

Memo

To: File UP-85-031C – Nantucket Cove Roof Prototype
Via: Richard Marks, Community Development Director
From: Elena Lee, Senior Planner
CC:
Date: 6/29/2006
Re: Substitution of discontinued roofing product/color.



The Planning Commission approved the use of CertainTeed shingle, minimum 6 mm thickness, in Thunderstorm Gray on February 2, 2006. However, the Nantucket Cove HOA was told that CertainTeed has discontinued the thunderstorm gray color. Nantucket Cove HOA is now requesting to be allowed to substitute the discontinued color with the CertainTeed platinum color, also minimum 6 mm thickness.

Per review and discussion with the Community Development Director and Planning Manager on June 29, 2006, regarding Nantucket Cove's Home Owners' Association's request to be allowed to substitute the CertainTeed platinum color 50 year shingle, it was determined that the platinum color (minimum 6 mm) is an acceptable substitute.

June 28, 2006

Elena Lee
Senior Planner
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

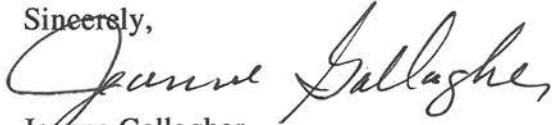
Re: Resolution No. P-04-06 for Nantucket Cove HOA-UP-85-031C

Dear Elena,

As you know, the Planning Commission approved the use of CertainTeed Thunderstorm Gray 50 year shingle for our roofing project at Nantucket Cove. CertainTeed has informed us that the Thunderstorm Gray color is no longer available in the 50-year product. Therefore, Nantucket Cove HOA is requesting permission to substitute CertainTeed Landmark Premium (50 yr warranty) in the color Platinum, the manufacturer's suggested replacement for the Thunderstorm Gray. Samples are provided with this letter for your review.

Your help in expediting this request is greatly appreciated, as our exteriors replacement project is already under way.

Sincerely,



Jeanne Gallagher
Vice President, Nantucket Cove Homeowners Association

Cc: Justin Bettner, Allana, Buick & Bers
Casey Meighan, Wright One Construction



6/28/06

CertainTeed Corporation
6400 Stevenson Blvd.
Fremont, California 94538
800-955-0811

Elana Lee
Senior Planner
City of Foster City
610 Foster City Blvd
Foster City, Ca 94404

Miss Lee

Please be advised that CertainTeed has changed many of their colors and product names. Concerning the Nantucket Cove HOA and the selection of the Thunderstorm Grey Landmark 50 year, during the change, that product has been discontinued. Landmark 50 year is now Landmark Premium, it now comes with a limited lifetime warranty and with an additional 25 lbs. per square. The color in the new Landmark Premium product line that will match the Thunderstorm Grey color is Platinum. This change will benefit the HOA, with the changes stated above, and better conforms to Foster City's stringent architectural requirements.

Samples will be made available upon your request. In addition the Foster City building department has been notified of these changes by my colleague in the North Bay/Peninsula territory, Territory Manager Jeremy Brannon.

Please feel free to contact me if you have any additional questions 408-425-4984.

Thank You

John Ficarra
Territory Manager South Bay
CertainTeed Corp.

CertainTeed
LANDMARK™ **SERIES**

Premium Shingles

Shown in Hearthstone

CertainTeed 

Quality made certain. Satisfaction guaranteed.™

A roof protects one of
life's biggest investments.

Landmark will perform
its job with style.

Yes, a home is an investment. It's real estate. It's one of life's largest financial commitments. But beyond the dollar signs, it's also the place into which you pour a great deal of time, care and energy. To help you protect an asset that's quite like no other, we offer you Landmark Series premium shingles.

Landmark Series gives you choices for
the level of durability you want:

- **Landmark Premium:** Lifetime warranty
- **Landmark Plus:** 40-year warranty
- **Landmark:** 30-year warranty

Landmark Series offers you several advantages:

Striking looks Thanks to soft shadow lines, a random tab design and a patented color blending process, Landmark performs the amazing. It gives your roof the classic shades and dimensional appearance of natural wood or slate.

Durable construction Landmark shingles vary by weight and thickness. The heavier you choose, the more durable and dimensional-looking your roof will be. But whichever shingle you pick, be assured that it's built on the industry's toughest fiber glass mat and the strongest materials available.

Something extra For the highest durability and dimensional style, ask about the triple-layer Landmark TL Ultimate in our luxury line of shingles.

Landmark Series and Landmark TL Ultimate are just a few of the many options CertainTeed gives you in luxury and premium shingles. But what distinguishes us even more than our range of products are the reasons that we make them. Home matters, looks matter and you deserve truly beautiful choices.





