



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

PROTOTYPE

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

APPLICATION RECEIVED: August 11, 2020

APPLICATION COMPLETE: August 19, 2020

ACTION DATE: August 19, 2020

CASE NO.: UP2020-0025

OWNER/ADDRESS: Alden Crossing HOA, C/O The Manor Association, 1800 Gateway Drive, #100, San Mateo, CA 94404

APPLICANT/ADDRESS: Alden Crossing Development

APPLICATION FOR: Amending Prototypical Design Guidelines for Exterior House Color and Siding

LOCATION: Alden Crossing Planned Development

ZONING: R-1/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 Use Permit Modification application based on the following findings:

<u>Complies</u>	Does Not <u>Comply</u>	<u>N/A</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The proposed exterior house color(s) and siding will improve the appearance of the buildings, will be harmonious with the adjacent and neighboring buildings, and will preserve the architectural character of the community.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The proposed exterior house color(s) and siding will complement colors common to the neighborhood and is appropriate to the City, the neighborhood and the lot in which it is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. The proposed exterior house color(s) and siding are compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities.

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>4. The proposed exterior house color(s) and siding are complimentary to one another and they will blend well with the existing streetscape and other buildings in the area.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>5. The proposed exterior house color(s) and siding will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>6. The proposed exterior house color(s) and siding will not adversely affect the existing appearance of the development and will not have any significant visual or property value impacts to the adjacent properties, the streetscape or the neighborhood.</p> |

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

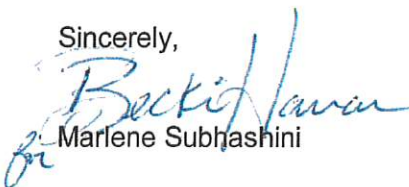
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

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,


 Marlene Subhashini

Planners Initials BH

Eileen Greathouse Sep 24, 2020

 (Owner's Name) (Please Print)



Eileen Greathouse (Sep 24, 2020 16:00 PDT)

 (Owner's Signature)

EXHIBIT A

ALDEN CROSSING HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Exterior House Colors and Siding Replacement

(Approved by the Planning Commission on July 21, 2009 and **REVISED** by the Community Development Director on August 19, 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 located, 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 Alden Crossing Planned Development exterior paint colors and siding shall be consistent with Exhibit B and Exhibit C.**
6. **The approved siding materials include:**
 - a. **James Hardie Plank six (6) or seven (7) inch wide siding; or**
 - b. **Wood plank siding that matches the existing siding, five and one-half inches wide.**
7. **The siding material shall be painted in accordance with the approved colors for the Alden Crossing Planned Development as shown in Exhibit B.**
8. **Building surfaces shall be kept free from discoloration and staining at all times. Upon notice by the Community Development Director, building surfaces shall be cleaned and/or repainted within thirty (30) calendar days to maintain the colors.**
9. **Within seven (7) days of completion, the applicant shall contact the Planning/Code Enforcement Division (286-3225) and request a final inspection**


Bold: Indicates Site specific condition

APPROVAL PROCESS FOR EXTERIOR PAINTING:

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 schemes for their house based on the **Alden Crossing House Color Plan by Address** and the **Alden Crossing Exterior Colors**, dated received August 11, 2020 and further described in Exhibit B and Exhibit C, 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.

APPROVAL PROCESS FOR REPAIR OR REPLACEMENT WITH JAMES HARDIE SIDING MATERIAL:

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
 - A letter from the Alden Crossing Homeowners' Association (HOA), indicating their action on the proposal.
 - Manufacturer's brochure indicating the type of siding that is to be used
 - 3 copies of elevations or photographs showing where the proposed siding replacement or repair will be located
 - 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 Alden Crossing Planned Development.



Marlene Subhashini (Oct 1, 2020 10:14 PDT)

Marlene Subhashini
Community Development Director
City of Foster City

Oct 1, 2020

Date



Eileen Greathouse (Sep 24, 2020 16:00 PDT)

Eileen Greathouse, The Manor Association
Alden Crossing Homeowners' Association

Sep 24, 2020

Date

EXHIBIT B

ALDEN CROSSING EXTERIOR COLORS PLAN A (Light Blue) Existing Colors and Options

EXISTING COLOR:

- House Body (including garage trim & door): KM-97-072-SMT (Alden Light Blue)
- Gutters, Fascia, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

OPTION 1:

- House Body (including garage trim & door): KM-3812-2 (blue gray)
- Gutters, Fascia, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

OPTION 2:

- House Body (including garage trim & deer): KM-216 (beige tone)
- Hardie board siding of Monterey Taupe color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-29 (off-white)
- Shutters: KM-29 (off-white)
- Front Door Only: KM-29 (off-white) or KM-1250-407 (black)

OPTION 3:

- House Body (including garage trim & door): DE-3024 (medium brown tone)
- Hardie Board Siding of Khaki Brown color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-29 (off-white)
- Shutters: KM-29 (off-white)
- Front Door Only: KM-29 (off-white) or KM-1250-407 (black)

IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters and garage doors use semi-gloss paint or flat.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore. Any paint company can match and supply the KM color numbers.
6. They have the option to keep the garage doors white.

