

Memo

To: File UP-72-0005P

From: Becki Hanan, Management Analyst

Date: July 9, 2020

Re: Shell Cove Exterior Bldg. Colors – Revised from the Kelly-Moore colors to Dunn-Edwards in the same color scheme and optional entry door colors have been added to the Exterior color palette

The Shell Cove HOA has updated their exterior paint color prototype to reflect the new Dunn-Edwards colors. Color scheme has not changed only the paint brand from Kelly-Moore to Dunn-Edwards.

In addition, optional entry door colors have been added.

See Exhibit A for the following three Approved Dunn Edwards color schemes.

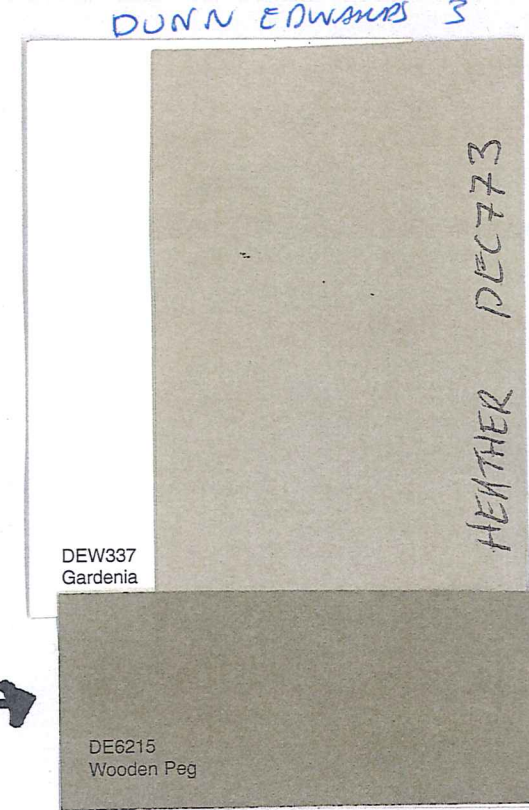
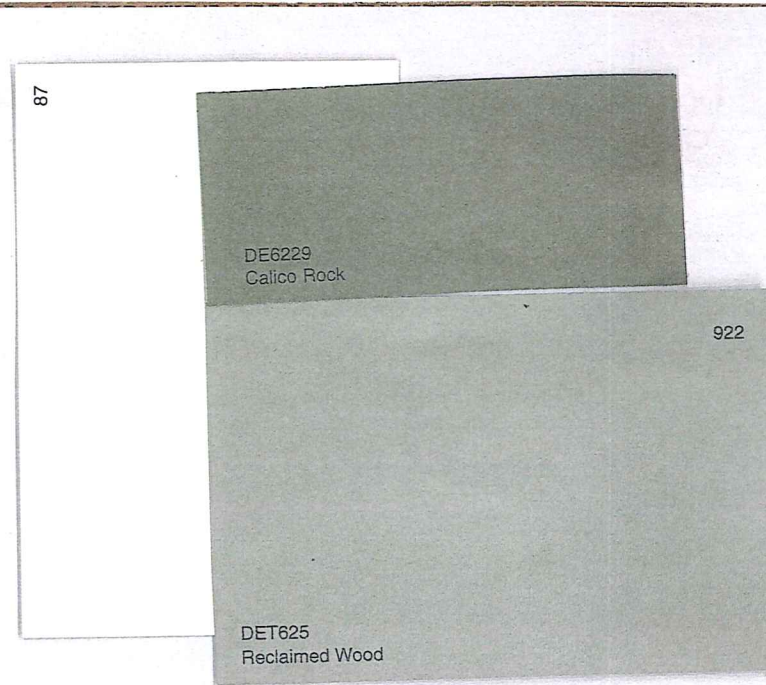
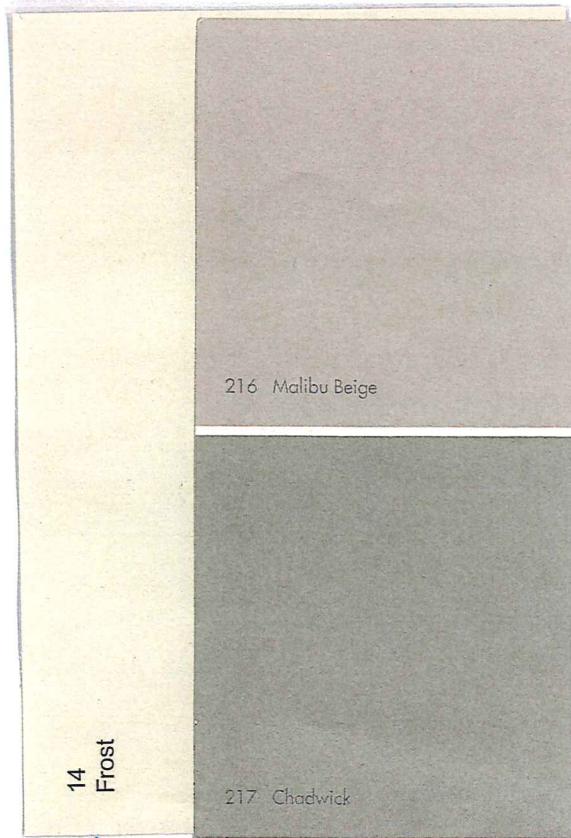
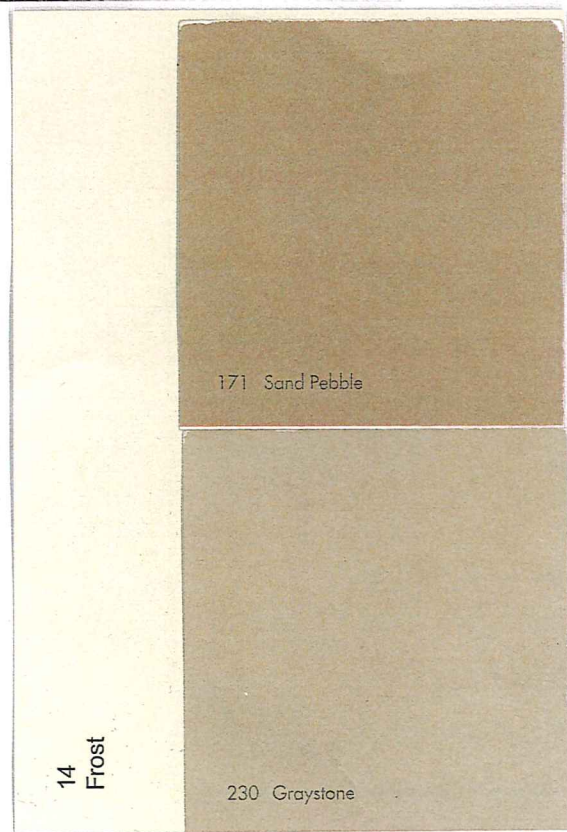
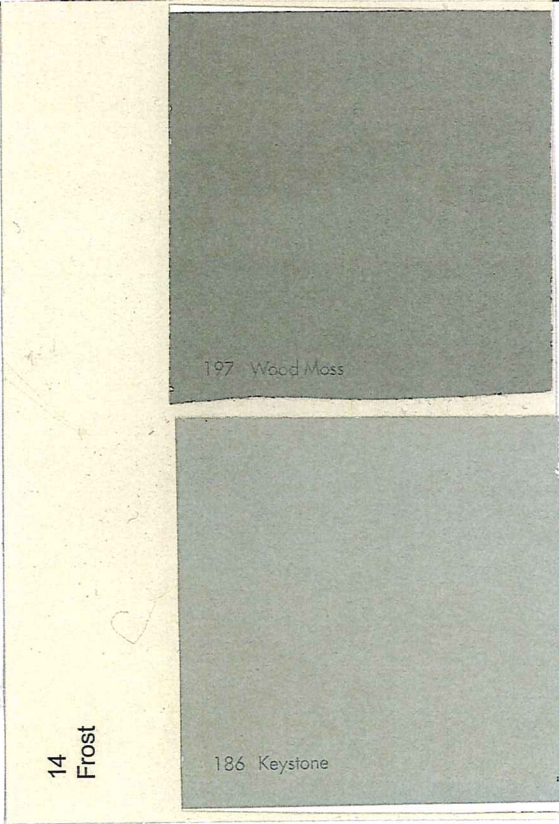
EXHIBIT A