John J. Ficarra
Territory Manager
Residential Roofing Products

CertainTeed Corporation
6400 Stevenson Blvd
Fremont, CA 94538
Tel: (408) 425-4984 • Fax: (831) 582-9826
Voice Mail: (800) 359-7298 Ext. 3900
e-mail: john.j.ficarra@saint-gobain.com
www.certainteed.com

statement: "I really love my house."

*Thunderstorm Grey LM
Not Avail. in LM
Premium / 50 Yr.
ONLY 30 & 40*

Lifetime, 40-Year or 30-Year Limited Transferable Warranty*

Provides coverage in event of manufacturing defects

10-Year and 5-Year SureStart™ Protection

Covers 100% of replacement and labor costs due to manufacturing defects

* See actual warranty for details and limitations.

Warranty information available online
at www.certainteed.com.

Shown in Birchwood

Thunder

LANDMARK™ PREMIUM

Enhanced Colors



Aged Bark



Hearthstone



Birchwood (not an enhanced blend; also available in Landmark and Landmark Plus)



Graphite



Chestnut



Mountain Timber (not an enhanced blend)



Country Gray



Platinum

Closest to T-Storm

LANDMARK™ and LANDMARK™ PLUS



Burnt Sienna



Moire Black



Georgetown Gray



Painted Desert



Heather Blend



Resawn Shake



Hunter Green



Sunrise Cedar

Color Companion Products™

Want it all to match? CertainTeed offers Flintlastic™ SA, a low-slope roofing product that goes perfectly with Landmark Series shingles. It's available in several colors, giving you the flexibility to coordinate or match areas such as porches, canopies and carports with your main roof.



Roofs are big. Color is important. Choose wisely.

1. **Think big**—View a full-sized shingle, not just a swatch or sample.
2. **Be real**—Look at actual houses where the house/roof color combinations are similar to what you're considering.
3. **Watch the light**—As you look, notice how colors appear under changing light conditions and at various times of day.



Terra Cotta



Thunderstorm Gray



Weathered Wood



Integrity Roof System.™ Give your home the best protection.

WinterGuard™

Waterproofing underlayment prevents leaks caused by ice dams and wind-driven rain in vulnerable areas.

Roofers' Select™

High-performance underlayment is a secondary barrier against leaks for the entire roof.

Shingles and Accessories

High-quality shingles are covered by one of the best warranties in the business. Accessory products—starter course, and hip and ridge cap shingles—complete your roof from start to finish.

Ventilation

Proper attic ventilation improves air circulation.

Enjoy the extra confidence of SureStart Protection™

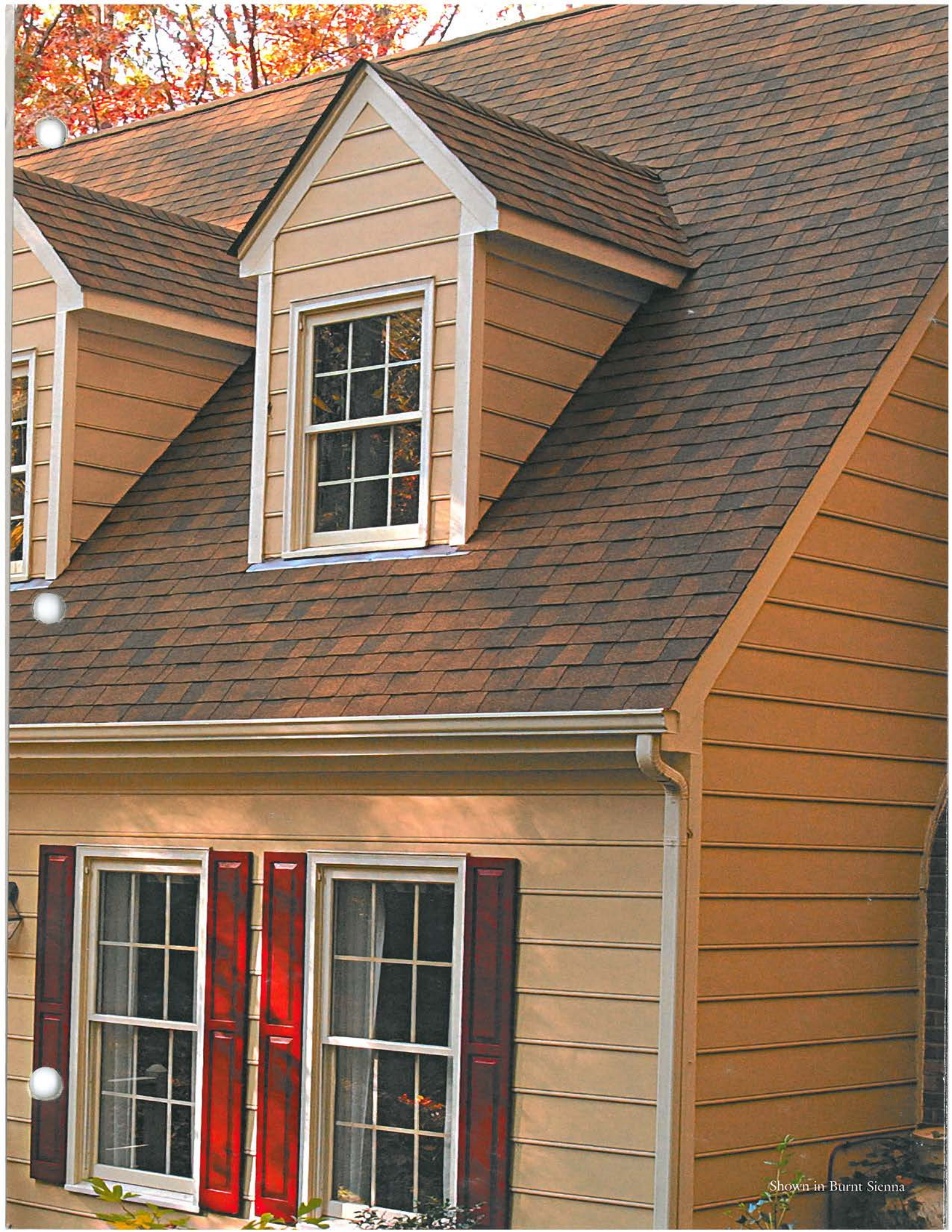
Your Landmark warranty is strong on its own. But, you also get the added confidence of SureStart protection. That simply means if any problem due to a manufacturing defect occurs within the SureStart period, call us. Upon inspection, we'll cover labor and material replacement costs at 100%.

