

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

PROTOTYPE

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

**FOSTER CITY
RECEIVED**

APPLICATION RECEIVED: June 18, 2020

JUL 28 2020

APPLICATION COMPLETE: July 23, 2020

ACTION DATE: July 23, 2020 **PLANNING/
CODE ENFORCEMENT**

CASE NO.: UP2020-0020 (supersedes UP-84-012G)

OWNER/ADDRESS: Charlene Imburgia on behalf of Williams Landing HOA
21 Williams Lane, Foster City, CA 94404

APPLICANT: Same as above

APPLICATION FOR: Modification to the previously approved exterior color palette to
replace the existing four (4) house colors for five (5) new house
colors; replace one (1) existing door color with two (2) new door
colors; replace the existing trim color for a new trim color; and
repaint all of the homes

LOCATION: Williams Landing Planned Development

ZONING: Townhouse Residence/Planned Development District (R-T/PD)

CEQA DETERMINATION: Exempt pursuant to CEQA Section 15301, 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 Use Permit Modification application based on the following findings:

1. That the proposal to replace the existing four (4) house colors for five (5) new house colors; replace one (1) existing door color with two (2) new door colors; replace the existing trim color for a new trim color; and repaint all of the homes located in the Williams Landing Planned Development 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 colors, will improve the appearance of the existing buildings, will complement the previously approved house colors and door colors, will be harmonious with the adjacent and neighboring buildings, will preserve the architectural character of the development and community as stated in Section 17.58.010, Title 17, Zoning, of the Foster City Municipal Code, and therefore, will be consistent with the policy of preserving the character of the neighborhood in which the use is located as stated in the Land Use and Circulation Policy Element Goal LUC-B.
2. That the proposed exterior color changes are appropriate to the City, the neighborhood and the lot in which they are proposed and compatible with their environment with respect to colors 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: (1) complement the existing architecture of the buildings, thereby improving the appearance of the property; (2) are compatible with the architectural style, building materials, and colors common to the neighborhood, specifically the exterior shades of blue, green, and earth tone colors used in the existing building color scheme; and 3) will blend well with the existing streetscapes as seen along Port Royal Avenue.

3. That the proposed exterior color 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, because the proposed new colors will improve the appearance of the existing buildings, will not create substantial glare or light, and 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 Use Permit Modification 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

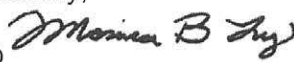
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

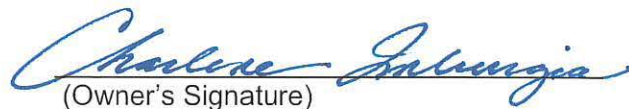
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

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


p.p
Marlene Subhashini
Community Development Director

CHARLENE IMBURGIA
(Owner's Name) (Please Print)


(Owner's Signature)

Planners Initials ML

EXHIBIT A

(Conditions attached to Use Permit Modification approval
by the Community Development Director on July 15, 2020)

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 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. **The new exterior colors shall be consistent with the paint samples (received June 18, 2020), on file with the Community Development Department.**
6. **Building surfaces shall always be kept free from discoloration and staining. Upon notice by the Community Development Director, building surfaces shall be cleaned and/or repainted within thirty (30) calendar days to maintain the colors.**
7. **Within seven (7) days of completion, the applicant shall contact the Planning/Code Enforcement Division and request a final inspection.**
8. **All buildings shall be painted in phases as scheduled and as shown on the Plans submitted June 18, 2020.**
9. **This original Prototype must be signed by the property owner and returned to the Planning/Code Enforcement Division. Note that this Prototype is not valid until the Planning/Code Enforcement Division has received the signed Prototype.**

Note: Bold indicates site specific condition

APPROVAL PROCESS

1. For any repainting of more than 25% of the exterior of the house with the same color or any color change, the homeowner or contractor shall use one of the approved color for their house (based on the approved colors) as represented in the color binder on file with the Community Development Department, "Williams Landing Color Palette" and the colors described in Exhibit B, attached hereto and incorporated herein.
2. No permit or prior approval from the City of a particular scheme from the approved color schemes is required.

Monica B. Jay
p.p

7/23/2020

Marlene Subhashini, Community Development Director
City of Foster City

Date

Charlene Imburgia

Charlene Imburgia
Vice President Williams Landing Homeowners' Association

7-24-2020

Date

EXHIBIT B

LTR	HOUSE BODY	TRIM	GARAGE DOOR	COLOR SAMPLE
A	Dark Gray KM5817 Pebble Beach	White KM 23 Swiss Coffee	Same as house body color or trim color	
B	Light Green KM5756 Sunset Meadow	White KM 23 Swiss Coffee	Same as house body color or trim color	
C	Light Blue KM5802 By the Sea	White KM 23 Swiss Coffee	Same as house body color or trim color	
D	Light Gray KM4901 Hugh's Hue	White KM 23 Swiss Coffee	Same as house body color or trim color	
E	Beige KM5784 Light Truffle	White KM 23 Swiss Coffee	Same as house body color or trim color	

APPROVED DOOR COLORS

NUMBER	DOOR COLOR	COLOR SAMPLE
1	Black KM407 Carbon	
2	Red KMA5 Lolita	
3	Purple KM5583-5 Vincotto	
4	White KM 23 Swiss Coffee	
5	Navy Blue KM4988 Passionate Blueberry	