

RESOLUTION NO. P- 23 -00

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY ESTABLISHING AN EXTERIOR COLOR CHANGE POLICY REGARDING THE SUBMITTAL REQUIREMENTS AND REVIEW PROCESS FOR EXTERIOR COLOR CHANGE REQUESTS FOR BUILDINGS IN ALL ZONING DISTRICTS, INCLUDING THOSE IN AN R-1/PD (SINGLE-FAMILY RESIDENCE/PLANNED DEVELOPMENT) DISTRICT, BUT EXCLUDING THOSE IN AN R-1 (SINGLE-FAMILY RESIDENCE) DISTRICT – CITY OF FOSTER CITY – POLICY P-3-2000

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Planning Commission recognizes that the colors of the City's commercial, office, public facility, light industrial, and residential buildings have a significant effect on the appearance of the City and the value of properties; and

WHEREAS, the Planning Commission wishes to set forth its policies regarding the submittal requirements for exterior building color change applications and how they are reviewed by City staff; and

WHEREAS, the Exterior Color Change Policy will allow staff to evaluate large color samples in both direct sunlight and shade to gain an accurate assessment of a color palette's true properties; and

WHEREAS, an Exterior Color Change policy is necessary in order for staff to make an accurate judgement of a color palette's compatibility with the general appearance of buildings in the subject neighborhood; and

WHEREAS, pursuant to Section 15301 of the California Environmental Quality Act CEQA Guidelines, the proposal has been determined by the Community Development Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, the Planning Commission did duly consider said request at a public meeting on June 1, 2000.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds:

1. The Exterior Color Change Policy (P-3-2000) is consistent with the General Plan of the City of Foster City, specifically Land Use and Circulation Goal LUC-B because it will promote high quality architectural design for renovation or remodeling, and Policy LUC-38 because it will further implement the City's design review process by preserving the character of the neighborhoods and community regarding appropriate and acceptable property improvements; and
2. The Exterior Color Change Policy (P-3-2000) will help ensure that the purposes and principles of Chapter 2.28 (Planning) of the Foster City Municipal Code are enforced and implemented by allowing staff to evaluate proposed color samples on a building for compatibility with the surrounding neighborhood prior to their approval, thereby helping prevent property improvements that might be deemed unsightly in appearance, not properly related to their sites, or not properly related to adjacent uses; and
3. The Exterior Color Change Policy (P-3-2000) will not be detrimental to the health, safety, morals, comfort or general welfare of the persons or property in the neighborhood of the proposed use or to the City of Foster City because it will provide a means for staff to more accurately review and evaluate color change requests to ensure that new building colors are properly related to their

sites and surrounding buildings in the neighborhood, as required by Chapter 2.28 (Planning) of the Foster City Municipal Code, thereby protecting the value of property in the City.

BE IT FURTHER RESOLVED that the Planning Commission adopts Planning Commission Policy P-3-2000 as contained in Exhibit A attached hereto and incorporated herein.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on June 1, 2000, by the following vote:

AYES, COMMISSIONERS: CHANG, WERDEN, RAIN, LAURO AND CHAIRMAN GABBAY

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE


NEIL GABBAY, CHAIRMAN

ATTEST:

RICHARD B. MARKS, SECRETARY

Exhibit A

(Adopted by Planning Commission on June 1, 2000)

Planning Commission Policy

EXTERIOR COLOR CHANGES

Subject: Review process and submittal requirements for exterior color change requests for buildings in all zoning districts, including those in an R-1/PD (Single-Family Residence/Planned Development) District, but excluding those in an R-1 (Single-Family Residence) District.

Policy No.: 3-2000

Date of Planning Commission Approval: *(to be entered upon approval)*

Effective Date of Policy: July 1, 2000 *(tentative, requires prior approval by Planning Commission)*

Background and/or Problem Statement: When property owners in the City request approval for building color changes, the City requires that they submit a color board with their application that illustrates what colors are proposed for the building(s). Color boards typically have pictures of the building (or "typical" pictures of a group of buildings) with the various exterior elements (walls, trim, architectural features, etc.) keyed to actual paint samples. Although each paint sample is usually 8½" x 11" in size, it is small relative to the building surfaces it will be used on, which makes each one somewhat difficult to evaluate. Sometimes a color sample might have a very subdued appearance, even when viewed in sunlight, but when painted on a large building surface, it might have a very bright appearance that creates glare.

