

RESOLUTION NO. P- 32 -07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST TO CHANGE THE ROOFING MATERIAL AND COLOR FOR RE-ROOFING OF RESIDENTIAL UNITS IN THE ISLE COVE PLANNED DEVELOPMENT IN NEIGHBORHOOD 9 – ISLE COVE HOMEOWNERS' ASSOCIATION – UP-72-008JJ

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Isle Cove Homeowners' Association has requested City approval to re-roof the entire Isle Cove Planned Development using Certainteed Landmark Premium composition shingle in the Country Grey color as the approved re-roofing material; 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 posted, published and mailed for consideration of the Use Permit Modification request at the Planning Commission meeting of November 1, 2007, 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. That the proposal to install Certainteed Landmark Premium composition shingle in the Country Grey color as the approved material for the re-roofing of buildings in the Isle Cove Planned Development, as conditioned in Exhibit A, is consistent with the character and style of the buildings in the development and will therefore be appropriate for buildings in the development and will be consistent in design and character to other buildings in the vicinity enhancing the appearance of the development and the neighborhood by providing a compatible material and color for the re-roofing of buildings within the planned development.
2. That the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed Certainteed roofing material and color, will complement the existing color palette of the Isle Cove Planned Development.
3. That the roof material used is compatible with its environment with respect to material and color, 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 as conditioned, the Certainteed roofing material and color will complement and enhance the architectural elements and the existing roof colors and materials of the residential units in the immediate vicinity.
4. That the proposal will not adversely affect the 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 detrimental visual or property value impacts to the adjacent properties, the streetscape, or the neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-72-008JJ 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 on November 1, 2007, by the following vote:

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

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE



ROBERT WERDEN, CHAIRMAN

ATTEST:



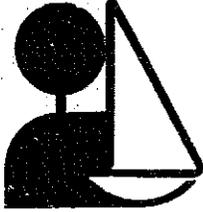
RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Conditions attached to approval of UP-72-008JJ by
Planning Commission on November 1, 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.
3. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.
4. 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.
5. The placement of materials disposal or trash bins within public rights-of-way, including on public streets and on public sidewalks, shall not be allowed until such time as an Encroachment Permit has been issued by the Engineering Division of the Public Works Department.
6. In order to assure public safety and minimize the unattractive short term aspects of construction on the neighborhood, prior to issuance of a building permit, building plans shall include site control information which, at a minimum: 1) Provides that a 6 (six) feet tall chain-link fence (no portion of which contains barbed wire) with a dark green (or other color approved by the Community Development Director) vinyl or canvas liner placed on the exterior of the fence shall be placed around any yard or any portion of a yard which the Chief Building Official shall identify as requiring such.
7. All required fencing shall be in place prior to the commencement of any work on site, shall remain in place for such time as required by the Chief Building Official and shall be removed prior to the issuance of an Occupancy Permit. The gate to the fence shall be locked at all times that the fenced area is left unattended by either the owner or resident, the contractor or subcontractors. All construction materials and equipment, including temporary or portable equipment, such as generators, storage containers or facilities, shall be stored within the interior of the fenced area when construction activities are not occurring. If placed anywhere on site, portable toilets shall be placed within the interior of the fenced area at all times.
8. 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.
9. If the value of the project exceeds \$100,000, then prior to issuance of a Building Permit, the applicant shall submit a Waste Management Plan with estimated quantities or debris expected to be generated by the project, how it will be recycled/disposed of, and an accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code.

10. Within sixty (60) days following the completion of the demolition phase of a covered project, and again within sixty (60) days following the completion of the construction phase of a covered project, the contractor shall submit documentation to the Building Inspection Division that demonstrates compliance with Chapter 15.44 of the Foster City Municipal Code. Documentation includes submission of a completed Final Compliance Report with corresponding recycling, salvage, and disposal receipts/tickets from the facilities, to demonstrate where the debris was recycled, salvaged, or disposed.
 - *11. The roofing material shall be CertainTeed Landmark Premium composition shingle in the Country Grey color, consistent with the sample on file in the Community Development Department.
- * Site-specific condition



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BLVD.
FOSTER CITY, CA 94404
(415) 349-1200
FAX: (415) 574-3483

**CITY OF FOSTER CITY
PLANNING COMMISSION ACTION**

MEETING DATE: FEBRUARY 21, 1991
CASE NO.: UP-91-002
APPLICANT: ISLE COVE HOMEOWNERS' ASSOCIATION
APPLICATION FOR: MODIFICATION OF AN EXISTING USE PERMIT (UP-8-72)
ALLOWING REROOFING WITH CEMENT SHAKES
LOCATION: ISLE COVE CONDOMINIUMS
ZONE: R-3 (Medium Density Multiple Family Residence)

For information and easy reference, the Planning 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 Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof.