SCHEME 1		
	NEW Dunn-Edwards Color	OLD Kelly-Moore Color
Body	Calico Rock (DE6229)	Wood Moss
Balconies/Garage Doors	Reclaimed Wood (DET625)	Keystone
Body Trim	Gardenia (DEW337)	Frost
Fascia/roofline/gutters	Blue Monday (DET568)	La Marina
Fences	Wooden Peg (DE6215)	Chadwick
Entry Doors	Blue Monday (DET568)	La Marina

SCHEME 2		
	NEW Dunn-Edwards Color	OLD Kelly-Moore Color
Body	Desert Gray (DEC760)	Sand Pebble
Balconies/Garage Doors	Pale Beach (DEC199)	Greystone
Body Trim	Gardenia (DEW337)	Frost
Roofline Trim	Blue Monday (DET568)	La Marina
Fences	Wooden Peg (DE6215)	Chadwick
Entry Doors	Blue Monday (DET568)	La Marina

Scheme 3		
	NEW Dunn-Edwards Color	OLD Kelly- Moore Color
Body	Heather (DEC773)	Malibu Beige
Balconies/Garage Doors	Wooden Peg (DE6215)	Chadwick
Body Trim	Gardenia (DEW337)	Frost
Roofline Trim	Blue Monday (DET568)	La Marina
Fences	Wooden Peg (DE6215)	Chadwick
Entry Doors	Blue Monday (DET568)	La Marina

Optional Colors for Entry Doors		
Entry Doors	Blue Monday (DET568) Gardenia (DEW337) Black (DEA187) Grapes of Wrath (DET409) Honey Glow (DE5354) Dark Crimson (BEHR M140-7)	



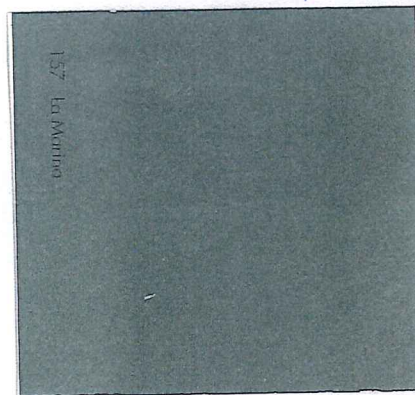
KELLY MOORE
SCHEME 1

KELLY MOORE
SCHEME 2

KELLY MOORE
SCHEME 3

OLD
COLORS

TRIM →



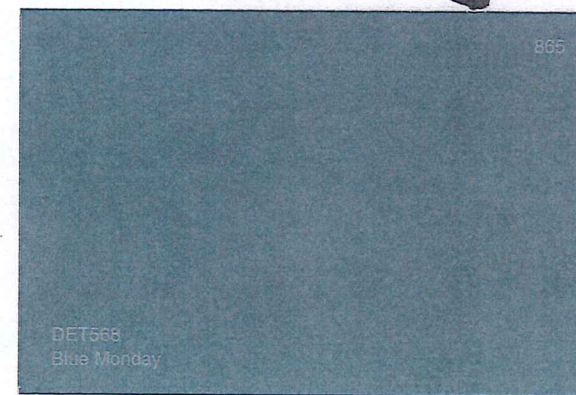
FENCE ←

DUNN EDWARDS 1

DUNN EDWARDS 2 FENCE →

NEW COLORS

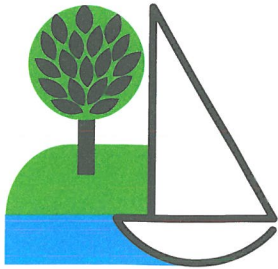
TRIM ↓



Shell Cove HOA Painting Matrix

	Scheme 1		Scheme 2			Scheme 3	
	Current Kelley Moore Colors	Proposed Dunn Edward Equivalent		Current Kelley Moore Colors	Proposed Dunn Edward Equivalent	Current Kelley Moore Colors	Proposed Dunn Edward Equivalent
Body	Wood Moss	Calico Rock (DE6229)	Body	Sand Pebble	Desert Gray (DEC760)	Body	Malibu Beige
Balconies/Garage Doors	Keystone	Reclaimed Wood (DET625)	Balconies/Garage Doors	Greystone	Pale Beach (DE6199)	Balconies/Garage Doors	Chadwick
Body Trim	Frost	Gardenia (DEW337)	Body Trim	Frost	Gardenia (DEW337)	Body Trim	Frost
Fascia/roofline/gutters	La Marina	Blue Monday (DET568)	Roofline Trim	La Marina	Blue Monday (DET568)	Roofline Trim	La Marina
Fences	Chadwick	Wooden Peg (DE6215)	Fences	Chadwick	Wooden Peg (DE6215)	Fences	Chadwick
Entry Doors	La Marina	Blue Monday (DET568)	Entry Doors	La Marina	Blue Monday (DET568)	Entry Doors	La Marina

865



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: December 7, 2010

APPLICATION COMPLETE: December 14, 2010

ACTION DATE: December 20, 2010 (Revised May 1, 2015)

CASE NO.: UP-72-005P

OWNER: Shell Cove Homeowners Association c/o Community Manager Services, Inc., Attn: David Rooney, 1935 Dry Creek Road, Campbell, ca 95008

APPLICATION FOR: Modification of Color Palette (May 1, 2015 revision clarifies that paint colors are Kelly Moore, not Dunn Edwards (Dunn Edwards matched the Kelly Moore stock colors when repainting the complex originally))

LOCATION: Shell Cove Planned Development

ZONING: R-T/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 Architectural Review application based on the following findings:

1. That the proposal 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 are neutral/earth tone colors and therefore will improve the appearance of the buildings, will be harmonious with the adjacent and neighboring uses, 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 use is located as stated in the Land Use and Circulation Policy LUC-38.
2. That the proposal will 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 or the general welfare of the City because the proposed colors are complimentary to one another and will blend well with the existing streetscape and other buildings in the area and therefore will not adversely affect the

existing appearance of the development, will meet requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code and therefore will not have any significant visual or property value impacts to the adjacent properties, the streetscape or the neighborhood.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Architectural Review 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.

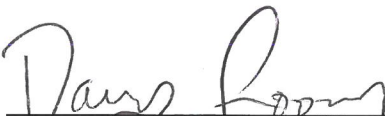
Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural 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 /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.*

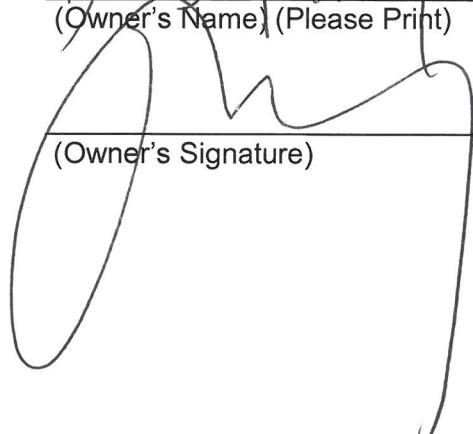
Sincerely,

Per 
Curtis Banks
Community Development Director



(Owner's Name) (Please Print)

Planners Initials: kak



(Owner's Signature)

EXHIBIT A

(Conditions attached to Architectural Review/Use Permit Modification approval
 by the Community Development Director on December 20, 2010 and revised on May 1, 2015)