See "Alden Crossing House Color Plan By Address" to identify which Plan your residence is located in.

ALDEN CROSSING EXTERIOR COLORS
PLAN B (Dark Blue) Existing Colors and Options

EXISTING COLOR:

- House Body (including garage trim & door): KM-97-073-SMT (Alden Dark Blue)
- Hardie Board Siding of Evening Blue Color may be used
- Gutters, Fascia, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

OPTION 1:

- House Body (including garage trim & door): KM-3797-2 (medium blue)
- Hardie Board Siding of Boothbay Blue color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-97-074 (dark blue)

OPTION 2:

- House Body (including garage trim & door): DE-3024 (medium brown tone)
- Hardie Board Siding of Khaki Brown color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-29 (off-white)
- Shutters: KM-29 (off-white)
- Front Door Only: KM-29 (off-white) or KM-1250-407 (black)

IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters and garage doors use semi-gloss paint or flat.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore. Any paint company can match and supply the KM color numbers.
6. They have the option to keep the garage doors white

See "Alden Crossing House Color Plan By Address" to identify which Plan your residence is located in.

ALDEN CROSSING EXTERIOR COLORS
PLAN C (Light Gray) Existing Colors and Options

EXISTING COLOR:

- House Body (including garage trim & door): KM-97-071-SMT (Alden Light Gray)
- Hardie Board Siding of Pearl Gray color may be used
- Gutters, Fascia, Window Trim: KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-1250-407 (black)

OPTION 1:

- House Body (including garage trim & door): KM-3812-2 (medium gray)
- Hardie Board Siding of Slate color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-1240-121 (white)
- Front Door, Shutters: KM-1250-121 (white) or KM-1250-407 (black)

OPTION 2:

- House Body (including garage trim & door): DE-3016 (dark brown tone)
- Hardie Board Siding of Khaki Brown color may be used
- Gutters, Fascia, Trim (excluding garage trim): KM-29 (off-white)
Shutters: KM-29 (off-white)
- Front Door Only: KM-45 (off-white) or KM-1250-407 (black)

IMPORTANT NOTES:

1. Downspouts and all utility doors are to be painted the background color.
2. For all front doors, shutters and garage doors use semi-gloss paint or flat.
3. Apply metal primer to all metal surfaces before painting with semi-gloss.
4. For all other surfaces use flat exterior paint.
5. KM is Kelly Moore. Any paint company can match and supply the KM color numbers.
6. They have the option to keep the garage doors white.

See "Alden Crossing House Color Plan By Address" to identify which Plan your residence is located in.

EXHIBIT C

Alden Crossing House Color Plan By Address

Address	Street	Plan
400	THATCHER LANE	PLAN A – LIGHT BLUE
423	THATCHER LANE	PLAN A – LIGHT BLUE
465	THATCHER LANE	PLAN A – LIGHT BLUE
480	THATCHER LANE	PLAN A – LIGHT BLUE
393	THATCHER LANE	PLAN A – LIGHT BLUE
364	THATCHER LANE	PLAN A – LIGHT BLUE
348	THATCHER LANE	PLAN A – LIGHT BLUE
316	THATCHER LANE	PLAN A – LIGHT BLUE
323	THATCHER LANE	PLAN A – LIGHT BLUE
297	THATCHER LANE	PLAN A – LIGHT BLUE
274	THATCHER LANE	PLAN A – LIGHT BLUE
261	THATCHER LANE	PLAN A – LIGHT BLUE
248	THATCHER LANE	PLAN A – LIGHT BLUE
245	THATCHER LANE	PLAN A – LIGHT BLUE
224	THATCHER LANE	PLAN A – LIGHT BLUE
213	THATCHER LANE	PLAN A – LIGHT BLUE
193	THATCHER LANE	PLAN A – LIGHT BLUE
168	THATCHER LANE	PLAN A – LIGHT BLUE
165	THATCHER LANE	PLAN A – LIGHT BLUE
135	THATCHER LANE	PLAN A – LIGHT BLUE
113	THATCHER LANE	PLAN A – LIGHT BLUE
244	ROSS LANE	PLAN A – LIGHT BLUE
272	ROSS LANE	PLAN A – LIGHT BLUE
201	BILLINGSGATE LN	PLAN A – LIGHT BLUE
246	BILLINGSGATE LN	PLAN A – LIGHT BLUE
251	BILLINGSGATE LN	PLAN A – LIGHT BLUE
260	BILLINGSGATE LN	PLAN A – LIGHT BLUE
278	BILLINGSGATE LN	PLAN A – LIGHT BLUE
287	BILLINGSGATE LN	PLAN A – LIGHT BLUE

