



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: March 31, 2016 **FOSTER CITY RECEIVED**

APPLICATION COMPLETE: February 9, 2017 **MAR 30 2017**

ACTION DATE: March 10, 2017 **PLANNING/**

CASE NO: UP-75-008LL (supersedes UP-75-008E) **CODE ENFORCEMENT**

OWNER: Pitcairn Homeowners' Association, c/o Dan James, Mulqueeney & Associates

ADDRESS: PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototypical Design Guidelines for Siding Replacement

LOCATION: Pitcairn Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development) district

CEQA DETERMINATION: Categorically Exempt – 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:

- The proposal to establish the prototypical design guidelines for the replacement of exterior siding for houses in the Pitcairn Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, is 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:
 - for siding material, style, color and finish will be sympathetic to the character and style of the existing houses in the Pitcairn Planned Development and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-A-1 and LUC B-1) contained in the Land Use and Circulation Element of the Foster City General Plan;
 - will maintain the existing appearance of residential units in the development by allowing specific materials for replacement of siding for houses in the Pitcairn development consistent with Planning Commission Policy P-1-94;

- for the new siding will be integrated into the existing building and designed such that the architectural character of the house is maintained consistent with Section 2.28.010 of the Foster City Municipal Code; and
 - will improve a typical residential use consistent with the Land Use Plan designation of Single Family Residential.
2. That the proposed amendment to the siding prototype would be consistent with and appropriate to the City, the neighborhood, and the Pitcairn Development because the proposed siding materials will be painted to be compatible with the approved exterior paint colors for houses in the Pitcairn Planned Development in which it is located (consistent with the Exterior House Color Prototype UP-75-008DD) and the variety of the proposed siding materials will allow flexibility for homeowners to choose material for siding replacement.
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:
- the prototypical design for siding material will provide guidelines to ensure that exterior siding replacements for all residential units in the development are orderly and consistent, and therefore, the overall architectural style and characteristics throughout the development will be preserved consistent with Section 17.58.010.B.1;
 - the siding material will be compatible with the architectural style, character, and proportions of houses in the Pitcairn development and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Sections 17.58.010.B.2 and 17.58.010.B.4; and
 - the siding material will match the existing house and will be in keeping with similar improvements in the neighborhood.
4. That the proposal would 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, property values in the area, or the general welfare of the City because the prototypical design guidelines for exterior siding replacements will allow for the removal and replacement of old siding with a high quality durable siding material and will be painted to match the approved house colors and therefore, will not have any significant visual or property value impacts to the Pitcairn Planned Development, the streetscape or the adjacent neighborhood. All new and/or replacement siding will require issuance of a building permit to ensure that the products are installed safely and in compliance with applicable regulatory standards as well as meets the established criteria per this prototype.

This action is subject to any conditions contained in Exhibits A and B, 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 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,

for 

Curtis Banks
Community Development Director

Planners Initials ML

JOANNA KOZIARA for Pitcairn HOA
(Owner's Name) (Please Print)



(Owner's Signature)

EXHIBIT A

PITCAIRN HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Exterior Siding Replacement (Conditions attached to approval of UP-75-008LL by the Community Development Director on March 10, 2017)

The following guidelines shall govern the replacement of exterior siding in the Pitcairn Planned Development:

CONDITIONS OF APPROVAL

1. Prior to construction, all necessary building permits shall be obtained from the Foster City Building Division.
2. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.
3. 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 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 building inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
6. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
7. Building materials, construction equipment and tools, or other items related to the construction or demolition work to be performed shall be stored behind and below required fencing/screening unless special approval to place or store the materials or items is granted by the Community Development Director.
8. **The following siding materials are approved for the replacement of exterior siding in the Pitcairn Homeowners Association:**
 - a. **Natural wood (to match the style, size, dimensions, thickness, placement pattern, and other visual characteristics consistent with the original construction of houses in the**

- development);
- b. **“HardiPlank” fiber cement horizontal lap siding (with a board width of approx. 8”)**
 - c. **“HardiPlank” fish scale siding**
 - d. **Wood shingles**
9. **The siding material shall be painted in accordance with the approved exterior house colors (See Prototype UP-75-008DD) for the Pitcairn Planned Development.**
10. **The siding on all elevations of the house (including the garage) shall be consistent and of the same material and color.**
11. **Siding style and materials shall conform to one of the approved siding styles as illustrated in Exhibit B.**
12. **If a replacement siding material is proposed which is not on the approved list above, the Pitcairn Homeowners’ Association shall review the proposed siding material and amend this prototype to include the new siding material.**

Bold Text: Indicates Site Specific Conditions

APPROVAL PROCESS

If the homeowner is painting or staining only (pursuant to approved colors under UP-75-008DD) without replacing siding, then a building permit is not required. If siding is replaced, the homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit the following:

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. Provide a photograph that clearly shows the siding of the existing house
 - b. Indicate the exterior siding material and exterior house color (pursuant to UP-75-008DD)
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for siding replacement for the Pitcairn Development.



Dan James, Mulqueeney & Associates for
Pitcairn Homeowners Association

3/27/2017
Date

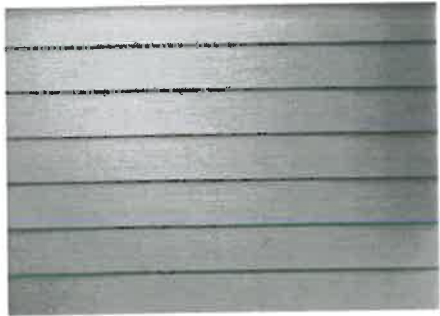


Curtis Banks, Community Development Director
City of Foster City

3/30/17
Date

EXHIBIT B

PITCAIRN HOMEOWNERS' ASSOCIATION
Approved Siding Styles



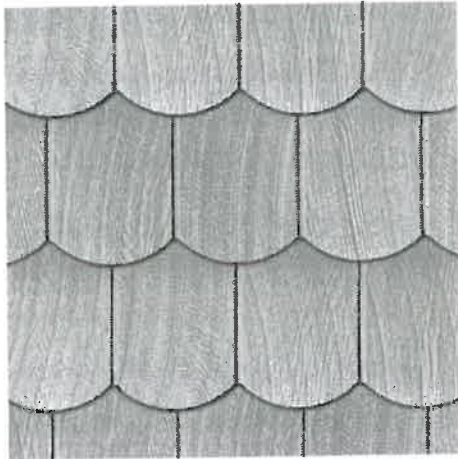
HORIZONTAL



VERTICAL



DIAGNOL



FISH SCALE



WOOD SHINGLE