4. **Consider the pitch**—Look for roofs with a similar pitch to your own. A roof's pitch affects the way you see its color.
5. **Ask your contractor**—They might be able to point you to a home where they've installed a roof of your style and color.



Add a little accent to your roof.

For an extra finishing touch, CertainTeed offers Shadow Ridge™, an added accessory for capping hips and ridges. It comes in several colors, meaning there's one to coordinate with your Landmark shingles.



Shown in Burnt Sienna

Easy selection. Long-term protection. And a #1 rating with building and remodeling professionals.



What's behind our #1 rating?

Builders and remodelers across America know certain things to be true of CertainTeed. For starters, we've been in the roofing business for over 100 years, and we have thousands of satisfied homeowners. The process of building that satisfaction begins the moment you turn to us.



CertainTeed offers you the broadest range of color and style choices. But you'll see it's not style over substance. You'll get a roof that's made from the highest quality materials and backed by a strong warranty program. It's our promise to you: quality made certain, satisfaction guaranteed.



Not sure which color to pick? Check out CertainTeed's ColorView.

ColorView is our interactive tool to help you visualize product style and color options. Using it is easy (and even a little fun). Just go to certainteed.com/colorview.

You've got questions? For answers, or to find the professional contractor nearest you, call our Consumer Hotline at 800-782-8777.

Specifications

- Two-piece laminated fiber glass-based construction
- UL Class A fire resistance
- 330 lb. per square (Landmark Premium)
- 300 lb. per square (Landmark Plus)
- 245 lb. per square (Landmark)
- UL certified to meet ASTM D3462
- UL certified to meet ASTM D3018 Type I
- Conforms to CSA Standard A123.5-98

For U.S. building code compliance, see product specification sheets.

Warranty*

- Lifetime (Landmark Premium), 40-year (Landmark Plus) and 30-year (Landmark) limited transferable warranties against manufacturing defects
 - 50-year limited transferable warranty against manufacturing defects on group owned or commercial applications (Landmark Premium)
 - 10-year SureStart™ protection (Landmark Premium)
 - 5-year SureStart™ protection (Landmark and Landmark Plus)
 - 10-year warranty against winds up to 90 mph (Landmark Premium) and 5-year warranty against winds up to 80 mph (Landmark Plus) and 70 mph (Landmark)
 - Upgraded wind warranty available with special nailing
- *See actual warranty for specific details and limitations.

Lifetime, 40-year and 30-year limited transferable warranties, including 5-year SureStart™ protection, are applicable only in the United States, its territories and Canada; for products sold outside these areas, please refer to the International Warranty for specific details and limitations.

NOTE: REPRODUCTION OF COLORS throughout this publication is as accurate as modern printing will permit. Colors are subject to changes by granule manufacturers.