ACTION TAKEN:

On February 21, 1991, the Planning Commission adopted Resolution No. P-04-91 approving UP-91-002. A copy of the Resolution is attached. Please check with the Building Division on the necessity of Building Permits. Note: This Use Permit shall become null and void, without further action, if not used within two (2) years from the date of approval, or within any shorter or longer period of time if so approved by the Planning Commission.

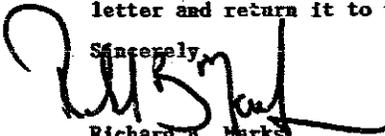
APPEAL:

An action of the Planning Commission on a Use Permit application may be appealed within ten (10) 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.

ACKNOWLEDGEMENT 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 duplicate of this letter and return it to the Planning Division.

Sincerely,


Richard B. Marks
Director of Planning
and Development Services

Applicant (Please Print)

(Signature)

(Mailed: February 21, 1991)

cc: Building Division

RESOLUTION NO. P- 04 -91

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT FOR REROOFING FOR ISLE COVE CONDOMINIUMS -- ISLE COVE HOMEOWNERS ASSOCIATION -- UP-91-002 (MODIFICATION TO EXISTING USE PERMIT --UP-8-72)

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Isle Cove Homeowners Association has requested approval of plans for reroofing for Isle Cove Condominiums; and

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

WHEREAS, the Planning Commission did duly consider said request at a public meeting on February 21, 1991.

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:

- A. The proposal would be consistent with the Foster City General Plan and Chapter 17.18 (R-3 Medium Density Multiple Family Residential District) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposal would be consistent with and implement the Basic Community Objective contained within the Land Use and Circulation Element (page 36) as follows, "to encourage desirable urban character and appearance", and further, because the proposal would blend with the existing house and would be sympathetic to the character and style of the existing house and the neighborhood and therefore, would promote "an aesthetically desirable environment" as stated in Residential Policy 6 of the Land Use Element of the General Plan, and improve a typical residential use consistent with the Land Use Plan designation of Multiple Family Residential contained within the Land Use Element and the R-3 Multiple Family Residence Zoning District.
- B. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the reroofing would be compatible with the existing development as recommended by the City's adopted Architectural and Solar Guidelines.
- C. 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 proposal would attempt to duplicate the colors and character of the existing roof material and would be compatible with the existing development and therefore, would preserve the architectural scale and character of the neighborhood and community consistent with Section 17.58.010.B.1: The proposal would introduce a new design element in the neighborhood but would be well designed, in and of itself and in relation to surrounding properties and therefore, would be compatible with the architectural style and details of buildings in the immediate

Resolution No. P-04 -91
UP-91-002

vicinity consistent with Section 17.58.010.B.2; The proposal would maintain consistency of views along streetscapes and the waterfront and therefore, would enhance its site and would be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

- D. 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 subject proposal would be compatible with the architectural style of the existing houses in the development therefore, they would comply with the intent and purpose of the zone in which the property is located and with the General Plan of the City consistent with Section 17.58.010.B.8, and will not impact the orderly development of the city consistent with Section 17.06.020 of the Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-91-002, 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 held on February 21, 1991, by the following vote:

AYES, COMMISSIONERS: McEwen, Dittmar, Kundupoglu, Yee and Chairman Dierkes

NOES, COMMISSIONERS: None

ABSTAIN, COMMISSIONERS: None

ABSENT, COMMISSIONERS: None


JAMES P. DIERKES, CHAIRMAN

ATTEST:

