



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT
FOSTER CITY
610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 349-1200
FAX: (415) 574-3483

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NOV 20 1995
Ans'd.....

FEB 06 1996

PLANNING
DIVISION
CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE: Novemeber 15, 1995

CASE NO.: UP-74-017K

APPLICANT: Stephen Fox, Manager for Harborside Homeowner Association

APPLICANT ADDRESS: PML Mngmnt. Corp., 655 Mariners Island Blvd., #301, Foster City, CA

APPLICATION FOR: Skylight Prototype

LOCATION: Harborside Development

ZONING: R-T/PD (Townhouse Residence/Planned Development) District

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 Architectural Review/Use Permit Modification application based on the following findings:

1. That the proposal is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the skylight(s) will enhance the interior of the townhouse by providing more natural light and will be consistent with the residential use of the subject property.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the location, size, design, colors, materials and finish of the skylight(s) will reasonably blend with the roof of the existing townhouse and will be in keeping with similar improvements in the Harborside Development and neighborhood.
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 the skylight(s) will be flat with clear or smoke/bronze-tinted glazing, will be compatible with the existing roof line, and will meet the criteria for location, size, design, colors, materials and finish in the City's adopted Architectural and Solar Guidelines.

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 or the general welfare of the City because the skylight(s) will be compatible with the design of the townhouse and other townhouses and houses in the neighborhood, 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 will not have detrimental visual impacts on the neighborhood.

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

Expiration

Any Architectural Review/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

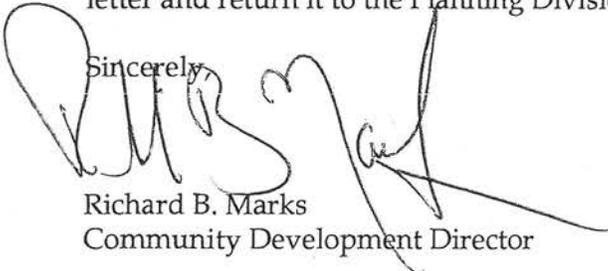
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Department of Planning and Development Services 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 Architectural Review/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.

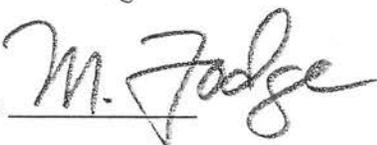
In order to demonstrate that you are aware of and understand the Architectural Review/Use Permit Modification conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

for 
(Applicant) (Please Print)

Planners Initials 

by STEPHEN A. FOX
(Contact Person)

EXHIBIT A

HARBORSIDE HOMEOWNERS ASSOCIATION Prototypical Design Guidelines for Skylight(s)

The following guidelines shall govern the installation of new skylights(s) for individual townhouses in the the Harborside Development.

LOCATION, SIZE, MATERIALS AND COLOR

	Location	Size	Materials and Color
Specific* Design	Model H-1 only, in master dressing room and kitchen	2' x 4'	Exterior framing must match or blend with the existing roof color. Glazing must be clear or bronze-tinted.
General Design	Variable	Variable	Same as above

* See partial floor plan for specific skylight locations in Model H-1, labeled Exhibit B (attached), and as shown in Exhibits C, D, and E (attached).

CONDITIONS OF APPROVAL

New skylight(s) will be subject to the following conditions of approval from the Planning Division:

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 the adjacent surfaces.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to installation, a building permit shall be obtained from the Building Division. Four (4) sets of final drawings (either an elevation or floor plan and a framing detail) shall be submitted with the building permit application.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. All architectural elements such as soffits, screens, etc., not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
8. The skylight glazing shall be a flat-design (not domed or bubble-shaped) and shall not extend more than 10" above the roof-line.

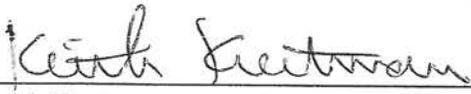
APPROVAL PROCESS

SPECIFIC SKYLIGHT DESIGN

1. The homeowner or applicant shall submit the following:
 - A letter from the Harborside Homeowners Association (HOA), indicating their action on the proposal.
 - A Building Permit application, including four copies of the elevation where the new skylight(s) will be located or a floor plan, including the proposed size, material(s), color(s), and a framing detail.
2. Planning Division staff will review the HOA letter and plans to confirm that the proposed design substantially conforms with the "Specific Skylight Design" Prototypical Design Guidelines.

