

RESOLUTION NO. 92-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOSTER CITY GRANTING AN APPEAL OF A DECISION OF THE PLANNING COMMISSION NOT TO APPROVE A MODIFICATION TO A USE PERMIT FOR A ROOF MATERIALS CHANGE FROM WOOD SHAKE TO COMPOSITION ASPHALT SHINGLES -- WINSTON SQUARE HOMEOWNERS' ASSOCIATION -- UP-72-020A

CITY OF FOSTER CITY

WHEREAS, the Winston Square Homeowners' Association has requested modification of a Use Permit for approval of a roof materials change from wood shake to composition asphalt shingles for Winston Square; and

WHEREAS, on June 4, 1992 the Planning Commission reviewed and continued the request, and on June 18, 1992 the Planning Commission's motion to approve the request failed; and

WHEREAS, on June 24, 1992, the Winston Square Homeowners' Association filed an appeal of a decision of the Planning Commission not to approve the Use Permit modification request; and

WHEREAS, the proposal has been determined by the Director of Planning and Development Services to be categorically exempt from the 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 City Council meeting of July 6, 1992, and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Foster City, based on facts and analysis in the Staff Reports, written and oral testimony, and exhibits presented, hereby finds:

- A. The roof materials change 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 roof change 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 appear reasonably compatible with the existing buildings and would be sympathetic to the character and style of the existing buildings 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 Townhouse Residential contained within the Land Use Element and the R-T Townhouse Residence Zoning District.

- B. That the design of the roof materials change would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the change, although not optimal, is reasonably consistent with the architecture of the project and the recommendations for color and texture in the policy for reroofing multiple-family residential projects (dated April 30, 1990).
- C. That the design of the roof materials change 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 roof material reasonably attempts to duplicate the colors and character of the existing roof material and would attempt to preserve the architectural scale and character of the neighborhood and community consistent with Section 17.58.010.B.1, while allowing a cost efficient roof replacement; the proposal would introduce a new design element in the neighborhood but would be reasonably 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 vicinity consistent with Section 17.58.010.B.2; the proposal would attempt to maintain consistency of views along streetscapes and therefore, and would be harmonious with reasonable standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.
- D. That the roof materials change 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 roof material change would be reasonably consistent with the architectural style of the existing development, and therefore 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 affect the orderly development of the City consistent with Section 17.06.020 of the Municipal Code.

BE IT FURTHER RESOLVED that the City Council of the City of Foster City hereby grants the appeal of the decision of the Planning Commission not to approve a roof materials change from wood shake to composition asphalt shingles for Winston Square; UP-72-020A, subject to the findings herein and subject to the conditions in Exhibit A attached hereto.

PASSED AND ADOPTED as a Resolution of the City Council of the City of Foster City at the Regular Meeting held on the 6th day of July, 1992, by the following vote:

AYES: Councilmen Battaglia, Bramlett, Fitzgerald, and Mayor Chinn

NOES: Councilman Field

ABSENT: None

ABSTAIN: None



ROGER CHINN, MAYOR

ATTEST:



THERESE TYREE, CITY CLERK

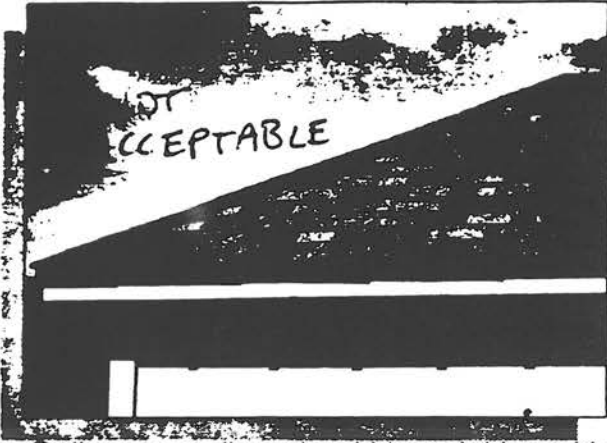
EXHIBIT A

(Conditions attached to approval of UP-72-020A by
City Council on July 6, 1992)

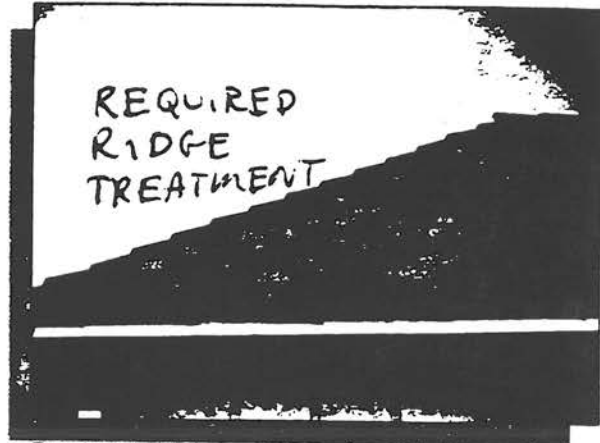
1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
 2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect 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 new roof material shall be installed with a thick ridge treatment to provide more texture and shadowing (please refer to the illustration attached as Exhibit B). Details regarding the roof ridge shall be included in construction documents.
 - * 7. The color of the roof material shall be approved by the Community Development Director as part of the overall color palette for the development.
- * Site Specific Condition

EXHIBIT B

(Attached to the approval of UP-72-020A by City Council on July 6, 1992)



Ordinary, one-dimensional hip and ridge adds nothing to a roof's personality.



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