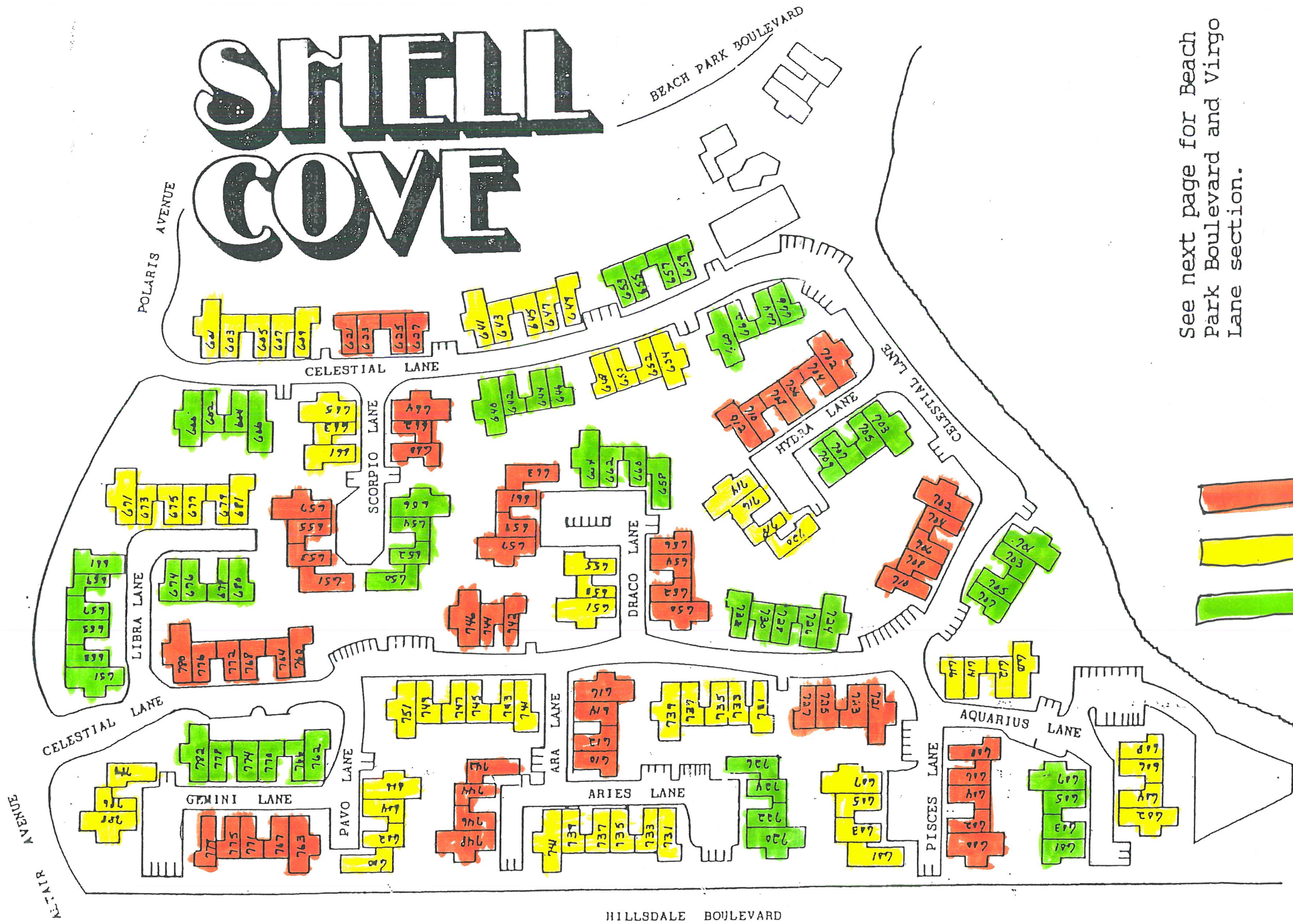
1. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval. The construction or placement of unapproved features 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. Within seven (7) days of completion, the applicant shall contact the Planning/Code Enforcement Division (286-3225) and request a final inspection.
6. The following three (Kelly Moore) color schemes are approved:

SCHEME 1		SCHEME 2		SCHEME 3	
Body	Wood Moss (#197)	Body	Sandpebble (#171)	Body	Malibu Beige (#216)
Balconies/ Garage Doors	Keystone (#186)	Balconies/ Garage Doors	Greystone (#230)	Balconies/ Garage Doors	Chadwick (#217)
Fences	Chadwick (#217)	Fences	Chadwick (#217)	Fences	Chadwick (#217)
Body Trim	Frost (#14)	Body Trim	Frost (#14)	Body Trim	Frost (#14)
Roofline Trim	La Marina (#157)	Roofline Trim	La Marina (#157)	Roofline Trim	La Marina (#157)
Unit Entry Doors	La Marina (#157)	Unit Entry Doors	La Marina (#157)	Unit Entry Doors	La Marina (#157)

7. The buildings shall be painted as shown in Exhibit B (attached).

* Site specific condition

SHELL COVE



See next page for Beach Park Boulevard and Virgo Lane section.