GENERAL SKYLIGHT DESIGN

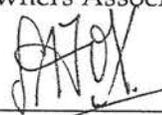
1. The homeowner or applicant shall submit the following:
 - A letter from the Harborside Homeowners Association (HOA), indicating their action on the proposal, which may include additional conditions of approval.
 - Three copies of a scaled drawing of the elevation where the new skylight(s) will be located, including the proposed size, material(s), and color(s); or, one set of photographs (minimum size 5" x 7"), a brochure or other similar form of illustration may be substituted for elevations if all information is provided.
 - A completed and signed application form for Architectural Review. These are available at the City's Planning Division office and can be mailed to the property owner for convenience.
 - A filing fee as established by City Council Resolution (one-half the typical fee for a new skylight).
2. Planning Division staff will review the HOA letter, plans/photos/brochure to confirm that the proposed design conforms with the "General Skylight Design" Prototypical Design Guidelines and HOA letter.
3. After Planning approval, the homeowner or applicant must obtain a Building Permit, which requires four submittal of four sets of plans of an elevation and framing detail.



Keith Kreitman, President
Harborside Homeowners Association

15/5/95

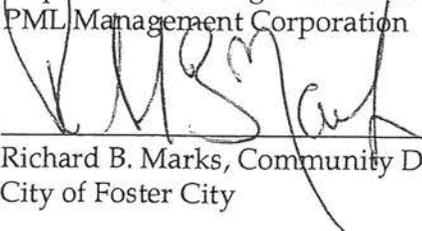
Date



Stephen Fox, Manager for Harborside Hmhrs. Assoc.
PML Management Corporation

11/28/95

Date



Richard B. Marks, Community Development Director
City of Foster City

2/6/96

Date

TYPICAL BAY
SITE PLAN
TYPES H-1 TO H-4

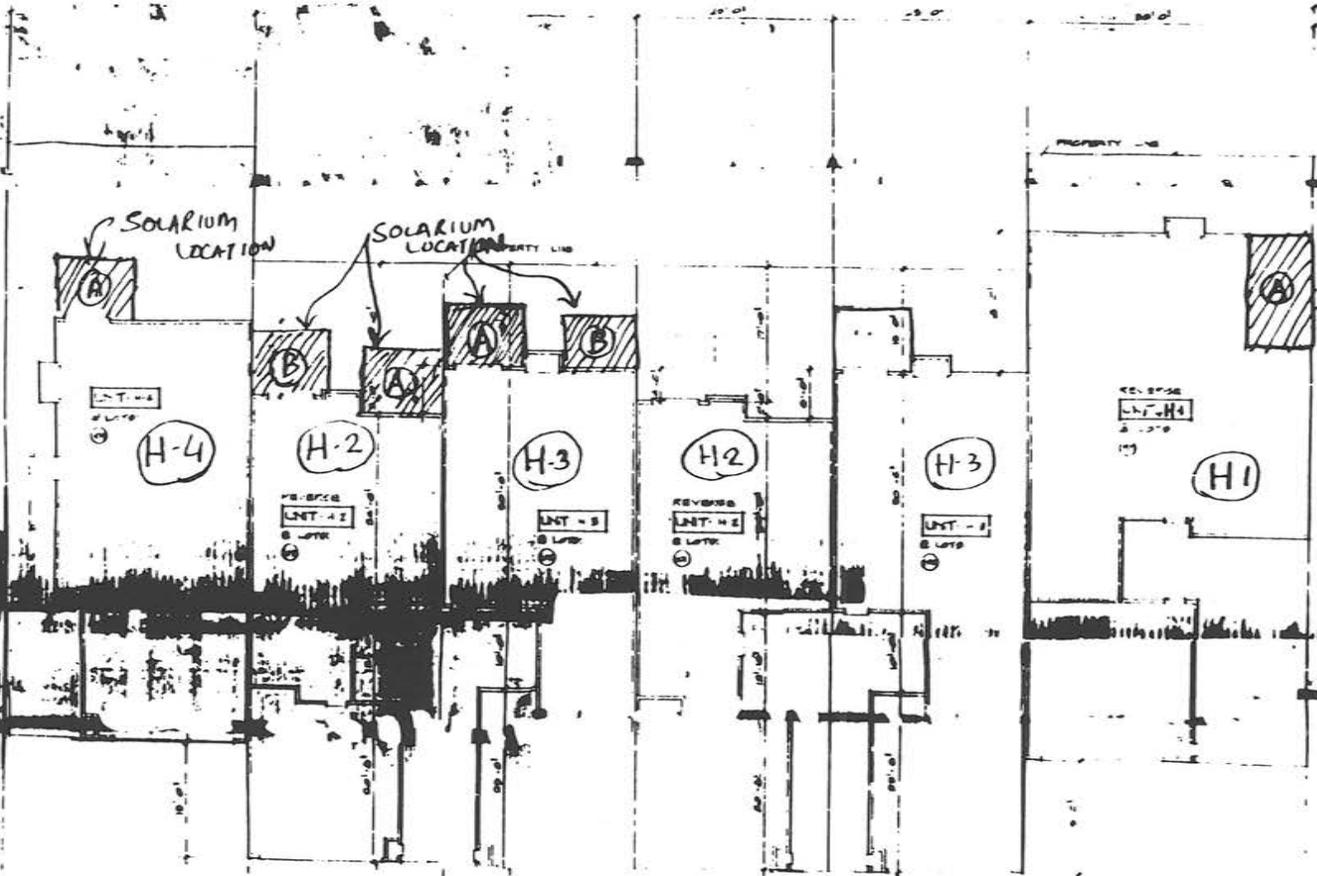


EXHIBIT B2

* APPROVED "SPECIFIC" SKYLIGHT DESIGN FOR MODEL H-1

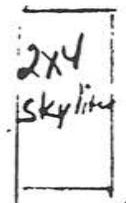
EAST elevation

1111 Nord
Hester City
Juelson Ave

Existing Shingle
Roof

Shake
Roof

Stucco



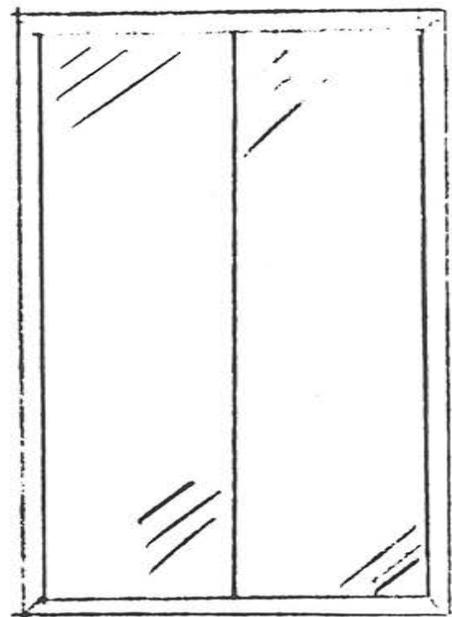
PLANNING, DESIGN & INSTALLATION

of
KITCHEN & BATHS
592-8020

1501 LAUREL ST. SAN CARLOS, CA 94070



LIC. 302530



Entrance

Garage



EXHIBIT C

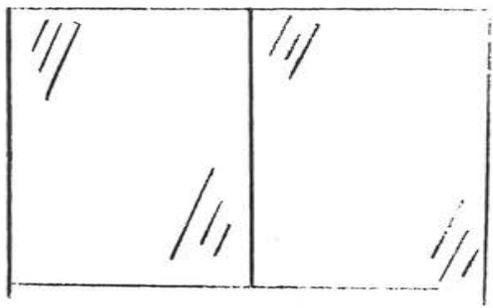
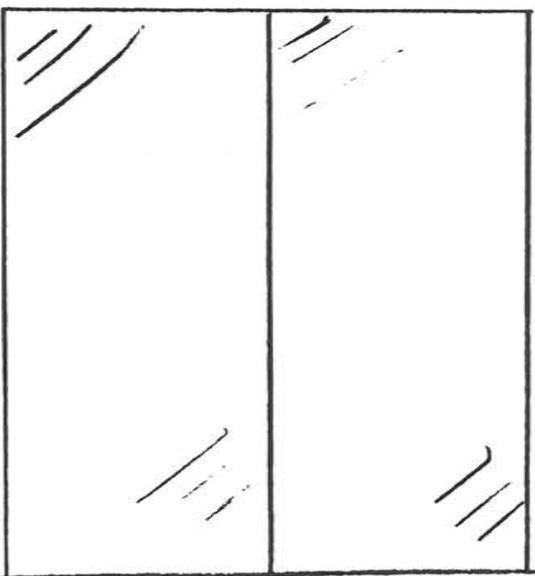
* APPROVED "SPECIFIC" SKYLIGHT SIGN Elevation
for MODEL H-1



