

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

NO BUILDING PERMIT REQUIRED

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

APPLICATION RECEIVED: April 29, 2015

APPLICATION COMPLETE: April 29, 2015

ACTION DATE: May 6, 2015

CASE NO.: UP-74-017WW

OWNER: Harborside Homeowners Association

OWNER ADDRESS: c/o Veronica Sandoval, 1720 S. Amphlett Drive # 130, San Mateo, CA 94402

APPLICATION FOR: Use Permit Modification for a new Exterior Color Palette

LOCATION: Harborside Planned Development

ZONING: R-T/PD (Townhouse 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:

1. That the proposal to change the exterior building colors for the Harborside 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 townhouse buildings, will be harmonious with color palettes used in the adjacent and neighboring buildings by using similar contemporary and neutral colors, will preserve the architectural character of the 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 development is located as stated in the Land Use and Circulation Policy LUC-38.
2. That the proposed exterior color changes are appropriate to the City, the neighborhood and the lot in which it is proposed because the proposed colors are complementary to one another and will blend well with the existing streetscape and other residential buildings in the neighborhood.

EXHIBIT A

(Conditions attached to Use Permit Modification approval
by the Community Development Director on May 6, 2015)

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. 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.
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 of all the painting, the applicant or property manager shall contact the Planning/Code Enforcement Division (286-3225) and request a final inspection.**
6. All construction related activities including but not limited to noise, glare, vibration, dust etc., shall be in accordance with Chapter 17.68, General Performance Standards, of Title 17, of the Foster City Municipal Code.
7. **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.**
8. **The new building house, clubhouse and pool house colors shall match the Harborside Proposed Building Color samples and plans submitted on April 29, 2015 on file with the Community Development Department.**
9. **Trash enclosures, signs and/or other accessory structures not shown on the plans shall be painted to match the exterior color scheme of the development prior to final inspection.**

Bold indicates Site Specific Conditions

HARBORSIDE PROPOSED BUILDING COLORS

Attached are the recommended body color designations for each Harborside building.

Names and numbers are Dunn-Edwards Paint (DEP). The actual paint used will be per paint specifications and the color matched.

Color Code	DEP Number	DEP Name
A	DE6206	Desert Suede
B	DEC750	Bison Beige
C	155-180M-11	Calico Gray
D	DEC770	Drifting
E	DE5809	Raging Tide

All gutters, fascia, window and door trim will be painted with DEW340 Whisper.

Front Door Colors for the clubhouse and pool building

DE 6124 Whole Wheat

Front Door selections (to be selected by the individual homeowner)

