Date

Monica Ly

[Monica Ly \(Sep 25, 2024 08:24 PDT\)](#)
Sofia Mangalam, Community Development Director
City of Foster City

Sep 25, 2024
Date