

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

APPLICATION RECEIVED: December 2, 2010

APPLICATION COMPLETE: January 26, 2011

ACTION DATE: February 10, 2011

CASE NO: UP-72-008LL

OWNER: Isle Cove Homeowners' Association

ADDRESS: c/o Jannie Rego-Smith, Common Interest Management Services,
315 Diablo Rd., Suite 221, Danville, CA 94526

APPLICATION FOR: Dome Skylight on Flat Roof – Replacement Only (no new allowed)

LOCATION: Isle Cove Planned Development

ZONING: R-3/PD

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 application based on the following findings:

1. The proposal to establish a prototype for the replacement (only) of curb mounted dome skylights on the flat portions of the roofs in the Isle Cove Planned Development, as conditioned in Exhibit A, would be 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 prototype for replacement curb mounted dome skylights : 1) will provide for the consistent replacement of dome skylights on the flat portions of the roofs and will ensure that the character and style of the existing buildings be maintained by requiring that the skylights have a dark anodized or black finished frame and clear inner and outer dome and therefore, promote "proper site planning, architectural design and property maintenance" and 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) Additionally, the prototype for curb mounted dome skylights will be integrated into the existing building and designed such that the architectural character of the house is maintained because the skylights will be replacing existing skylights and no new skylights will be permitted. 3) The skylights will be installed on the flat portions of the roof only and therefore solar and

privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code.

2. 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 skylights will be replacing existing skylights only and will not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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

Expiration

Any Architectural Review 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

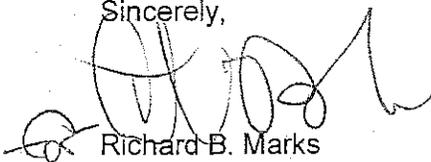
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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



Richard B. Marks
Community Development Director

(Owner's Name) (Please Print)

Planners Initials: kak

(Owner's Signature)

EXHIBIT A

ISLE COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Curb Mounted Dome Skylights on Flat Roof (Replacement Only)

The following guidelines shall govern the replacement of dome skylights on the flat portion of the roofs in the Isle Cove Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. 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.
3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.
5. 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.
- * 6. The curb mounted dome skylight shall measure 24" x 48" and shall not exceed a maximum height of 14 inches as measured from the adjacent roof surface.
- * 7. The curb mounted dome skylights shall have an anodized dark brown or black color aluminum frame.
- * 8. No new skylights shall be permitted. Only existing curb mounted dome skylights shall be allowed to be replaced
- * 9. The glazing on the inner and outer dome shall be clear.
- * 10. The curb mounted dome skylights.

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 including the following:
 - Manufacturers' Brochure of the skylight indicating size, frame color and glazing color of the proposed skylight.
 - Site plan or Aerial photograph depicting the location of the replacement skylight.

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 replacement of dome skylights.

Janie Rego-Smith, Managing Agent
Common Interest Management Services, CMF, for
Isle Cove Homeowners' Association

Date

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

Date



EXHIBIT B

Isle Cove Homeowners Association

General Specification for Curb-mounted Domed Skylight for Installation on
Phase 2 and 3 Buildings Only
January 26, 2011

General Description

- A. The curb-mounted domed skylight shall be 24" x 48" in size, double dome acrylic or polycarbonate in an anodized dark brown or black color aluminum frame.
- B. Shape and Size: Maximum height above roof not to exceed 14 inches
- C. Glazing: Thermoformed acrylic: (Clear). Outer dome with 25% maximum rise. Thermoformed acrylic inner dome (clear). Alternatively:
 - 1. Thermoformed polycarbonate outer dome (clear).
 - 2. Thermoformed polycarbonate inner dome (clear).

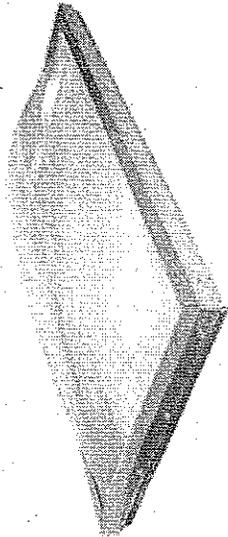
Manufacturers

- A. WASCO Model DDSC1
- B. Velux Model CM-1
- C. Solar Industries Curb Mount Skyview ®
- D. Or Equivalent

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ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Our model CM curb mount commercial skylight is welded using a 6063 extruded aluminum retaining angle and an extruded aluminum inner frame providing a leak-proof design. It installs directly on site built or prefabricated curbs. It is ideal for all commercial and industrial applications.

