



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2299  
(415) 286-3200  
FAX: (415) 574-3483

FOSTER CITY  
RECEIVED

CITY OF FOSTER CITY  
PLANNING COMMISSION

August 16, 1996

AUG 20 1996

Michael Smith  
Aspen Property Management  
P. O. Box 477  
Cupertino, CA 95015-0477

PLANNING  
DIVISION

Dear Mr. Smith:

For information and easy reference, the Planning/Code Enforcement Division of Foster City, subsequent to Planning Commission meetings, provides a letter describing action taken by the Planning Commission. Should you disagree with our interpretation of the action of the Commission, please contact the Planning/Code Enforcement Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof. The subject of the application is described below:

MEETING DATE:	AUGUST 15, 1996
CASE NO.:	UP-71- <del>065C</del> 056C
APPLICANT:	EDGEWATER HOMEOWNERS' ASSOCIATION
APPLICATION FOR:	MODIFICATION TO AN EXISTING USE PERMIT TO CHANGE THE ROOF MATERIAL AND COLOR
LOCATION:	EDGEWATER TOWNHOUSES
ZONE:	R-T/PD (TOWNHOUSE RESIDENCE/PLANNED DEVELOPMENT) DISTRICT

**ACTION TAKEN:**

On August 16, 1996, the Planning Commission adopted Resolution No. P-46-96 approving UP-71-056C. A copy of the Resolution and Conditions of Approval is attached.

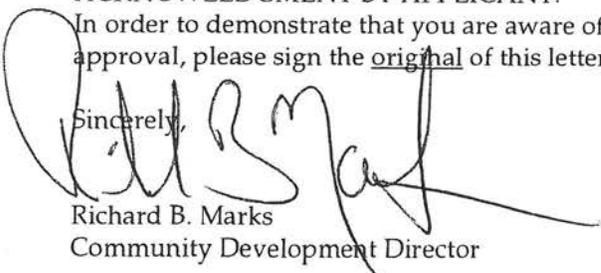
**APPEAL:**

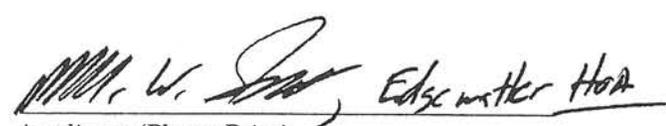
An action of the Planning Commission on a Use Permit application may be appealed within ten (10) calendar days after the date of the Planning Commission decision, in writing, to the City Council. Actual construction on or implementation of projects shall not begin prior to the expiration of the appeal period. If a project/permit is appealed, construction or implementation of it shall not begin prior to a final decision being rendered by either the Planning Commission and/or City Council.

**ACKNOWLEDGMENT BY APPLICANT:**

In order to demonstrate that you are aware of the Commission's action and understand the conditions attached to this approval, please sign the original of this letter and return it to the Planning/Code Enforcement Division.

Sincerely,

  
Richard B. Marks  
Community Development Director

  
Applicant (Please Print)

8/19/96

(Signature)

EDGEWATER HOA

cc: Building Division  
Marty Jenkins, State Roofing Systems, Inc., 15444 Hesperian Boulevard, San Leandro, CA 94578-3993

(Mailed: August 16, 1996)

*Thank you!*

**EXHIBIT A**

(Conditions attached to approval of UP-71-056C by  
Planning Commission on August 15, 1996)

1. The Elk "Prestique Plus" (40-year) asphalt composition shingle material in the "Weatheredwood" color shall be used as replacement to the wood shakes for the roofs of the buildings of the Edgewater Townhomes development. Any substitution from this approved material or color shall be submitted to the Community Development Director for review and approval prior to installation.
2. All construction shall be 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.
4. All vents, gutters, downspouts, flashings, electrical conduits, 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 buildings unless approved prior to installation by the Community Development Director.
5. Prior to installation, a building permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. All roof ridge lines shall have a heavy dimensional ridge treatment.

\* Site-specific condition

RESOLUTION NO. P- 46 -96

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST TO CHANGE THE APPROVED MATERIAL AND COLOR FOR REROOFING OF THE EDGEWATER TOWNHOMES COMPLEX -- EDGEWATER HOMEOWNERS' ASSOCIATION -- UP-71-056C

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Edgewater Homeowners' Association has requested Use Permit Modification approval to change the material and color for reroofing of the buildings in the residential complex, located generally in the area bounded by Altair Avenue, Edgewater Boulevard, Regulus Street, and Polaris Avenue; and

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

WHEREAS, a Notice of Public Hearing was duly mailed, published, and posted for consideration of the Use Permit Modification request at the Planning Commission meeting of August 15, 1996, and on said date the Public Hearing was opened, held, and closed.

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

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 proposal will enhance the appearance of the development and the neighborhood by providing a compatible material and color for the reroofing of houses within the residential development.
2. That the design of the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed material and color will complement the existing architecture of the complex and the resultant relationship will be similar to colors used in other residential complexes and in other residential neighborhoods in the City.
3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, 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 will complement and enhance the architectural elements of the residential buildings of the residential 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 or the general welfare of the City because the proposal will not adversely affect the existing appearance of the development, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, 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.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-71-056C, subject to the Conditions in Exhibit A attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof on August 15, 1996, by the following vote:

AYES, COMMISSIONERS: COX, CHANG, GABBAY, ROGOWAY AND CHAIRMAN DITTMAR

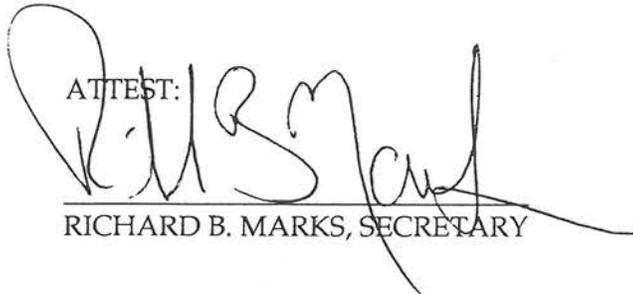
NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE

  
\_\_\_\_\_  
CARL H. DITTMAR, JR., CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
RICHARD B. MARKS, SECRETARY