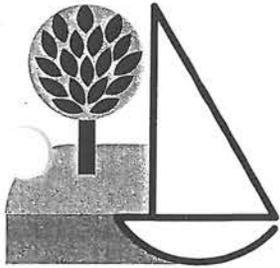


**EXHIBIT A**

(Conditions attached to approval of UP-76-0070 by  
Planning Commission on August 18, 2005)

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 GAF Grand Canyon material in the "Stone Wood" color and Decra Shake in the "Shadowood" color are added to the list of approved re-roofing materials and colors appropriate for installation on the residential houses in the Plum Island Planned Development. By this action, the complete list of approved re-roofing materials and colors for the development is as follows:
    - Wood Cedar Shakes
    - GAF Grand Canyon (Stone Wood, 50 year or 6mm thickness minimum)
    - Decra Shake (Shadowood color)
- \* Site-specific condition



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2222  
(650) 286-3200  
FAX (650) 574-3483

FOSTER CITY  
RECEIVED

SEP 27 2005



PLANNING  
DIVISION

CITY OF FOSTER CITY  
PLANNING COMMISSION ACTION

August 22, 2005

David Esty  
Plum Island HOA  
c/o The Manor Association  
353 Main Street  
Redwood City, CA 94063

Dear Mr. Esty:

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 18, 2005
CASE NO.:	UP-76-0070
APPLICANT:	PLUM ISLAND HOMEOWNERS' ASSOCIATION
APPLICATION FOR:	USE PERMIT MODIFICATION REQUEST TO AMENND THE MATERIALS PROTOTYPE FOR RE-ROOFING
LOCATION:	PLUM ISLAND PLANNED DEVELOPMENT
ZONE:	R-1/PD (SINGLE FAMILY RESIDENCE/PLANNED DEVELOPMENT) DISTRICT

ACTION TAKEN:

On August 18, 2005, the Planning Commission adopted Resolution No. P-32-05 approving UP-76-0070. A copy of the Resolution and Conditions of Approval is attached.

APPEAL:

An action of the Planning Commission on a Use Permit Modification 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.

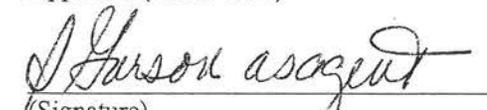
ACKNOWLEDGMENT BY APPLICANT:

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

PLUM ISLAND HOMEOWNERS ASSOC.  
Applicant (Please Print)

  
(Signature)

cc: Building Inspection Division  
Richard Thompson, 831 Grenada Lane, Foster City, CA 94404

(Mailed: August 22, 2005)

RESOLUTION NO. P- 32 -05

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 PLUM ISLAND PLANNED DEVELOPMENT IN NEIGHBORHOOD 7 – PLUM ISLAND HOMEOWNERS' ASSOCIATION – UP-76-0070.

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Plum Island Homeowners' Association has requested approval to add GAF Grand Canyon "Stone Wood" and Decra Shake "Shadowood" 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 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 request at the Planning Commission meeting of August 18, 2005, 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 GAF Grand Canyon material in the "Stone Wood" color and Decra Shake roofing in the Shadowood color to the list of approved materials for the re-roofing of houses in the Plum Island Planned Development, as conditioned in Exhibit A, is 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 the Foster City Municipal Code, because as conditioned, the proposal: 1) will be sympathetic to the character and style of the houses in the development and will therefore promote "proper site planning, 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 design of the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed GAF Grand Canyon material and color and Decra Shake 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 Plum Island 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 GAF Grand Canyon material and color and Decra Shake material and color will complement and enhance the architectural elements and the existing 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 17.58, 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-76-0070, 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 18, 2005, by the following vote:

AYES, COMMISSIONERS: WERDEN, CHAI, KISELL AND PATTUM

NOES, COMMISSIONERS: AVRAM

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE

  
\_\_\_\_\_  
NOEMI AVRAM, CHAIRMAN

ATTEST:

  
RICHARD B. MARKS, SECRETARY