

RESOLUTION NO. P- 26 -07

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 PITCAIRN PLANNED DEVELOPMENT IN NEIGHBORHOOD 7 – PITCAIRN HOMEOWNERS' ASSOCIATION – UP-7~~5~~-008V

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Pitcairn Homeowners' Association has requested Planning Commission approval to add the Elk Prestique Premium shingle in the Antique Slate color to the list of approved re-roofing materials and colors for residential units in the development; 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 August 16, 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 add the Elk Prestique Premium Shingle in the Antique Slate color to the approved materials and colors for the re-roofing of houses in the Pitcairn Planned Development, as conditioned in Exhibit A, is consistent with the character and style of the houses in the development and will therefore be appropriate for houses in the development and will be consistent in design and character to other houses 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 design of the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed material and color, as conditioned, will complement the existing architecture of the development and the resulting relationship will be similar to colors used in the Pitcairn Planned Development.
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 as conditioned, the proposed material and color will complement and enhance the architectural elements and the existing roof colors and materials of the residential units in the Pitcairn 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 17.58, 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-75-008V, 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 August 16, 2007, by the following vote:

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

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: BRONITSKY



ROBERT WERDEN, CHAIRPERSON

ATTEST:



RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Conditions attached to approval of UP-75-008V by
the Planning Commission on August 16, 2007)

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 Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.
- * 5. The Elk Prestique Premium Shingle in the Antique Slate color is added to the list of approved re-roofing materials and colors appropriate for installation on the residential houses in the Pitcairn Planned Development. By this action, the complete list of approved re-roofing materials and colors for the development is as follows:
 - Natural wood shake
 - Elk Prestique Plus (Hickory (brown), Sablewood (dark gray))
 - Celotex composite shingle (Bark Brown, Shadow Gray)
 - Cal-Pac Decra Shake metal roofing (Granite (medium gray))
 - MetroShingle (Birch (gray))
 - Elk Prestique Premium Shingle (Antique Slate (light to medium gray))

* Site-specific condition