

RESOLUTION NO P- 01 -16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING AN AMENDMENT TO PLANNING COMMISSION POLICY P-2-2000, REROOFING FOR SINGLE-FAMILY DWELLINGS – CITYWIDE IN R-1 ZONING DISTRICTS – CITY OF FOSTER CITY

FOSTER CITY PLANNING COMMISSION

WHEREAS, on March 7, 2000, the Planning Commission adopted Policy P-2-2000 replacing the previous Administrative Policy P-90-001 regarding reroofing of single-family detached residential properties; and

WHEREAS, on September 4, 2003, the Planning Commission adopted amendments to Policy P-2-2000 to allow additional color options to be added to the roofing list for houses in the R-1, Single Family Residential District; and

WHEREAS, the roofing list which includes specific manufacturers and colors is difficult to maintain because roofing manufacturers, colors, names and thicknesses change constantly because materials are either discontinued, manufacturers go out of business, one company buying out another company, companies rebranding and change names and colors and therefore is challenging to maintain an updated list of preapproved materials; and

WHEREAS, the proposal to amend the reroofing policy to eliminate specific manufacturers and list acceptable colors and materials has been determined by the Community Development Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, the Planning Commission did duly consider the proposed amendments to Planning Commission Policy P-2-2000 at a public meeting on January 21, 2016.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Foster City, based on facts, analysis in the staff report, written and oral testimony, and exhibits presented, does hereby find that the proposed amendment will be consistent with the Foster City General Plan, including Goal LUC-A, Preserve the Quality of the City's Residential Neighborhoods, Goal LUC-B, Promote Proper Site Planning, Architectural Design and Property Maintenance, and Policy LUC-38, City Approach to Design (Architectural) Review because the amendment will preserve the original architectural character of Foster City while at the same time, provide increased choices in reroofing materials for homeowners; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Foster City does hereby approve the amendment to Planning Commission Policy P-2-2000 contained in Exhibit A, attached hereto and incorporated herein.

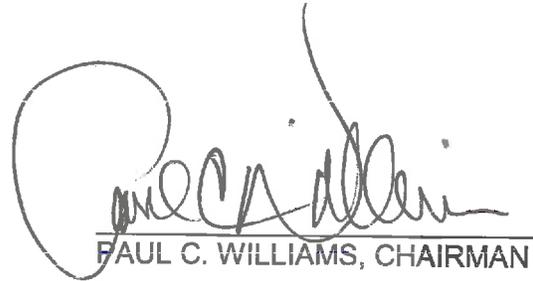
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on January 21, 2016 by the following vote:

AYES, COMMISSIONERS: Avram, Dyckman, Pattum, Wykoff and Chair
Williams

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



PAUL C. WILLIAMS, CHAIRMAN

ATTEST:



CURTIS BANKS, SECRETARY

EXHIBIT A
(Amendment Approved by the Planning Commission on
January 21, 2016)

See Amended Policy P-2-2000 attached hereto and incorporated herein

Planning Commission Policy
REROOFING FOR SINGLE-FAMILY DWELLINGS

Subject: Reroofing permits for single-family detached dwelling units

Policy No.: P-2-2000

Date of Planning Commission Approval: March 7, 2000 (Amended on January 21, 2016)

Purpose of Policy:

To develop a set of reroofing criteria to help preserve and maintain the architectural character of single-family detached dwelling units when reviewing reroofing permits

POLICY: Requests to re-roof a single-family detached dwelling unit shall be subject to the following criteria:

- A. Dwelling Units Originally Approved as part of a Single Family/Planned Development (R-1/PD) District or Homeowners Association shall be subject to the roofing prototype or originally approved roof material/color on file for the development. The Dolphin Bay and Greenport developments shall be treated as if they were zoned R-1, because they do not have a homeowners' association.
- B. Dwelling Units Located Within an R-1 District: Proposed materials and colors for reroofing requests must be compatible with the basic architectural character and style of the house and the surrounding neighborhood. Colors that are not listed as approved are not permitted. Requests for reroofing homes shall be subject to the following:
- 1) **Pitched Roofs**
- a) Thickness: 5.5 mm minimum measured at the two/three ply laminate section
- b) Materials:
- Composition shingle
 - Fiber cement tiles
 - Cement tiles
 - Wood shake or shingle treated with fire retardant or Class C rating
 - Clay tiles
 - Slate
 - Standing seam metal with/without solar collector film (if approved by the Planning Commission)
 - Metal tiles
 - Metal shake
 - Metal shingle (smooth or stamped)
- c) Colors:
- Grey (all shades)
 - Black
 - Brown (all shades)
 - Blends (consistent with the above colors)

2) Low-Pitch Roof (less than 2:12)

- a) Material
 - Composition/Mineral capsheet
- b) Colors
 - Grey (all shades)
 - Brown (all shades)
 - Black
 - Blends (consistent with the above colors)

3) Flat Roofs (zero pitch, not visible from street)

- a) Materials
 - Tar and gravel
 - Modified Bitumen
 - Membrane (IB Roof Systems, Duro-Last, Thermoplastic polyolefin (TPO))
 - Foam (if foam is uniform in thickness and has a smooth transition towards roof edges and sloped portions of the roof)
 - Composition/mineral capsheet
- b) Colors
 - White
 - Grey (all shades)
 - Brown (all shades)

4) Spanish or Mediterranean Style Houses

- a) Thickness: 5.5 mm measured at the two-ply laminate section
- b) Material
 - Tile
 - Any material allowed in Section1 for pitched roofs
- c) Colors (if tile is being used)
 - Dark red-orange-brown blend (earth-tone)

C. Permit Requirements

Requests for reroofing require a permit from the Building Inspection Division. Reroofing permits shall be reviewed and initialed by a planner to ensure that the material and color is acceptable for the subject house per the adopted reroofing policy.

D. Conditions

- a) All reroofing materials shall be a minimum of 5.5 mm in thickness measured at the 2-ply laminate sections. Thickness will be measured by Building Inspectors at the job site during the sheathing nailing inspection (or in the case of an overlay, call for an inspection prior to installation).
- b) All vents, gutters, downspouts, flashings, electrical conduits, metal surfaces etc., shall be painted to match the color of the adjacent surface.
- c) All asphalt composition shingle roof replacements shall have a heavy dimensional ridge treatment.

E. Attachments

Materials Glossary

Attachment 1: Material Glossary

Material and Description	Photograph
<p data-bbox="289 382 623 415">Cement / Concrete Tiles</p> <p data-bbox="172 449 740 483">Manufactured with sand, cement, and water</p> <p data-bbox="323 583 586 617">Fiber Cement Tiles</p> <p data-bbox="162 651 747 718">Manufactured with cement, sand, natural and synthetic fibers, pigment and additives.</p>	  
<p data-bbox="407 1444 482 1478">Slate</p> <p data-bbox="355 1512 534 1545">Natural stone</p>	

Clay Tile
(Spanish or Mediterranean Style Houses)

Moulded and fired clay



Composition / Mineral Capsheet

Rolled asphalt roofing consisting of fiberglass mats coated with mineral granules



Composition Shingle

A fiberglass reinforcing mat coated with asphalt and mineral fillers



Foam

Closed-cell Sprayed Polyurethane Foam (SPF) composed of two liquid components - isocyanate and a resin (or polyol) - that are pumped from separate containers and mixed in the nozzle of a spray gun



Metal Shingle or Tile
Stone coated steel

Metal Shake – mimics cedar shake

Metal Tile – mimics clay tile

Smooth or Stamped Steel shingles – mimics
composition shingles



Membrane Roofing System
(Including modified bitumen, single ply PVC,
Thermoplastic polyolefin (TPO), etc.)

Made from synthetic rubber, thermoplastic



**Standing Seam Metal with or without
solar collector film**
(review required by the Planning Commission)

Continuous metal panels down the length of the roof. Standing seam metal roofs are allowed only if solar collector film is added.



Stone Coated Metal Panel

Manufactured using aluminum-zinc alloy coated steel and covered with ceramic coated stone granules and sealed with a coating



Tar and Gravel

Three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone



Wood Shake or Shingle

A basic wood shingle that is made from split logs

