

RESOLUTION NO. P- 11 -09

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION FOR A NEW PROTOTYPE FOR A ROOF RIDGE VENT FOR THE SEA COLONY PLANNED DEVELOPMENT – NEIGHBORHOOD 7 – SEA COLONY PLANNED DEVELOPMENT – UP-76-012EE

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the property owner has requested Planning Commission approval of a Use Permit Modification for a new prototype for a roof ridge vent for the Sea Colony Planned 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, 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 May 21, 2009, 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 for a new prototype for a roof ridge vent for the Sea Colony Homeowners Association, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype for the roof ridge vent: 1) will be sympathetic to the character and style of the existing house and will be designed to be harmonious within the Sea Colony Planned Development and therefore, will 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 integrated into the existing building and designed such that the architectural character of the house is maintained, consistent with the Sea Colony Planned Development and Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential and will be consistent with the Sea Colony Planned Development.
2. That the design of the proposal would be consistent with and appropriate to the City, the Sea Colony Planned Development, and the lot on which they are proposed because the location, size, and design of the new prototype for the roof ridge vent will be compatible with the location, size, and design of the houses in the surrounding neighborhood in the Sea Colony Planned Development.
3. 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 new prototype for the roof ridge vent: 1) will be compatible with the existing house and the Sea Colony Planned Development and therefore, will preserve the architectural scale and character of the neighborhood and the Sea Colony Planned Development consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties and with the Sea Colony Planned Development, and therefore, will

be compatible with the architectural style and details of buildings in the immediate vicinity and within the Sea Colony Planned Development and consistent with Section 17.58.010.B.2; and 3) will be sympathetic to the proportions and character of the existing house and neighborhood and within the Sea Colony Planned Development, and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the Sea Colony Planned Development consistent with Section 17.58.010.B.4.

4. That the proposal would 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 location, massing, and design of the new prototype for the roof ridge vent will not: 1) significantly impact the privacy of adjacent properties; or 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-76-012EE, 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 May 21, 2009, by the following vote:

AYES, COMMISSIONERS: AVRAM, COX, PATTUM, WERDEN AND BRONITSKY

NOES, COMMISSIONERS: NONE

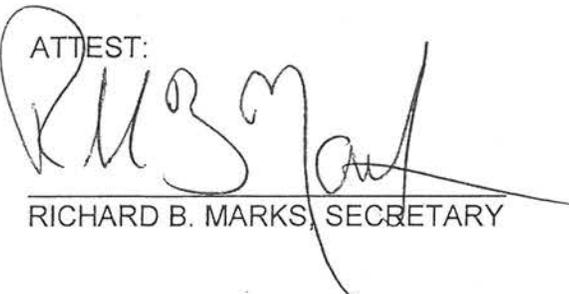
ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE



CHARLES BRONITSKY, CHAIRMAN

ATTEST:



RICHARD B. MARKS, SECRETARY

EXHIBIT A

SEA COLONY HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for roof ridge vent

The following guidelines shall govern the installation and replacement of a roof ridge vent in the Sea Colony Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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 recommending work, and the possibility of penalty fees being assessed for unauthorized work.
3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
5. 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.
6. The homeowner is not required to use a roof ridge vent system when re-roofing the house. However, if a roof ridge vent system is to be used, the approved prototype for roof ridge vent shall be used which is the **Air Vent Inc. ShingleVent II-9 (or equivalent)** - 9" wide so that it can be used with cedar shakes or enhanced ridge cap shingles in Charcoal color (See Exhibit B).

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for the roof ridge vent.

Paul Strong, Managing Agent
Strong Property Management, for Sea Colony Homeowners' Association

Richard B. Marks, Community Development Director
City of Foster City

Date

Exhibit B

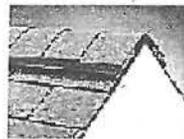


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Home > Our Products > Attic Exhaust Vents > Ridge Vents > **ShingleVent II**



ShingleVent®II
Functional design and
clean lines. For an air of
distinction.



ShingleVent II ridge vent
installs on the peak of the
roof allowing exhaust
ventilation all along the
roofline -- end-to-end.

Why Ventilate

Our Products

Attic Exhaust Vents
Attic Intake Vents
Foundation Vents
Whole-House Fans

This product proves that outstanding beauty and performance can be combined. Design features include an external baffle and internal weather filter for optimum airflow and weather protection. Less than an inch in height, this molded, high-impact copolymer shingle-over ridge vent permits capping of the ridge with shingles like the rest of the roof.

Resource Center



Remember to balance
exhaust vents with
intake vents. All Vent's
new The Edge™ Vent
makes it easy with
roof-top, shingle-over
installation.

Did you know...?

ShingleVent II
delivers more airflow
than competitive ridge
vents.

Features

- **Exceptional airflow.** An external baffle creates low pressure over the vent openings to "pull" air from the attic. ShingleVent II provides 18 square inches of net free area per linear foot.
- **Advanced weather protection.** The external baffle deflects wind and weather over the vent to help protect the attic from rain and snow infiltration.
- **Internal weather filter.** Provides a more complete barrier to help protect the attic from wind-driven rain, snow, dust and insects.
- **Easy Installation.** ShingleVent II has pre-printed slot guides for truss or ridge pole construction. Pre-drilled nailing holes are designed to assure proper nailing. The vent is pre-formed to a 4/12 pitch.
- **Lifetime, limited warranty** (life of the homeowner), transferable to a subsequent homeowner (maximum 50 years) and 5-year Replacement Plus™ Protection.

Models

ShingleVent® II

ShingleVent II is a shingle-over ridge vent. The vent is installed across the ridge of the roof. The vent is 12" wide so that matching shingles can be installed over the vent, allowing the vent to appear almost invisible from the ground. Available in Black, Brown, Gray and Charcoal.

ShingleVent II-9

The same features as ShingleVent II, except that ShingleVent II-9 is 9" wide so that it can be used with cedar shakes or enhanced ridge cap shingles. Available in Charcoal.

ShingleVent II-7

ShingleVent II-7 is 7" wide for use with narrow, enhanced ridge cap shingles. Available in Charcoal.