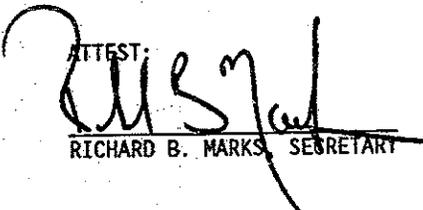

RICHARD B. MARKS, SECRETARY

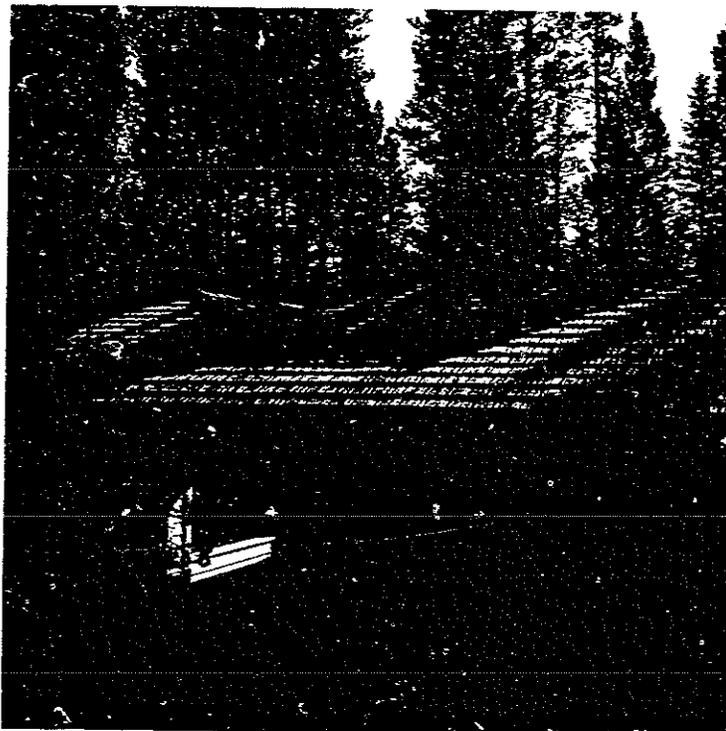
EXHIBIT A

(Conditions attached to approval of UP-91-002 by
Planning Commission on February 21, 1991)

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.
 3. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of the adjacent surfaces.
 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. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
 - * 6. The reroofing shall be done by using Cemwood Shakes which are randomly packaged and installed to provide an uneven texture and by laying Cemwood shakes in different patterns to read architecturally as being the same as the existing cedar shake roof with respect to appearance, shadowing effect, uneven texture and pattern.
 - * 7. The entire reroofing project shall be completed within five years of obtaining Planning approval.
 - * 8. The entire reroofing project shall be done as outlined by the applicant on a need to repair basis over a five year period.
 - * 9. All structures that would be reroofed from 1992 to 1995 will have the patches on the roofs stained to match the existing weathered cedar shake roofs.
- * Site Specific Condition

Ideal for:

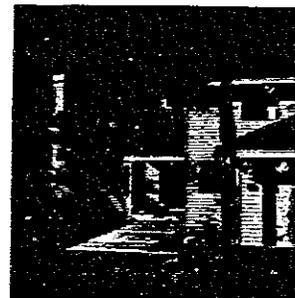
- ▶ New Construction
- ▶ Reroof Applications
- ▶ Commercial Applications



Cemwood

Features:

- ▶ Class "A" fire rated
- ▶ 50 year warranty
- ▶ Lightweight
- ▶ Impact resistant
- ▶ Easily installed
- ▶ Wind resistant
- ▶ Color-thru
- ▶ Beautiful, natural colors
- ▶ Classic appearance
- ▶ Excellent insulation
- ▶ Resists rot, fungus, moss and insect infestation
- ▶ Permanence
- ▶ Safe, completely free of
 - Asbestos and formaldehyde
 - Resinous glues and binders
 - Perlite and fiberglass



Shake

A product of American Cemwood

Our Product

CEMWOOD SHAKES are composed of portland cement and wood fiber. Our patented manufacturing process creates a richly textured and tapered shake-like product. It is also easily sawn and nailed.

CEMWOOD SHAKES are randomly packaged for shipment in widths of 12, 7 and 5 inches and a length of 22 inches. Each piece is detailed with a simulated wood shake appearance on the lower 11 inches of the butt end. The taper is from $\frac{1}{4}$ inch at the top to a full inch at the butt.

Our lightweight CEMWOOD SHAKE is a Class "A", noncombustible product complying with Section 32 of the Uniform Building Code. Our shakes meet or exceed all the testing standards for composite roofing products as established by the International Conference of Building Officials. ICBO #4312 confirms the successful completion of tests which are similarly identified with ASTM E-108, UL 790, UBCB 27 and NFPA 256.

CEMWOOD SHAKES are color-thru. The optional exterior coating is factory applied and is a durable ultra-violet resistant industrial slurry. Special pigments are used to ensure that the original color will be retained for many years.

Natural efflorescence may temporarily occur in cementitious products. Special note of this should be made when purchasing the "color-thru only" product which has no topical coating. The coatings may have natural hue variances.

Our Warranty

CEMWOOD SHAKES are warranted on a limited, pro-rata basis for 50 years against structural breakdown of the product. A valid registered warranty can be transferred once from the original owner.