Address	Street	Plan
123	THATCHER LANE	PLAN B – DARK BLUE
156	THATCHER LANE	PLAN B – DARK BLUE
173	THATCHER LANE	PLAN B – DARK BLUE
187	THATCHER LANE	PLAN B – DARK BLUE
190	THATCHER LANE	PLAN B – DARK BLUE
201	THATCHER LANE	PLAN B – DARK BLUE
223	THATCHER LANE	PLAN B – DARK BLUE
238	THATCHER LANE	PLAN B – DARK BLUE
260	THATCHER LANE	PLAN B – DARK BLUE
272	THATCHER LANE	PLAN B – DARK BLUE
291	THATCHER LANE	PLAN B – DARK BLUE
300	THATCHER LANE	PLAN B – DARK BLUE
313	THATCHER LANE	PLAN B – DARK BLUE
349	THATCHER LANE	PLAN B – DARK BLUE
356	THATCHER LANE	PLAN B – DARK BLUE
373	THATCHER LANE	PLAN B – DARK BLUE
399	THATCHER LANE	PLAN B – DARK BLUE
413	THATCHER LANE	PLAN B – DARK BLUE
432	THATCHER LANE	PLAN B – DARK BLUE
449	THATCHER LANE	PLAN B – DARK BLUE
464	THATCHER LANE	PLAN B – DARK BLUE
489	THATCHER LANE	PLAN B – DARK BLUE
232	ROSS LANE	PLAN B – DARK BLUE
260	ROSS LANE	PLAN B – DARK BLUE
222	BILLINGSGATE LN	PLAN B – DARK BLUE
232	BILLINGSGATE LN	PLAN B – DARK BLUE
247	BILLINGSGATE LN	PLAN B – DARK BLUE
252	BILLINGSGATE LN	PLAN B – DARK BLUE
275	BILLINGSGATE LN	PLAN B – DARK BLUE
290	BILLINGSGATE LN	PLAN B – DARK BLUE

Address	Street	Plan
101	THATCHER LANE	PLAN C – LIGHT GRAY
149	THATCHER LANE	PLAN C – LIGHT GRAY
174	THATCHER LANE	PLAN C – LIGHT GRAY
179	THATCHER LANE	PLAN C – LIGHT GRAY
199	THATCHER LANE	PLAN C – LIGHT GRAY
221	THATCHER LANE	PLAN C – LIGHT GRAY
222	THATCHER LANE	PLAN C – LIGHT GRAY
237	THATCHER LANE	PLAN C – LIGHT GRAY
253	THATCHER LANE	PLAN C – LIGHT GRAY
254	THATCHER LANE	PLAN C – LIGHT GRAY
285	THATCHER LANE	PLAN C – LIGHT GRAY
301	THATCHER LANE	PLAN C – LIGHT GRAY
332	THATCHER LANE	PLAN C – LIGHT GRAY
335	THATCHER LANE	PLAN C – LIGHT GRAY
365	THATCHER LANE	PLAN C – LIGHT GRAY
385	THATCHER LANE	PLAN C – LIGHT GRAY
394	THATCHER LANE	PLAN C – LIGHT GRAY
416	THATCHER LANE	PLAN C – LIGHT GRAY
435	THATCHER LANE	PLAN C – LIGHT GRAY
448	THATCHER LANE	PLAN C – LIGHT GRAY
473	THATCHER LANE	PLAN C – LIGHT GRAY
496	THATCHER LANE	PLAN C – LIGHT GRAY
200	ROSS LANE	PLAN C – LIGHT GRAY
256	ROSS LANE	PLAN C – LIGHT GRAY
284	ROSS LANE	PLAN C – LIGHT GRAY
200	BILLINGSGATE N	PLAN C – LIGHT GRAY
234	BILLINGSGATE N	PLAN C – LIGHT GRAY
235	BILLINGSGATE N	PLAN C – LIGHT GRAY
263	BILLINGSGATE N	PLAN C – LIGHT GRAY
262	BILLINGSGATE N	PLAN C – LIGHT GRAY
286	BILLINGSGATE N	PLAN C – LIGHT GRAY
293	BILLINGSGATE N	PLAN C – LIGHT GRAY