Achieve energy savings with the VELUX CM curb mount commercial skylight

The VELUX CM curb mount commercial skylight provides high levels of visible light transmittance which has been shown to significantly reduce these energy costs through the benefits of daylighting. The payback from installing the CM curb mount commercial skylight in commercial and industrial applications is typically less than three years.

Quality construction

VELUX manufactures the highest quality commercial skylights in the industry. We extrude only high quality acrylic that does not yellow over time like competitor's skylights. The CM curb mount commercial skylight also has an advanced weep system which minimizes condensation, and a full thermal break to maximize energy efficiency.

Fall protection

The durable CM curb mount commercial skylight has been tested and is in compliance with OSHA's 29 CFR 1910.23 specification for fall protection. Here are the acrylic and polycarbonate product test reports.

Glazing Options

The VELUX CM curb mount commercial skylight comes with your choice of:

- Clear over clear acrylic - our most cost effective option with extremely high visible light transmittance
- Clear over white acrylic - full light diffusal and high visible light transmittance
- White over clear acrylic - full light diffusal and high visible light transmittance
- Bronze over clear acrylic - dimmed lighting and lower visible light transmittance
- Polycarbonate over clear acrylic - improved fire and impact resistance with extremely high visible light transmittance
- Polycarbonate over white acrylic - improved fire and impact resistance with full light diffusal and high visible light transmittance

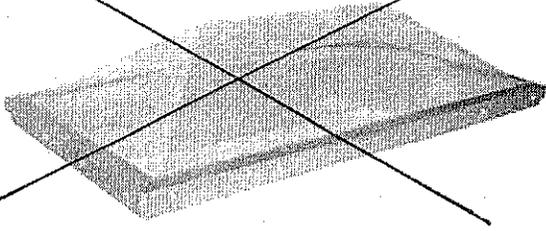
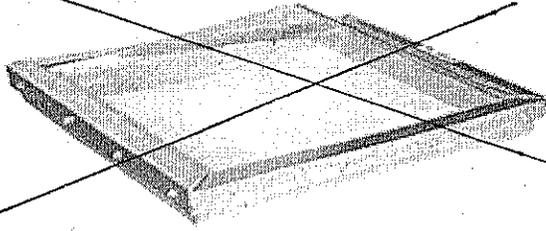
Wide range of options and features

- Custom color options - neutral gray, white, and a myriad of other color options are available on custom request
- Hip/Ridge and pyramid options - VELUX can manufacture domes in hip/ridge and pyramid shapes

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Curb mount available

The VELUX CM curb mount commercial skylight installs directly on site built or prefabricated curbs. It is ideal for easy replacement of existing skylights with a quality VELUX product.

Warranties you can trust

We stand behind our products with a promise of lasting service. Our warranty covers 10 years on the acrylic color and 5 years on the skylight. For details, download our [warranty brochure](#).

Wide range of custom sizes available

CM commercial skylights are made to order just the way you want them. VELUX can manufacture custom sizes at any size between 12" x 12" and 102" x 150" in 1/4" increments. Call us at 1-888-878-3589 for more details or consult your [local VELUX dealer](#) for pricing. Typical lead time is 15 days including shipping.

Sunscreening options for optimal light control when combined with the accessory tray

The CM skylight is compatible with the following sunscreening accessories:

Contact customer service for select sizes available

- * Blackout blinds – Blocks the light. Available in solar, electric and manual versions.
- * Venetian blinds – Accurate glare and light control. Available in electric and manual versions.
- * Roller blinds – Diffuse the light. Available in solar, electric and manual versions.

Specification

The skylight shall be an acrylic domed skylight, VELUX model CM, manufactured by VELUX America, 450 Old Brickyard Road, Greenwood, SC 29648, 888-878-3589. The skylight shall be a factory-assembled, curb mounted unit welded using a 6063 extruded aluminum retaining angle and an extruded aluminum inner frame providing a leak-proof design. It shall include a full polyurethane thermal break and weep system to minimize condensation. The skylight shall be double domed with [clear acrylic] [bronze acrylic] [white acrylic] [polycarbonate] over [clear] [white] acrylic.

For a full specification sheet go [here](#).

- [CM specs](#)
- [CM CAD files](#)

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