

EXHIBIT A

(Conditions attached to amendment of roof materials and colors of the Antigua Planned Development by Planning Commission on November 2, 2006)

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 recommencing 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. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. The roofing materials allowed for re-roofing in the Antigua Planned Development are:
 - Wood shake
 - GAF Grand Sequoia composite shingle (minimum 6mm thickness) in the *Autumn Brown Blend*, *Charcoal Blend* and *Slate Blend* colors.

The Autumn Blend roofing color may only be used with Color Schemes #6 or #7 as indicated on the list of "Approved Exterior Paint Color Schemes" labeled, Exhibit B, attached.

* Site Specific Condition

Antigua

EXHIBIT B

RECEIVED
OCT 11 2006
PLANNING
DIVISION

Homeowners' Association

APPROVED EXTERIOR PAINT COLOR SCHEMES

Listed below are the approved Kelly Moore exterior color schemes and color codes for Antigua homes. Schemes must not be mixed and matched (body color from one scheme with trim color from another,) and any changes from your current color scheme requires **PRIOR WRITTEN APPROVAL** from Antigua Homeowners' Association Board of Directors.

<u>SCHEME NUMBER</u>	<u>BODY CODE</u>	<u>FASCIA CODE</u>	<u>TRIM CODE</u>
1	227	27	156
2	413	216	150
3	214	178	174
4	216	178	174
5	230	178	238
6	201	230	159
7	201	26	*

* Trim color for homes with scheme 7 could not be matched closely to a Kelly Moore stock color. This color must be eye-matched.

If you have any questions regarding the above information, please contact Amie Tyler of The Manor Association at 637-1616.

ANTIGUA HOMEOWNERS' ASSOCIATION
PAINT SCHEMES

ADDRESS	SCHEME
1401	Antigua 4
1406	Antigua 4
1408	Antigua 3
1410	Antigua 2
1412	Antigua 1

500	Barbados 4
501	Barbados 5
502	Barbados 2
504	Barbados 3
505	Barbados 3
506	Barbados 5
507	Barbados 1
508	Barbados 4
510	Barbados 2
511	Barbados 3
512	Barbados 4
514	Barbados 5
515	Barbados 1
516	Barbados 3
517	Barbados 2
518	Barbados 1
520	Barbados 2

1401	Dominica 5
1402	Dominica 3
1403	Dominica 1
1404	Dominica 2
1405	Dominica 3
1406	Dominica 1
1407	Dominica 2
1408	Dominica 4
1409	Dominica 1
1410	Dominica 3
1411	Dominica 3
1412	Dominica 2
1413	Dominica 2
1414	Dominica 7
1416	Dominica 1
1418	Dominica 3
1419	Dominica 7
1420	Dominica 4

1401	Leeward 1
1402	Leeward 2
1403	Leeward 7
1404	Leeward 5
1405	Leeward 3
1406	Leeward 1
1408	Leeward 3
1409	Leeward 4
1410	Leeward 2
1411	Leeward 1

1400	Melbourne 6
1401	Melbourne 2
1402	Melbourne 1
1403	Melbourne 6
1404	Melbourne 3
1405	Melbourne 1
1406	Melbourne 2
1407	Melbourne 6
1408	Melbourne 4
1410	Melbourne 2
1412	Melbourne 3

600	St. Croix 1
602	St. Croix 7
604	St. Croix 3
605	St. Croix 2

1401	St. Kitts 4
1402	St. Kitts 5
1403	St. Kitts 1
1404	St. Kitts 3
1405	St. Kitts 2
1406	St. Kitts 4
1407	St. Kitts 5
1408	St. Kitts 1
1408	St. Kitts 5
1409	St. Kitts 4
1410	St. Kitts 1
1411	St. Kitts 3
1412	St. Kitts 2
1413	St. Kitts 1
1414	St. Kitts 5
1415	St. Kitts 4
1416	St. Kitts 3

