

EXHIBIT A

(Conditions attached to approval of UP-71-005P by
Planning Commission on April 3, 1997)

- * 1. The reroofing of the cabana, the small pool house, and the storage shed shall be completed by the end of the 2000 calendar year.
- * 2. The roofing material shall be the 40-year Elk "Prestique Plus" asphalt composition shingle in the "Sablewood" color, or, if not available, an equivalent material and color subject to the Community Development Department's approval.
3. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
4. 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.
5. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.
6. 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.
7. All roofs shall require a heavy dimensional ridge treatment.
- * Site Specific Conditions

RESOLUTION NO. P-19-97

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST TO EXTEND THE REROOFING TIMELINE AT THE TREASURE ISLE TOWNHOUSE PLANNED DEVELOPMENT -- 763 COMET DRIVE -- TREASURE ISLE HOMEOWNERS' ASSOCIATION -- UP-71-005P

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Treasure Isle Homeowners' Association has requested to extend the reroofing timeline to accommodate the roof replacement on the cabana and the small pool house; 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 for consideration of the Use Permit Modification request at the Planning Commission meeting of April 3, 1997, 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 establish a reroofing timeline bringing consistency to the roof materials within the residential complex thus promoting "proper site planning, architectural design and property maintenance" and preservation of "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. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the proposal will establish a timeline for the completion of a previously approved reroofing project where the recently installed roofing material and color is suitable for the existing complex and will ensure design consistency throughout the complex.
3. 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 provide for the timely completion of the previously approved reroofing project.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-71-005P, 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 April 3, 1997 by the following vote:

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

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: GABBAY


CARL H. DITTMAR, JR., CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY