

Memo

To: Pitcairn Prototype Binder

From: Monica Ly, Assistant Planner

Date: November 17, 2021

Re: New Roofing Materials – CertainTeed Burnt Sienna in place of discontinued CertainTeed Bark Brown:

The Pitcairn HOA Prototype for Roofing Materials (UP-75-008J) has previously allowed property owners to select CertainTeed Bark Brown asphalt shingles as an option to reroof their homes. However, due to the discontinuation of CertainTeed Bark Brown asphalt shingles, the Pitcairn HOA would like to include CertainTeed Burnt Sienna in place of discontinued CertainTeed Bark Brown.

Pitcarin Prototype for Roofing Materials & Colors
Natural Wood Shake
GAF Timberline HD or Ultra HD (Hickory – Brown and Charcoal – Dark Gray)
CertainTeed composite shingle (Burnt Sienna and Shadow Gray)
Cal-Pac Decra Shake metal roofing (Granite – Medium Gray)
Metro Shingle (Birch – Gray)
GAF Timberline Ultra HD (Slate – Light to Medium Gray)

Pitcairn Homeowners Association

c/o Mulqueeny & Associates
PO Box 4726
Foster City CA 94404
Telephone 650-574-3835
Facsimile 650-341-1140
E-mail Mulqueeny@sbcglobal.net

November 17, 2021

DELIVERED ELECTRONICALLY

Marlene Subhashini,
Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Re: 516 Trinidad Lane Roofing Materials

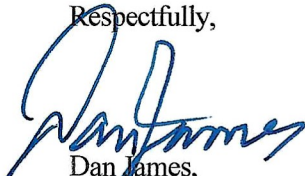
Dear Ms. Subhashini,

Please accept the roofing material CertainTeed Landmark Burnt Sienna in place of the discontinued CertainTeed Bark Brown at 516 Trinidad Lane.

Pitcairn HOA will amend the prototype in January 2022.

Call or email any questions.

Respectfully,



Dan James,
Managing Agent



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

PROTOTYPE

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

APPLICATION RECEIVED: March 31, 2016 **FOSTER CITY RECEIVED**

APPLICATION COMPLETE: February 9, 2017 **MAR 30 2017**

ACTION DATE: March 10, 2017 **PLANNING/**

CASE NO: UP-75-008JJ (supersedes UP-75-008V) **CODE ENFORCEMENT**

OWNER: Pitcairn Homeowners' Association, c/o Dan James, Mulqueeney & Associates

ADDRESS: PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototypical Design Guidelines for Roofing Materials and Colors

LOCATION: Pitcairn Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development Combining) 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 application based on the following findings:

1. The proposal to establish the prototypical design guidelines for the replacement of roofing for houses in the Pitcairn Planned Development, as conditioned in Exhibit A, is 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 prototypical design:
 - for the allowed roofing materials and colors will be sympathetic to the character and style of the existing houses in the Pitcairn Planned Development 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-A-1 and LUC-B-1) contained in the Land Use and Circulation Element of the Foster City General Plan;
 - will maintain the existing appearance of residential units in the development by allowing specific roofing materials and colors for residential units in the Pitcairn development consistent with Planning Commission Policy P-1-94;

- for the new roofing materials and color will be compatible with the existing house such that the architectural character of the house is maintained consistent with Section 2.28.010 of the Foster City Municipal Code;
 - for roofing materials and colors will improve a typical residential use consistent with the Land Use Plan designation of Single Family Residential.
2. That the proposed amendment to the roofing prototype would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the updated prototype for reroofing to allow specific materials and colors, as conditioned in Exhibit A, will be compatible with the architectural style and character and of houses in the Pitcairn Planned Development.
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) of the Foster City Municipal Code because:
- the prototypical design for roofing materials and colors will provide guidelines to ensure that re-roofing for all residential units in the development are orderly and consistent, and therefore, the overall architectural style and characteristics throughout the development will be preserved consistent with Section 17.58.010.B.1;
 - the roofing materials and colors will be compatible with the architectural style, character, and proportions of houses in the Pitcairn development and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Sections 17.58.010.B.2 and 17.58.010.B.4; and
 - the replaced roofs will match the existing roof style and pitch/slope of the existing house and will be in keeping with similar improvements in the neighborhood.
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 prototypical design guidelines for roofing materials and colors will allow for the removal and replacement of old roofing material with a high quality material in a color that is compatible with the existing house colors and therefore will not have any significant visual or property value impacts to the Pitcairn Planned Development, the streetscape or the adjacent neighborhood. All new and/or replacement roofing will require issuance of a building permit to ensure that the products are installed safely and in compliance with applicable regulatory standards as well as meets the established criteria per this prototype.

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

Expiration

Any Use Permit Modification 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 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 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,


for
Curtis Banks
Community Development Director

Planners Initials ML

JOANNA KOZIARA for Pitcairn HOA
(Owner's Name) (Please Print)


(Owner's Signature)

EXHIBIT A

PITCAIRN HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Roof Replacement
(Conditions attached to approval of UP-75-008JJ by the
Community Development Director on March 10, 2017)

The following guidelines shall govern the replacement of roofs in the Pitcairn Planned Development:

CONDITIONS OF APPROVAL

1. Prior to construction, all necessary building permits shall be obtained from the Foster City Building Division.
2. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.
3. 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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
4. 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.
5. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
8. 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.
9. **The following roof materials and colors (or their equivalent) are approved for the replacement of roofs in the Pitcairn Homeowners Association:**
 - a. **Natural Wood Shake**
 - b. **GAF Timberline HD or Ultra HD (Hickory – Brown and Charcoal - Dark Gray)**
 - c. **CertainTeed composite shingle (Bark Brown and Shadow Gray)**

- d. **Cal-Pac Decra Shake metal roofing (Granite – Medium Gray)**
- e. **MetroShingle (Birch - Gray)**
- f. **GAF Timberline Ultra HD (Slate – Light to Medium Gray)**

10. If a replacement roof material or color is proposed which is not on the approved list above, the Pitcairn Homeowners' Association shall review the proposed roof material and color and amend this prototype to include the new roof material and/or color.

Bold Text: Indicates Site Specific Conditions

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
 - a. Building Permit application shall indicate the roofing material and color

2. 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 roofing replacement for the Pitcairn Development.



Dan James, Managing Agent
Mulqueoney & Associates
Pitcairn Homeowners Association



Date



Curtis Banks, Community Development Director
City of Foster City



Date