Our Company

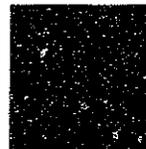
CEMWOOD SHAKES are manufactured by American Cemwood Corporation located in Albany, Oregon.

American Cemwood has successfully manufactured fiber-cement roofing products for many years. Cemwood Shake represents the culmination of the experience gained through years of production, marketing and continuing research and development.

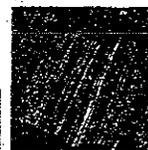


American Cemwood's new state-of-the-art manufacturing plant in Albany, Oregon.

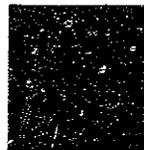
Colors:



Umber



Driftwood



Natural

Cemwood Shake

Installation

When starting an installation, CEMWOOD SHAKES should be doubled at the eave line with a 14 inch long shake being used as a starter course. The spacing and side laps for the remaining courses will be similar to that required for wood shakes, as described in Chapter 32 of the Uniform Building Code.

Each shake, including hip and ridge shakes, shall be fastened to the roof by two nails of not less than No. 13 gauge or two staples of not less than No. 16 gauge, both with corrosion-resistant coating. The fasteners shall be installed between 1/2 to 1 1/4 inches above the overlap point and must be long enough to penetrate into the sheathing 3/4 inch or its full thickness, whichever is less. Staples require the approval of the local building official. See figures 1 through 3 for further details.

Both solid and spaced sheathing may be used in accordance with Chapter 32 of the Code. A Class "A" fire-retardant roofing system can be obtained using Type 30 felt interlayment installed over solid or spaced sheathing.

The hip and ridge pieces are two 6 inch by 22 inch shakes. They are beveled and nailed and can be made to conform to the roof pitch. (One piece hip and ridge material may be used.)

The valley and wall flashings must be installed as specified for wood shakes in Chapter 32 of the Code.

CEMWOOD SHAKES may be installed on a 3:12 to 4:12 roof pitch using solid sheathing with a Type 15

felt underlayment. This must be approved by the local building official. Also, a Type 30 felt interlayment must be used as described in the following paragraph.

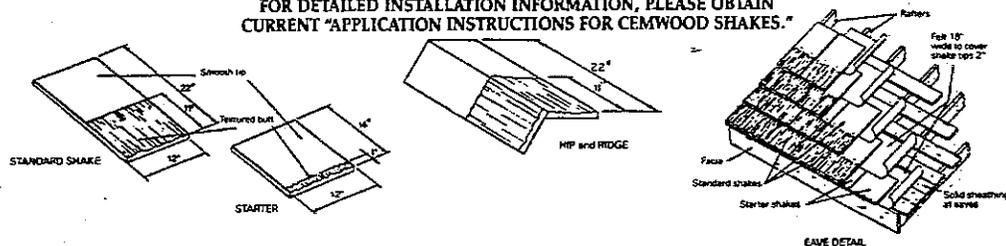
CEMWOOD SHAKES may be installed on roof pitches of 4:12 to 12:12 over spaced or solid sheathing using a minimum 18 inch wide Type 30 felt interlayment between courses so that no felt is exposed directly to the weather.

On roof pitches greater than 12:12, CEMWOOD SHAKES may be installed on spaced or solid sheathing with felt installed as described in the above paragraph. For mansard roof applications, flashing is required at the top of the mansard sections.

Where the existing roof is relatively smooth and uniform, such as composition, and if the existing framing will support the increased load, CEMWOOD SHAKES may be applied over the existing roofing system if approved by the local building official. For decorative purposes, an "L" metal strip is installed over the existing roof along the eave line and similarly along the rake line.

The capital letters "AC" are embossed on each CEMWOOD SHAKE. Additionally, each shipping pallet is identified by a tag containing the manufacturer's name and address, product name, the evaluation report number and the name of the inspection agency, Ramtech Laboratories, Inc. (NER-QA293)

FOR DETAILED INSTALLATION INFORMATION, PLEASE OBTAIN CURRENT "APPLICATION INSTRUCTIONS FOR CEMWOOD SHAKES."



Marketed and Distributed by
OLYMPIC CASCADE CORPORATION
1-800/727-2888 503/726-5686

AR-91-011
**FOSTER CITY
RECEIVED**

AMERICAN CEMWOOD, CORPORATION
P.O. Box C
Albany, Oregon 97321

FEB 6 4 1991
**PLANNING
DIVISION**