-  = SAND PEBBLE
-  = WOOD MOSS
-  = MALIBU BREEZE (GRAY)

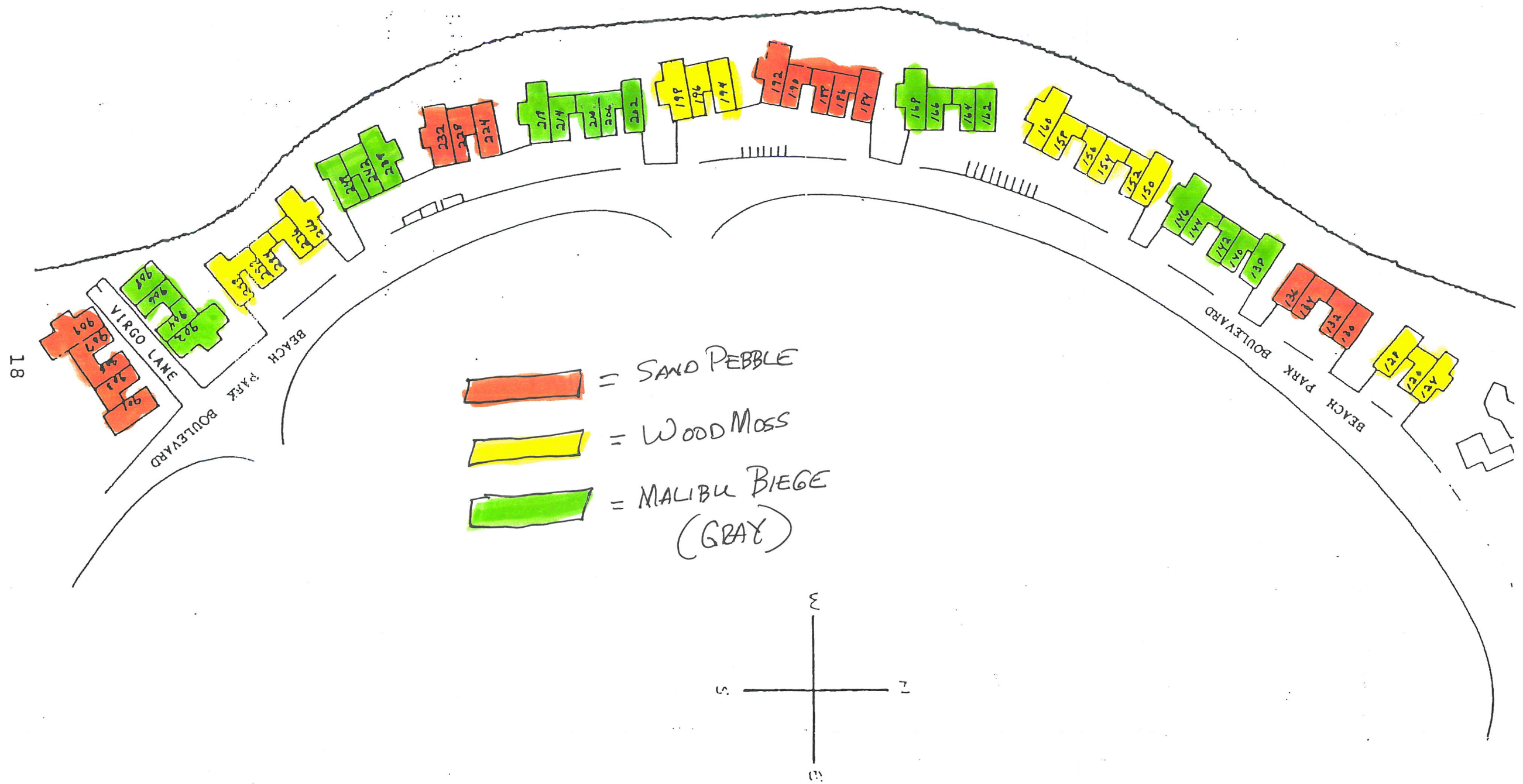


EXHIBIT B (2 OF 2)