



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: January 20, 2021

APPLICATION COMPLETE: January 26, 2021

ACTION DATE: January 26, 2021

CASE NO: UP2021-0003

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

ADDRESS: Same

APPLICATION FOR: Amending Prototypical Design Guidelines for Siding Replacement

LOCATION: Longwater Planned 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:

1. The proposal to amend the prototype designs for siding, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, 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.
2. 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.

3. That the design of the proposal would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because: 1) the prototypical design will provide guidelines to ensure that siding replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved consistent with Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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 Review 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 Architectural Review 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,


Marlene Subhashini
Community Development Director

(Owner's Name) (Please Print)

Planners Initials BH

(Owner's Signature)

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Siding Replacement UP2021-0003

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 and of the same material and color on all exterior walls of the house and garage (entire house).**
7. **Any new siding material shall be a high-performance fiber cement product with a smooth finish.**
8. **Siding must be installed in the same pattern and style as the existing siding (for example, horizontal, vertical, shingled) unless a modification to the installation pattern and style is approved by the Longwater Homeowners' Association. Diagonal and Vertical siding may be replaced with horizontal siding.**
9. **Siding color/stain shall closely match the color of wood it's replacing. An exterior color change would require approval from the Longwater Homeowners' Association.**
10. **Replacement siding and/or like-for-like repairs shall be allowed using the same siding material, stain and color as the existing siding on the house.**
11. **The width of the high-performance fiber cement siding shall closely match the existing siding width that is being replaced.**

Bold: Indicates Site Specific Conditions

APPROVAL PROCESS (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 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 Longwater Planned Development.

APPROVAL PROCESS (REPLACEMENT WITH HIGH-PERFORMANCE FIBER CEMENT SIDING)

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 changes conform to the established design criteria of the prototype.
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 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.

Dan James, Mulqueeney & Associates
Longwater Homeowners Association

Date

Marlene Subhashini, Community Development Director
City of Foster City

Date