DEA 187 Black

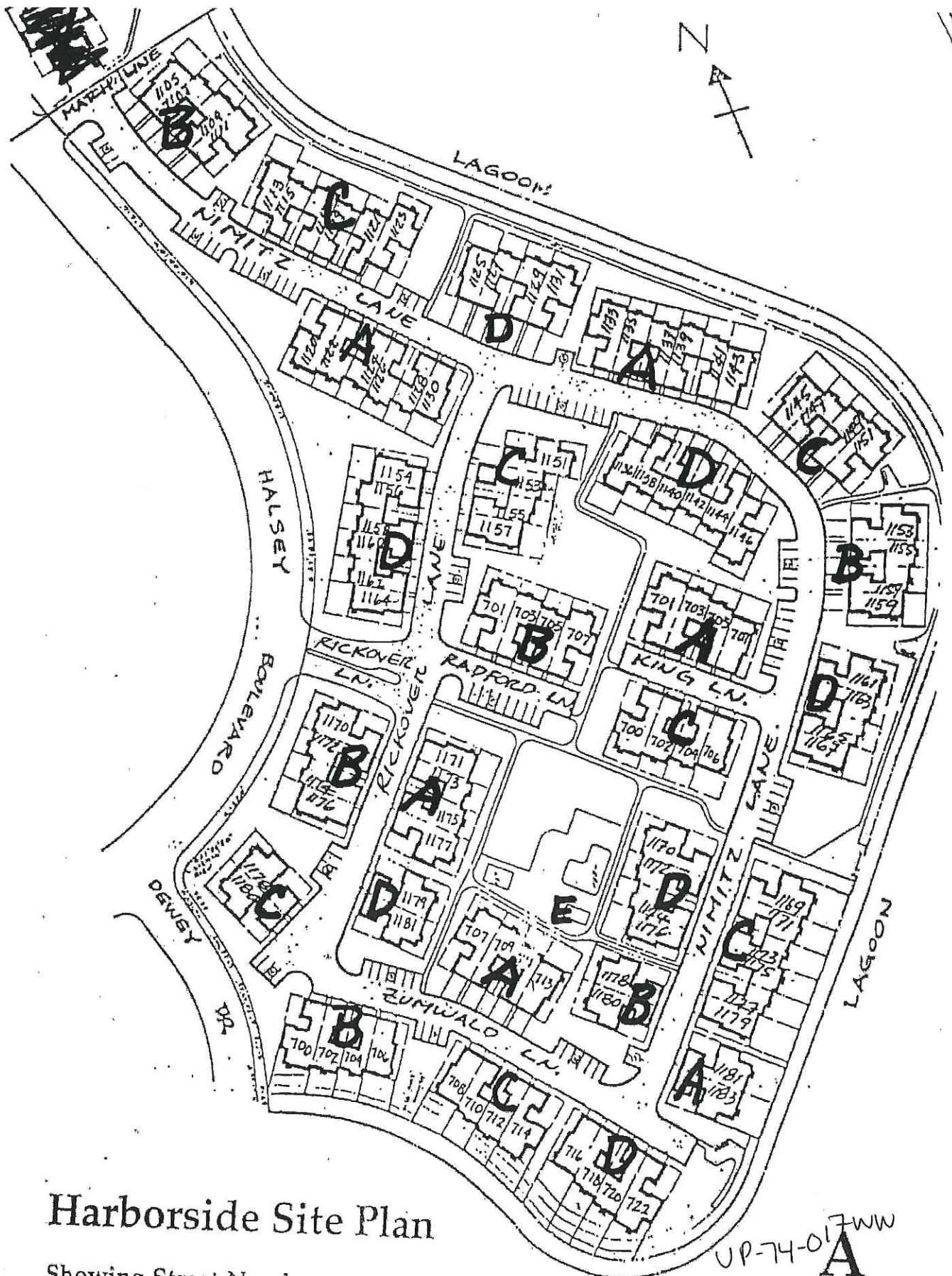
DEA 106 Red Contract

DEW 340 Whisper

DE 5810 Crashing Waves

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APR 29 2015
PLANNING/
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UP-74-017WW
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PLANNING DEPARTMENT
MAY 06 2015
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Harborside Site Plan

