

**EXHIBIT A**

(Conditions attached to approval of UP-83-024C by  
Planning Commission on October 6, 2005)

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 Division. Four (4) sets of final drawings shall be submitted with the building permit application.
- \* 5. The approved roofing materials for roof replacements in the Martinique Planned Development are as follows:
  - Elk Prestique (Hickory, 50-year warranty or 6mm thickness minimum) or equivalent color
- \* 6. The Community Development Director shall be permitted to administratively approve up to two additional asphalt composition shingle colors with 50-year warranty or 6 mm thickness minimum.
- \* Site-specific condition

**Karen Tremain**

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**From:** Eileen Greathouse [eileen@themanorassn.com]  
**Sent:** Thursday, June 15, 2006 3:47 PM  
**To:** Karen Tremain  
**Subject:** Martinque HOA

To: Karen Tremain  
From: Eileen Greathouse  
Date: June 15,2006  
Re: Martinque Homeowner's Association

On behalf of the Martinque Homeowners Association I am requesting the color Sablewood be added to the list of approved colors for roofing. Sablewood and Hickory are the original roof colors in the development. I am also noting that Martinque will have the option of adding one additional roof color in the future if they choose ,with approval for this additional color from staff.

Sincerely,

Eileen Greathouse  
Managing Agent  
The Manor Association

**CITY OF FOSTER CITY  
PLANNING DIVISION**

JUN 15 2006  
*[Signature]*  
**ADMINISTRATIVE APPROVAL  
WITH NO CONDITIONS**

6/15/2006

*Original roofing materials*

August 12, 1986

**PAINT:**  
 All siding paint to be Decratrend, color as listed per lot  
 (Product #70 & #790 as applicable)  
 All trim to be Kelly Moore, Bone  
 All painted fences, trellises and mailbox posts to be Kelly  
 Moore, Bone  
 All interior to be Kelly Moore, Bone

**SIDING:**  
 Masonite - 8" Splined Smooth Lap w/corner clips - Plan 1  
 Masonite - 6" Dropside Smooth Lap - Plan 2  
 Masonite - 4" Woodridge Smooth Lap - Plan 3  
 Accents - Shaker Town "Fishscale" or equal - Plan 1

**ROOFING:**  
 Elk, Prestique 240, Sablewood  
 Elk, Prestique 240, Hickory

LOT NO.	ADDRESS	SIDING	SIDING COLOR	ROOF
1	12 <del>10</del> Montego Lane	4 inch	<del>317 Mushroom</del> 05-1496	Hickory
2	14 Montego Lane	6 inch	858 Chamois	Hickory
3	16 Montego Lane	4 inch	Q13-58T Patina	Sablewood
4	17 Montego Lane	4 inch	<del>317 Mushroom</del> 05-1496	Hickory
5	15 Montego Lane	6 inch	Q8-38T Birch Gray	Sablewood
6	11 Montego Lane	8 inch	Nantucket	Sablewood
7	10 Lyme Lane	4 inch	Q8-38T Birch Gray	Sablewood
8	14 Lyme Lane	6 inch	Nantucket	Sablewood
9	18 Lyme Lane	8 inch	<del>317 Mushroom</del> 05-1496	Hickory
10	20 Lyme Lane	6 inch	858 Chamois	Sablewood
11	19 Lyme Lane	8 inch	Q8-38T Birch Gray	Sablewood
12	15 Lyme Lane	4 inch	Q13-58T Patina	Sablewood
13	11 Lyme Lane	6 inch	<del>317 Mushroom</del> 05-1496	Hickory
14	10 Coral Lane	6 inch	Q13-58T Patina	Sablewood
15	14 Coral Lane	4 inch	- 858 Chamois	Hickory
16	18 Coral Lane	6 inch	Q8-38T Birch Gray	Hickory
17	20 Coral Lane	8 inch	Nantucket	Sablewood
18	19 Coral Lane	4 inch	<del>317 Mushroom</del> 05-1496	Hickory
19	15 Coral Lane	4 inch	- Q13-58T Patina	Sablewood
20	11 Coral Lae	8 inch	- Q8-38T Birch Gray	Sablewood

RESOLUTION NO. P- 37 -05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST FOR PROTOTYPICAL GUIDELINES FOR ROOF REPLACEMENTS IN THE MARTINIQUE PLANNED DEVELOPMENT IN NEIGHBORHOOD 8 – MARTINIQUE HOMEOWNERS' ASSOCIATION – UP-83-024C

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Martinique Homeowners' Association has requested approval to establish prototypical design guidelines for roof replacements in the development; and

WHEREAS, the Martinique Homeowners' Association has requested approval of the Elk Prestique material in the "Hickory" color for the re-roofing of residential units in the development; 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, published, and mailed for consideration of the Use Permit request at the Planning Commission meeting of October 6, 2005 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. That the proposal to add the Elk Prestique material in the "Hickory" color to the list of approved materials for the re-roofing of houses in the Martinique Planned Development, as conditioned in Exhibit A, is consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-family Residence District) and Chapter 17.36 (PD Planned Development District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of the Foster City Municipal Code, because as conditioned, the proposal: 1) will be sympathetic to the character and style of the houses in the 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 Section 2.28.110 of the Foster City Municipal Code; and 3) will enhance the appearance of the development and the neighborhood by providing a compatible material and color for the re-roofing of houses within the planned development.
2. That the design of the proposal is appropriate to the City and the neighborhood in which it is proposed because the proposed Elk Prestique material in the Hickory color, as conditioned, will complement the existing architecture of the development and the resulting relationship will be similar to colors used in the Martinique Planned Development.

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 as conditioned, the proposed Elk Prestique material in the Hickory color will complement and enhance the architectural elements and the existing roof colors and materials of the residential units in the planned development.
  
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 improvements 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-83-024C, 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 October 6, 2005, by the following vote:

AYES, COMMISSIONERS: CHAI, KIESEL, PATTUM, WERDEN AND CHAIRPERSON AVRAM

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE

  
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NOEMI AVRAM, CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
RICHARD B. MARKS, SECRETARY