In some instances where proposed colors have been questionable to staff, applicants were required to paint the colors in small areas on the subject building. This has allowed staff to evaluate each color and gain an accurate assessment of its appearance on the building, both in the sunlight and in the shade. Further, it allowed staff to judge the proposed color palette for compatibility with the surrounding neighborhood. The process has also been useful to applicants, as sometimes the proposed colors do not appear as they were originally envisioned, resulting in a revised color scheme.

The City recognizes that the colors of its commercial, office, public facility, light industrial, and residential buildings have a significant effect on the appearance of the City and the value of property. With an existing stock of buildings commonly using muted color palettes of beige and gray, having one building or group of buildings with a significantly different appearance can greatly impact a neighborhood.

Purpose of Policy: To establish submittal requirements and a review procedure for exterior color change requests that will provide City staff with the information and the means to review and evaluate proposed color palettes for compatibility with the subject property's surrounding neighborhood.

Policy: The content of this policy shall apply to properties in all zoning districts, including those in an R-1/PD (Single-Family Residence/Planned Development) District, but excluding those in an R-1 (Single-Family Residence) District, as required by the Foster City Municipal Code.

A. Submittal Requirements for Building Color Change

1. Application form, completed and signed by property owner on reverse.
2. Fee/deposit of \$100.00.
3. Color board, including 8½" x 11" samples of all proposed colors for wall surfaces, trim elements, and any other architectural features that are appropriately keyed to photographs (or scaled drawings) of the subject building(s).
4. Material samples – In instances where new siding is being applied to a building in conjunction with a color change, or as otherwise required by the Community Development Director, painted samples of actual proposed materials shall be included with the application.

In addition to the submittal requirements above, the applicant shall also paint color samples on the subject building(s) to illustrate the entire proposed color palette (unless determined by the Community Development Director to be unnecessary). All color samples shall be located on surfaces that receive both direct sunlight and shade, and are subject to the following parameters:

- For the proposed primary building color, a minimum 5'-wide x 5'-high wall area shall be painted with the proposed color.
- For all trim elements or similar architectural features, a minimum 5'-length of trim shall be painted with the proposed color(s).
- The Community Development Director reserves the right to require additional sizes or locations of painted color swatches if necessary in order to complete staff's evaluation of the proposal.

B. City Review of Application

1. Planning/Code Enforcement Division staff shall review the proposed color board in the sunlight and shade for compatibility with the surrounding neighborhood.
2. When the color swatches have been painted in appropriate locations on the subject building(s), Planning/Code Enforcement Division staff shall review the building color samples in the field at times when the color(s) is in direct sunlight and at times when it is in shade.
3. If the Community Development Director is unsure whether the proposed color palette is compatible with the surrounding neighborhood, staff shall invite members of the Planning Commission to visit the site (consistent with the requirements of the Brown Act), review the samples, and individually provide comments to staff.
4. When all City review of the proposal is complete, the Community Development Director shall either approve the proposal with or without Conditions of Approval, recommend that the applicant revise/resubmit the color palette and repaint the sample colors on the building(s) consistent with the requirements of this Policy, or deny the request.

C. Standard Conditions of Approval

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.
- * 6. The new building colors shall be as indicated on the color sample board, dated _____, (enter date) on file in the Community Development Department, and as indicated in the table below:

Color #	Building Surface/Feature	Color Approved
1	Wall Siding	Color name & code
2	Trim	Color name & code
3	List any other features here	Color name & code

- * 7. Unless an extended time period is approved by the Community Development Director, the painting shall commence within ____ days (60 days, 90 days, 120 days; pick one, depending on the season of the year and the applicant's timeline) of the date of approval, or the subject Architectural Review permit/Use Permit Modification shall expire.
- * Site Specific Condition