Showing Street Numbers

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APR 29 2015

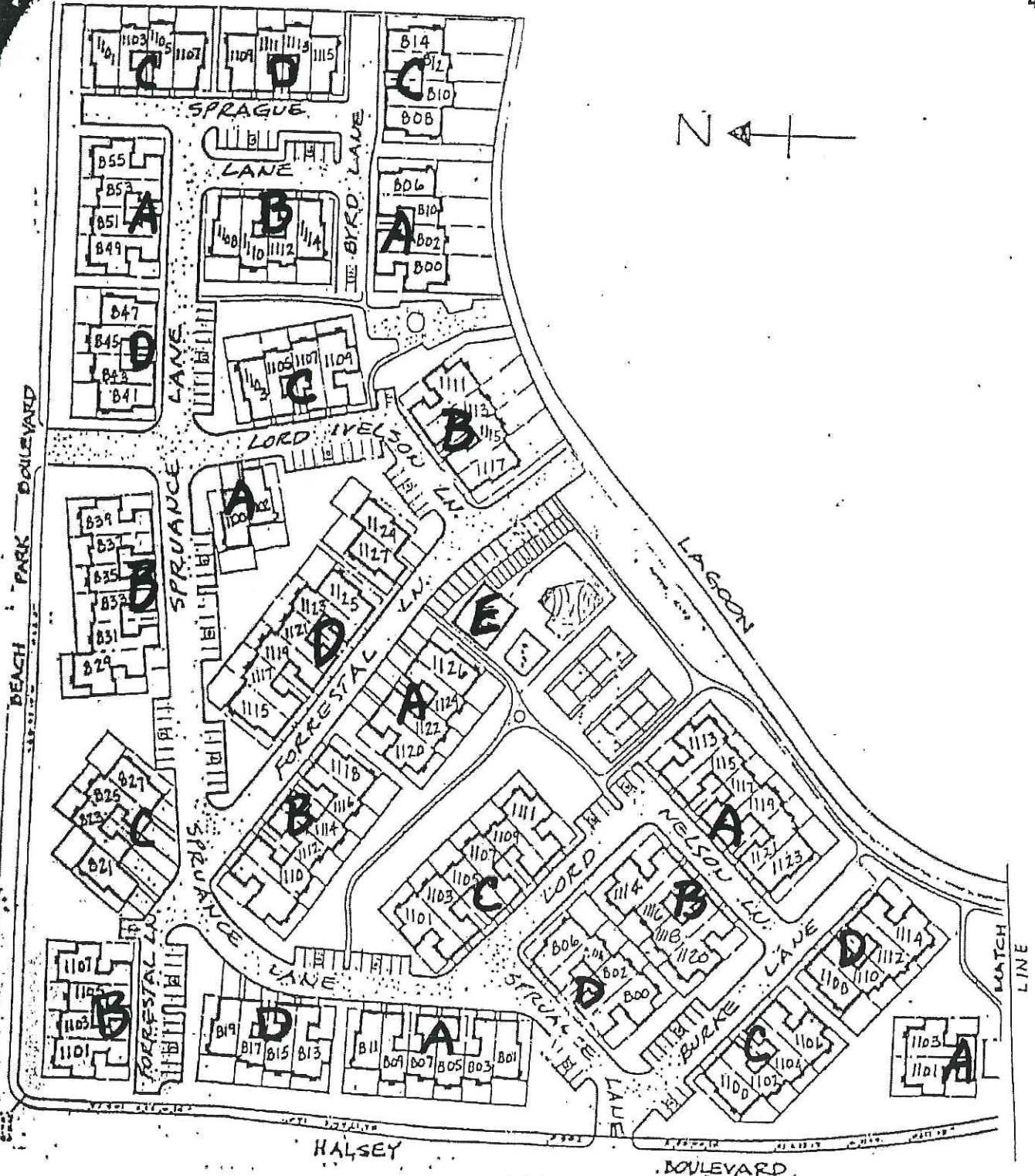
PLANNING/
CODE ENFORCEMENT

UP-74-017WW
A

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PLANNING DEPARTMENT

MAY 06 2015 *Kol*

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Harborside Site Plan

Showing Street Numbers

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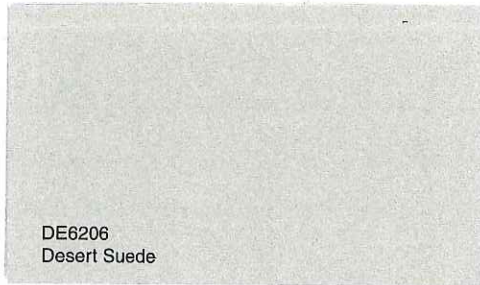
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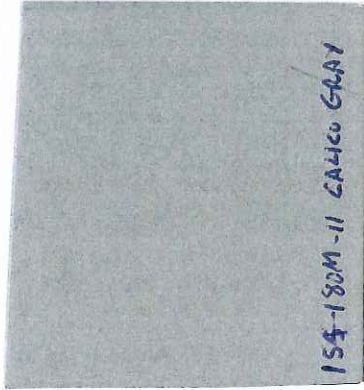
MAY 06 2015 *kal*
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

HARBORSIDE HOMEOWNER'S ASSOCIATION – PAINTING COMMITTEE RECOMMENDATIONS – JANUARY 8, 2015

Building Color
DE6206 Desert Suede



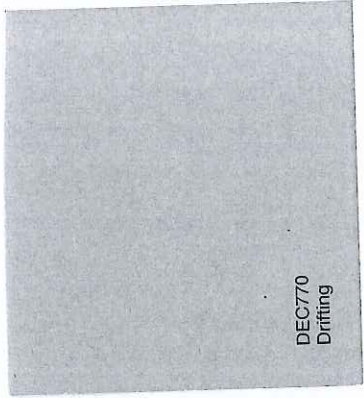
Building Color
155-180M-11 Calico Gray



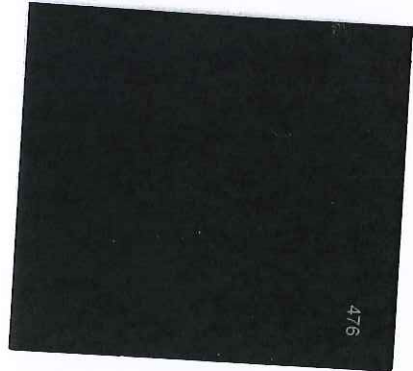
Building Color
DEC750 Bison Beige



Building Color
DEC770 Drifting



Front Door Option
DEA187 Black



Front Door Option
DEA106 Red Contrast



Front Door Option
DEW340 Whisper

Gutters, fascia, window, door trim
DEW340 Whisper

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PLANNING/
CODE ENFORCEMENT

CITY OF FOSTER CITY
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DEW340
Whisper

MAY 06 2015
UP-14-017 WW
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

HARBORSIDE

PROPOSED 4th DOOR COLOR

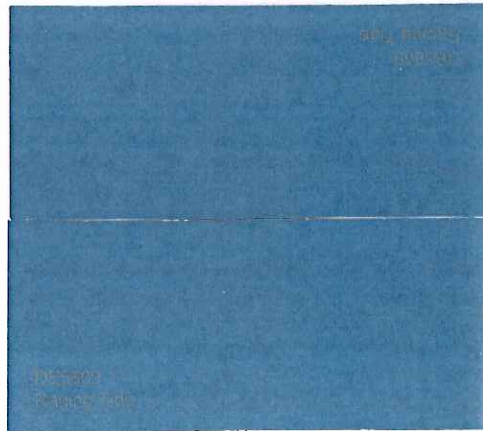


VP-74-017ww
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 MAY 06 2015 *WAC*
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

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HARBORSIDE HOMEOWNER'S ASSOCIATION – PAINTING COMMITTEE RECOMMENDATIONS – JANUARY 8, 2015

Club House, Pool House Buildings
DE5809 Raging Tide



Club House, Pool House gutters, fascia, pillars,
window, door trim
DEW340 Whisper

3

DEW340
Whisper

Club House, Pool House Doors
DE 6124 Whole Wheat



UP-74-017WW
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PLANNING DEPARTMENT
MAY 06 2015 *WHL*
ADMINISTRATIVE APPROVAL
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