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EXHIBIT A

(Conditions attached to approval of UP-85-031C by
Planning Commission on February 2, 2006)

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. Prior to the issuance of a Reroofing Building Permit, the Nantucket Cove Homeowner's Association shall choose one of the following roofing materials and colors for the approved reroofing prototype: GAF Timberline Ultra material in the Slate Blend color or the CertainTeed material in Thunderstorm Gray.
6. The placement of materials disposal or trash bins within public rights-of-way, including on public streets and on public sidewalks, shall not be allowed until such time as an Encroachment Permit has been issued by the Engineering Division of the Public Works Department.
7. In order to assure public safety and minimize the unattractive short term aspects of construction on the neighborhood, prior to issuance of a building permit, building plans shall include site control information which, at a minimum: 1) Provides that a 6 (six) foot tall chain-link fence (no portion of which contains barbed wire) with a dark green (or other color approved by the Community Development Director) vinyl or canvas liner placed on the exterior of the fence shall be placed around any yard or any portion of a yard which the Chief Building Official shall identify as requiring such.
8. All required fencing shall be in place prior to the commencement of any work on site, shall remain in place for such time as required by the Chief Building Official and shall be removed prior to the issuance of an Occupancy Permit. The gate to the fence shall be locked at all times that the fenced area is left unattended by either the owner or resident, the contractor or subcontractors. All construction materials and equipment, including temporary or portable equipment, such as generators, storage containers or facilities, shall be stored within the interior of the fenced area when construction activities are not occurring. If placed anywhere on site, portable toilets shall be placed within the interior of the fenced area at all times.
9. Building materials, construction equipment and tools, or other items related to the construction or demolition work to be performed shall be stored behind and below required fencing/screening unless special approval to place or store the materials or items is granted by the Community Development Director.

10. If the value of the project exceeds \$100,000, then prior to issuance of a Building Permit, the applicant shall submit a Waste Management Plan with estimated quantities of debris expected to be generated by the project, how it will be recycled/disposed of, and an accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code.
11. Within sixty (60) days following the completion of the demolition phase of a covered project, and again within sixty (60) days following the completion of the construction phase of a covered project, the contractor shall submit documentation to the Building Inspection Division that demonstrates compliance with Chapter 15.44 of the Foster City Municipal Code. Documentation includes submission of a completed Final Compliance Report with corresponding recycling, salvage, and disposal receipts/tickets from the facilities, to demonstrate where the debris was recycled, salvaged, or disposed.

* Site-specific condition

RESOLUTION NO. P- 04 -06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFICATION REQUEST TO ESTABLISH MATERIALS AND COLORS FOR RE-ROOFING OF RESIDENTIAL UNITS IN THE NANTUCKET COVE PLANNED DEVELOPMENT IN NEIGHBORHOOD 7 – NANTUCKET COVE HOMEOWNERS' ASSOCIATION – UP-85-031C

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Nantucket Cove Homeowners' Association has requested approval for GAF Timberline Ultra in the colors Mission Brown Blend or Slate Blend and CertainTeed LandMark Series in the colors Thunderstorm Gray or Weathered Wood as the list of approved re-roofing materials for the 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 February 2, 2006, 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 approve the GAF Timberline Ultra material in the Slate Blend color (but not Mission Brown Blend) and CertainTeed material in the Thunderstorm Gray color (but not Weathered Wood) as the approved materials for the re-roofing of houses in the Nantucket Cove 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 GAF Timberline Ultra and CertainTeed materials and colors, as conditioned, will complement the existing architecture of the development and the resulting relationship will be similar to colors used in the Nantucket Cove 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 GAF Timberline Ultra and CertainTeed materials and colors 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-85-031C, 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 February 2, 2006, by the following vote:

AYES, COMMISSIONERS: PATTUM, WERDEN AND VICE CHAIRPERSON KIESEL

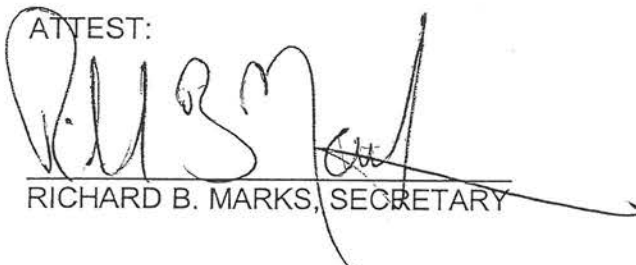
NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: CHAIRPERSON AVRAM


NOEMI AVRAM, CHAIRPERSON

ATTEST:


RICHARD B. MARKS, SECRETARY