

RESOLUTION NO P- 18 -19

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, on January 21, 2016, the Planning Commission adopted amendments to Policy P-2-2000 eliminating specific manufacturers and listing acceptable colors and materials in the roofing list for houses in the R-1, Single Family Residential District; and

WHEREAS, the roofing list currently does not include Building Integrated Photovoltaic (BIPV), Architectural or High Definition Shingles or Shakes under 5.5 mm in depth, and high barrel clay or metal tile roofs over non-Mediterranean or non-Spanish style homes; and

WHEREAS, the proposal to amend the reroofing policy 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 December 5, 2019.

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, Policy LUC-B-1, City Approach to Design (Architectural) Review, and Policy LUC-H-1, Promote Sustainability, because the amendment will preserve the character of the neighborhood and community 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 December 5, 2019 by the following vote:

AYES, COMMISSIONERS: Adams, Dyckman, Pattum, Wykoff and
Chairman Williams

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:



PAUL C. WILLIAMS, CHAIRMAN

ATTEST:



MARLENE SUBHASHINI, SECRETARY

EXHIBIT A

(Amendment Approved by the Planning Commission on
December 5, 2019)

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 (1st Amendment on January 21, 2016, 2nd Amendment on December 5, 2019)

Purpose of Policy:

To develop a set of reroofing criteria to help appropriate and acceptable design for property improvements for 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 or Architectural or High Definition Shingles or Shakes
- b) Materials:
- Composition shingle
 - Fiber cement tiles
 - Cement/Concrete 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)
 - Building Integrated Photovoltaics (BIPV)
- c) Colors:
- Grey (all shades)
 - Black
 - Brown (all shades)
 - Blends (consistent with the above colors)

- If tile is being used:
 - Dark red-orange-brown blend (earth-tone)

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)
 - Building Integrated Photovoltaics (BIPV)

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
 - Building Integrated Photovoltaics (BIPV)
- b) Colors
 - White
 - Grey (all shades)
 - Brown (all shades)

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 or Architectural or High Definition Shingles or Shakes. 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
Pitched Roofs

Material and Description	Photograph
<p>Composition Shingle</p> <p>A fiberglass reinforcing mat coated with asphalt and mineral fillers</p>	
<p>Architectural or High Definition Shingles or Shake</p> <p>High-quality dimensional appearance such an enhanced shadow effect that create a “wood-shake look.”</p>	
<p>Slate</p> <p>Natural stone</p>	
<p>Wood Shake or Shingle</p> <p>A basic wood shingle that is made from split logs</p>	

Cement / Concrete Tiles
(high barrel, medium, or flat)

Manufactured with sand, cement, and water



High Barrel



Medium Profile








Flat

Fiber Cement Tiles

Manufactured with cement, sand, natural and synthetic fibers, pigment and additives.



<p>Standing Seam Metal with or without solar collector film (review required by the Planning Commission)</p> <p>Continuous metal panels down the length of the roof. Standing seam metal roofs are allowed only if solar collector film is added.</p>	
<p>Clay Tile Molded and fired clay</p>	
<p>Metal Shingle, Shake or Tile Stone coated steel</p> <p>Metal Shingle – mimics architectural shingles</p> <p>Metal Shake – mimics cedar shake</p> <p>Metal Tile (high barrel, medium, or flat) – mimics clay tile</p>	  

Smooth or Stamped Steel shingles – mimics composition shingles



Stone Coated Metal Panel

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

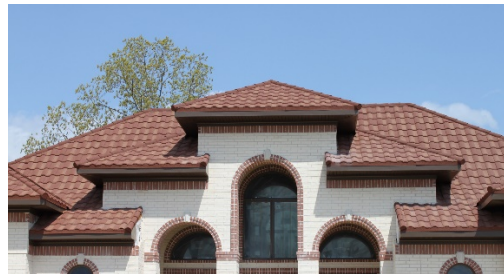
Stone Coated Shingle Panel - mimics architectural shingles







Stone Coated Shake Panel – mimics cedar shake



Stone Coated Tile Panel (high barrel, medium, or flat)
– mimics clay tile



Low Pitched Roofs (below 2:12)	
<p>Composition / Mineral Capsheet</p> <p>Rolled asphalt roofing consisting of fiberglass mats coated with mineral granules</p>	
Flat Roofs (zero pitch, not visible from street)	
<p>Tar and Gravel</p> <p>Three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone</p>	
<p>Membrane Roofing Systel (Including modified bitumen, single ply PVC, Thermoplastic polyolefin (TPO), etc.)</p> <p>Made from synthetic rubber, thermoplastic</p>	
<p>Foam</p> <p>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</p>	

Building Integrated Photovoltaics (BIPV)

Roof Integrated Photovoltaics Shingles/Shakes/Tiles

Laminated glass or other materials with
integrated solar cells.