Shake
ROOF

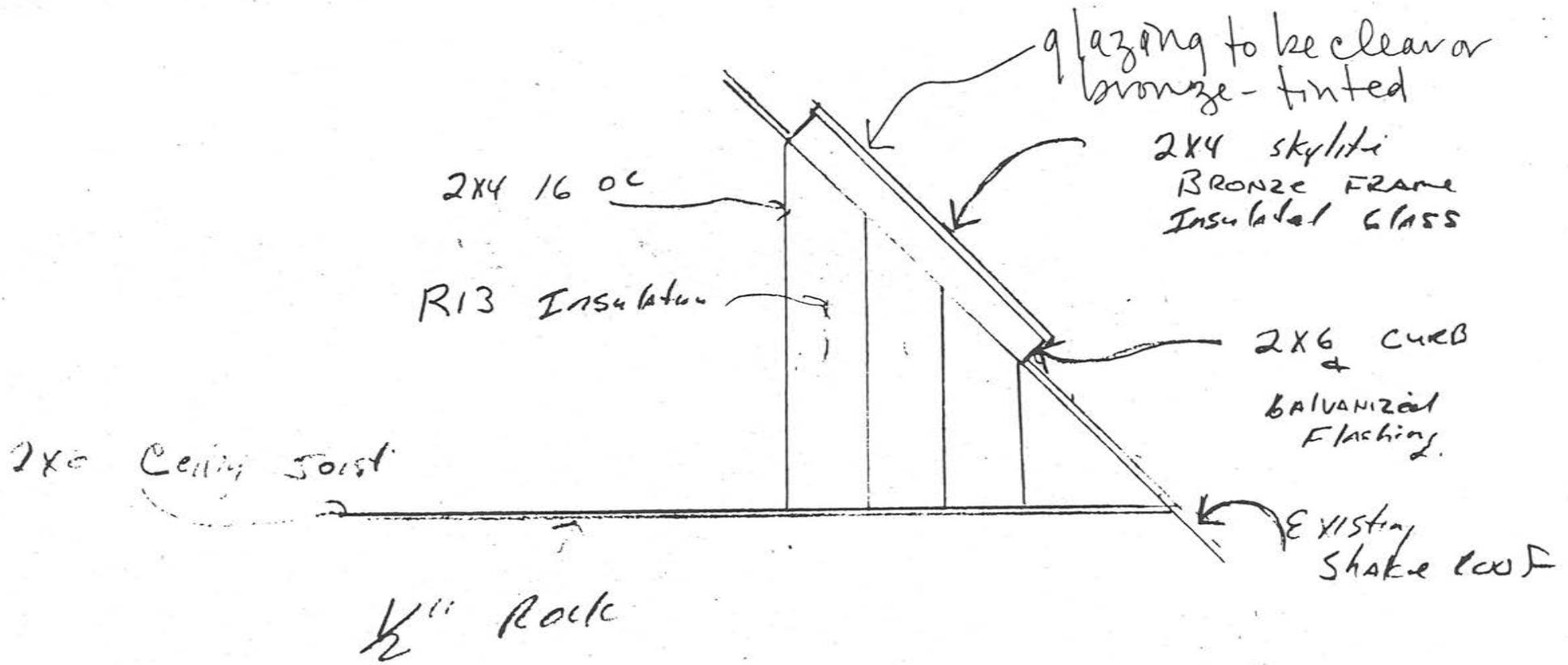
Living
Room
ROOF

Kitchen



master
BED

EXHIBIT D



PLANNING, DESIGN & INSTALLATION
 of
 KITCHEN & BATHS
 592-8020
 1501 LAUREL ST. SAN CARLOS, CA 94070

FRAMING DETAIL

1111 Hord Tuelson Lane
 Foster City, CA.

* APPROVED PROTOTYPE FOR ALL MODELS

EXHIBIT E

Harborside

HOMEOWNERS ASSOCIATION

September 25, 2000

Ms. Debbie Pedro
Foster City Planning Commission
610 Foster City Blvd.
Foster City, CA 94404

Re: Use Permit # UP-74-017K

Dear Debbie:

This letter is in response to your telephone call regarding the application by Mrs. Mahalic at 707 Radford Lane, Foster City to install a domed sun tunnel in the roof of her home.