1418	St. Kitts 5
1419	St. Kitts 6
1420	St. Kitts 1
1421	St. Kitts 5
1422	St. Kitts 4
1423	St. Kitts 3
1424	St. Kitts 3
1425	St. Kitts 4
1426	St. Kitts 1

500	St. Thomas 1
502	St. Thomas 5
503	St. Thomas 3
504	St. Thomas 1
505	St. Thomas 2
507	St. Thomas 3
508	St. Thomas 4
509	St. Thomas 3
509	St. Thomas 5
510	St. Thomas 3
511	St. Thomas 1
512	St. Thomas 2
514	St. Thomas 3
517	St. Thomas 4

500	St. Vincent 3
501	St. Vincent 2
501	St. Vincent 4
503	St. Vincent 5
504	St. Vincent 3
505	St. Vincent 2
505	St. Vincent 4
506	St. Vincent 1
507	St. Vincent 1
508	St. Vincent 2
511	St. Vincent 5
513	St. Vincent 1
516	St. Vincent 4
517	St. Vincent 4
519	St. Vincent 1
520	St. Vincent 2
521	St. Vincent 3
523	St. Vincent 5

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST TO AMEND THE APPROVED MATERIALS AND COLORS FOR RE-ROOFING OF RESIDENTIAL UNITS IN THE ANTIGUA PLANNED DEVELOPMENT IN NEIGHBORHOOD 7 – ANTIGUA HOMEOWNERS' ASSOCIATION – UP-84-010D

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Antigua Homeowners' Association has requested Planning Commission approval to add the GAF Grand Sequoia Composite Shingle in the Autumn Brown Blend color to the list of approved re-roofing materials for the residential units in the development; and

WHEREAS, the proposal has been determined by the Community Development Director to be categorically exempt from the California Quality Act of 1970; and

WHEREAS, the prototype approval granted by the Planning Commission in 2000 allowed roofing material with a "40-year Warranty" and the manufacturers have subsequently relabeled this material with a different warranty; and

WHEREAS, a 6mm thickness is equivalent to the previously approved "40-year Warranty" material; and

WHEREAS, a Notice of Public Hearing was duly posted, published, and mailed for consideration of the Use Permit Modification request at the Planning Commission meeting of November 2, 2006, and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the facts and analysis in the Staff Report, written and oral testimony, and exhibits presented finds:

1. The proposal to add the GAF Grand Sequoia Composite Shingle (minimum 6mm thickness) in the Autumn Brown Blend color to the list of approved materials for the re-roofing of houses in the Antigua Planned Development, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) and Chapter 17.36 (PD Planned Development District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the material and color: 1) will be sympathetic to the character and style of the existing house and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper 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-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be appropriate for houses in the development and will be consistent in design and character to other houses in the vicinity, consistent with Section 2.28.110 of the Foster City Municipal Code; and 3) will enhance the appearance of the development and the neighborhood by providing a compatible material and color for the re-roofing of houses within the planned development.
2. That the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the proposed material and color, as conditioned, will complement the existing architecture of the development

and the resulting relationship will be complementary to the colors used in the Antigua Planned Development.

3. That the proposal is compatible with its environment with respect to materials, colors, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because the proposed material and color, as conditioned, will complement and enhance the architectural elements and the existing building and roof colors and materials of the residential units in the planned development.
4. 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, property values in the area, or the general welfare of the City because the proposal, as conditioned, will not adversely affect the existing appearance of the development, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.57, 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.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-84-010D, subject to the conditions in Exhibit A attached hereto and incorporated herein.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on November 2, 2006, by the following vote:

AYES, COMMISSIONERS: **WERDEN, PATTUM, AVRAM, BRONITSKY AND CHAIRMAN KIESEL**

NOES, COMMISSIONERS: **NONE**

ABSTAIN, COMMISSIONERS: **NONE**

ABSENT, COMMISSIONERS: **NONE**


ARTHUR KIESEL, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY