

# PROTOTYPE

CITY OF FOSTER CITY  
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION  
NOTICE OF DECISION

APPLICATION RECEIVED: March 31, 2021

APPLICATION COMPLETE: April 13, 2021

ACTION DATE: April 13, 2021

CASE NO: UP2021-0020

OWNER: Alden Crossing Homeowners' Association

ADDRESS: C/O Michael Gollnick, Common Interest Management Services, 1720  
S. Amphlett Blvd., Ste. 130, San Mateo, CA 94402

APPLICATION FOR: Prototypical Design Guidelines for roof material and color and to add  
Building Integrated Photovoltaics (BIPV)

LOCATION: Alden Crossing Planned Development

ZONING: R-1/PD (Single Family Residential/Planned Development) District

CEQA DETERMINATION: Categorically Exempt – Section 15301, Existing Facilities

ACTION TAKEN: Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City took the action described above on the subject Use Permit Modification/Architectural Review application based on the following findings required per Section 17.58.050 Findings of Title 17, Zoning of the Foster City Municipal Code:

1. The proposal to establish prototype designs for roof replacements, 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 proposed roof prototype to use either CertainTeed Landmark TL in Platinum color, CertainTeed Landmark Pro in Georgetown Gray color, or GAF Grand Sequoia Reflector Series in Ocean Gray color, and Building Integrated Photovoltaics (BIPV) 1) will be sympathetic to the character and style of the existing houses and will be designed to be harmonious with the existing neighborhood 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 and such that solar and privacy impacts will not be created on adjacent properties, consistent with 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.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the location, material, color and design of the roof replacements will be compatible with the location, and design of the houses in the Alden Crossing planned development in which it is located.
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 roof prototype material, color and design: 1) will be compatible with the existing houses and planned development, and therefore, will preserve the architectural scale and character of the planned development and community consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties, and therefore, will be compatible with the architectural style and details of buildings in the immediate vicinity 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 therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area 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 colors, materials and design of the roof prototype will not: 1) significantly impact the privacy of adjacent properties; 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.

This action is subject to any conditions contained in Exhibit A, attached.

#### Expiration

Any Use Permit Modification and/or Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

#### Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

#### Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification and/or Architectural Review decision shall not be effective until the permittee acknowledges

acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Use Permit Modification/Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

*Becki Hanan*

For Marlene Subhashini  
Community Development Director

Planners Initials BH

Michael Gollnick

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(Owner's Name) (Please Print)

  
Michael Gollnick (Jun 11, 2021 13:58 PDT)

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(Owner's Signature)

## EXHIBIT A

### **ALDEN CROSSING HOMEOWNERS' ASSOCIATION**

Prototypical Design Guidelines for Roof Replacement

UP2021-0020

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The following guidelines shall govern the Roof replacements in the Alden Crossing 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.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
6. **The following roof materials and colors (or their equivalent) have been approved for roof replacements in the Alden Crossing Homeowners' Association:**
  - **Certain Teed Landmark TL in the color Platinum.**
  - **Certain Teed Landmark PRO in the color Georgetown Gray.**
  - **GAF Grand Sequoia Reflector Series in Ocean Gray.**
  - **Building Integrated Photovoltaics (BIPV)**
7. **If a replacement roof is proposed which is not on the approved list above, the Alden Crossing Homeowners' Association shall review and approve the new roof color.**

**Bold indicates site specific conditions.**

**APPROVAL PROCESS: (WHEN ONLY BP IS REQUIRED)**

1. The homeowner/applicant shall obtain an approval letter from the Alden Crossing Homeowners' Association for the proposed roof replacement. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit the roof manufacturer's name, style and color and fees, including the approval letter from the Alden Crossing Homeowners' Association.
3. 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 roof replacements.

*Sofia Mangalam*

Sofia Mangalam (Jun 11, 2021 14:48 PDT)

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Marlene Subhashini  
Community Development Director

Jun 11, 2021

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Date

*MGCN*

Michael Gollnick (Jun 11, 2021 13:58 PDT)

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Michael Gollnick, Community Development Director  
Common Interest Management Services  
City of Foster City

Jun 11, 2021

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Date