Harborside Homeowners Association at its September 5, 2000 Board meeting, did approve her application for a sun tunnel with the provision that she accept the responsibility for any damage or repairs to the roof of her home in connection with the installation and use of the sun tunnel.

Therefore, Harborside Homeowners Association respectfully requests that Foster City Planning amend UP-74-017K to permit the installation of domed sun tunnels. See sample Sun Tunnel brochure enclosed.

If you have any questions, please do not hesitate to call me at (650) 349-9113, extension 105.

Sincerely,

For the Harborside Board of Directors



Stephen A. Fox, CCAM
Association Manager

Enclosure

cc: Board of Directors
Mrs. Mahalic, 707 Radford Lane

SunTunnels.hs

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SEP 28 2000

**PLANNING
DIVISION**

Exhibit F

UP-74-017K

CITY OF FOSTER CITY
PLANNING DEPARTMENT

SEP 28 2000

L. Carmichael
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exhibit F

OUR WEBSITE: WWW.SUNTUNNEL.COM

INTRODUCING SUN TUNNEL'S

NEW 22" SKYLIGHT

-THE BIGGEST, BEST, AND BRIGHTEST-

OSTER CITY
RECEIVED

SEP 23 2000

PLANNING
DIVISION

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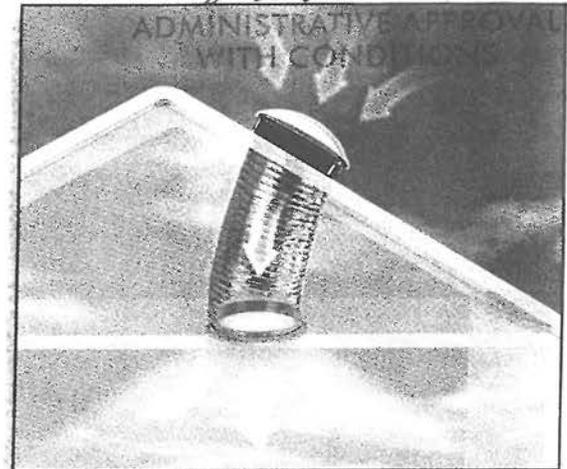
un Tunnel Systems, the nations leading manufacturer of flexible tube skylights introduces the largest, most versatile tubular skylight on the market today. **The new 22" unit has it all.** Sun Tunnel's mission all along has been to get as much light as possible into their customers' homes and that 's been accomplished with this all new re-engineered unit. The performance of tubular skylights is based on three important criteria:

1. The diameter of the pipe.
2. The reflectivity.
3. The length of the tube/pipe.

1. The key word here is diameter or aperture. It was figured out years ago that to get more light in your camera you increase the *aperture*. Our engineers came to us and said, "All sales talk aside, bigger is better". The 22" Sun Tunnel still fits neatly between rafters and delivers enough light to enhance any room, delivering 2 to 3 times more light than it's nearest competitor.

2. Reflectivity. The polished stainless steel collar inside the dome catches the light from all angles. It is literally a mirror finish, one of the most reflective materials on the market today, not polished aluminum which will oxidize through time. The tubing consists of sola film, a hi-tech, highly reflective material engineered from the space program. The tubing is then laminated and fiberglass reinforced around a spring steel skeleton allowing it to flex around attic obstructions and bring light into areas that conventional skylights can't.

3. The engineers came to us and said, "After size and reflectivity, you lose light with the length of the tube, and there is only one answer to this—and that's *aperture*. With the large 22" unit you can channel the light further for those homes with tall attic space.



Sun Tunnel's New 22" versatile and flexible skylight captures more beautiful natural light than any other manufacturer's skylight on the market.

THINK OF THE SUN TUNNEL AS A HI-TECH NATURAL LIGHT FIXTURE.

Natural light is the key element in creating good living and work environments. Your dark bathroom, kitchen, hallway, or anywhere that needs more natural light can now be beautified in about two hours. The product is endorsed by professional contractors from coast to coast. The most common response from the professionals is that they can't believe the ease of installation and how well it performs.

INSTALLED BY
A SUN TUNNEL
PROFESSIONAL IN
JUST A COUPLE
OF HOURS!

THE SUN TUNNEL®
SKYLIGHTS

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2515 S. El Camino Real
San Mateo, CA 94403
(650) 286-0450

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