



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

CITY OF FOSTER CITY
PLANNING COMMISSION ACTION

FOSTER CITY
RECEIVED
JUL 03 1999
PLANNING
DIVISION

July 2, 1999

Patrick Young
Carmel Village HOA
c/o the Manor Association
500 Harbor Blvd.
Belmont, CA 94002

Dear Mr. Young:

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:	JULY 1, 1999
CASE NO.:	UP-76-003D
APPLICANT:	CARMEL VILLAGE HOMEOWNERS' ASSOCIATION
APPLICATION FOR:	MODIFICATION TO AN EXISTING USE PERMIT TO REPLACE THE EXISTING CEDAR WOOD SHINGLE ROOF WITH 40 YEAR ASPHALT COMPOSITE MATERIAL
LOCATION:	CARMEL VILLAGE PLANNED DEVELOPMENT
ZONE:	R-3/PD (MEDIUM DENSITY MULTIPLE FAMILY/PLANNED DEVELOPMENT) DISTRICT

ACTION TAKEN:

On July 1, 1999 the Planning Commission adopted Resolution No. P-41-99 approving UP-76-003D. A copy of the Resolution and Conditions of Approval is attached.

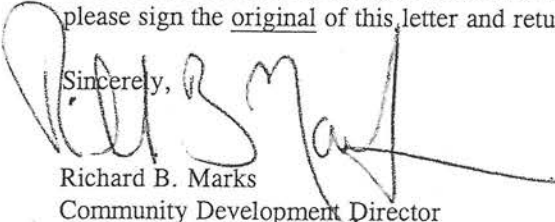
APPEAL:

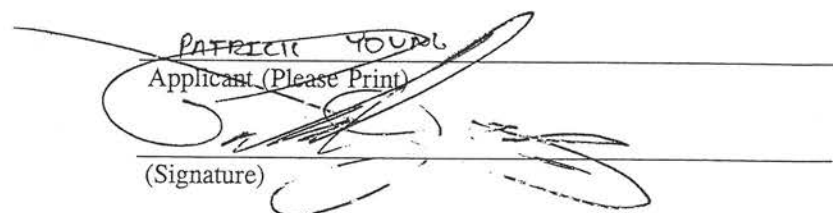
An action of the Planning Commission on a Use Permit application may be appealed within ten (10) calendar days after the date of the Planning Commission decision, in writing, to the City Council. Actual construction on or implementation of projects shall not begin prior to the expiration of the appeal 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


PATRICK YOUNG
Applicant (Please Print)
(Signature)

cc: Jack Francis, President, Carmel Village HOA, c/o The Manor Association, 500 Harbor Blvd., Belmont, CA 94002
Security Roofing Systems, 677 Kings Row, San Jose, CA 95112
(Mailed: July 2, 1999)

EXHIBIT A

(Approved by the Planning Commission on July 1, 1999)

CARMEL VILLAGE HOMEOWNERS ASSOCIATION
Prototypical Design Guidelines for Roof Replacement Materials

The following guidelines shall govern the installation, replacement, and modification of all roofs in the Carmel Village Planned Development:

CONDITIONS OF APPROVAL

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 Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.

Approved roof material *Celotex Presidential Shake* composition asphalt (40-year warranty)
Shadow Grey color.

RESOLUTION NO. P- 42 -99

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 THE TOWNHOUSES IN THE CARMEL VILLAGE PLANNED DEVELOPMENT -- CARMEL VILLAGE HOMEOWNERS' ASSOCIATION – UP-76-003D

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Carmel Village Homeowners' Association has requested approval to modify the style and color for re-roofing the townhouses; 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 July 1, 1999, and on said date the Public Hearing was opened, held, 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 to change the roofing material in the Carmel Village Planned Development, is consistent with the Foster City General Plan, Chapter 17.58 (Architectural Control) of Title 17 (Zoning) of the Foster City Municipal Code, because the proposal: 1) will be sympathetic to the character and style of the houses in the Carmel Village Planned 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 Chapter 2.28 (Planning), of the Foster City Municipal Code which requires "the orderly and harmonious development of the city" because the roofing materials will be of a color, quality and texture used for installation in other residential units throughout the City; and 3) will "read" architecturally as being the same as a wood shake roof with respect to thickness, appearance, "shadowing effect" and texture consistent with Policy P-90-001.
2. That the design of the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed material and color, as conditioned, will complement the existing architecture of the complex and the resulting relationship will be similar to colors used in other residential complexes and in other residential neighborhoods in the City.
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 the proposed material and color, as conditioned, will complement and enhance the architectural elements of the residential units in the planned developments.

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 improvement 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-76-003D, subject to the Conditions in Exhibit A attached hereto and incorporated herein.

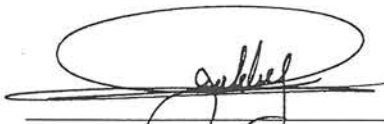
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof on July 6, 1999 by the following vote:

AYES, COMMISSIONERS: RAIN, COX, CHANG, WERDEN AND CHAIRMAN GABBAY

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE


NEIL GABBAY, CHAIRMAN

ATTEST:


RICHARD B. MARKS, SECRETARY

EXHIBIT A

(Approved by the Planning Commission on July 1, 1999)

CARMEL VILLAGE HOMEOWNERS ASSOCIATION
Prototypical Design Guidelines for Roof Replacement Materials

The following guidelines shall govern the installation, replacement, and modification of all roofs in the Carmel Village Planned Development:

CONDITIONS OF APPROVAL

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 Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.

Approved roof material *Celotex Presidential Shake* composition asphalt (40-year warranty)
Shadow Grey color.