

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
RECEIVED

DEC 24 2003

PLANNING
DIVISION



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

APPLICATION RECEIVED: March 27, 2001

APPLICATION COMPLETE: March 28, 2001

ACTION DATE: March 28, 2001

CASE NO.: UP-76-013H

OWNER: Longwater Homeowners' Association

OWNER ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Skylight Prototype

LOCATION: Longwater Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development)

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. 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 house 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 house and will be in keeping with similar improvements in the 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 or slightly curved with clear or smoke-colored glazing, will be compatible with the existing roof, and will meet the criteria for location, size, design, colors, materials and finish in the adopted design guidelines for skylights.

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 house and other 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 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.

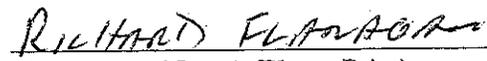
Acknowledgment by Applicant

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


(Applicant's Name) (Please Print)


(Applicant's Signature)

Planners Initials: DLP

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Skylights

The following guidelines shall govern the installation and replacement of all skylights in the Longwater Planned Development:

CONDITIONS OF APPROVAL

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, 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.
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 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(s) shall be clear or smoke-colored glass and shall not extend more than 10" above the roof-line.
- *9. The tubular skylight(s) shall be 10" in diameter.
- *10. The skylight(s) shall have a design similar or equivalent to ODL Gordon™ tubular skylight model EZ10SCL as illustrated in Exhibit B, attached hereto and incorporated herein.

* Site Specific Conditions

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Longwater Homeowners' Association for the proposed skylight. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. 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 approval letter from the Longwater Homeowners' Association.
3. 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 skylights.



Richard Flanagan, President
Longwater Homeowners' Association

12-23-03
Date



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

1/2/04
Date

lights

EXHIBIT B

10" Tubular Skylight. The 10" model features the original Solar Lens™ dome. Two adjustable tubes in each kit make maneuvering around obstacles a breeze. A variety of durable one-piece flashings are available. The low-profile diffuser spreads light evenly up to 150 square feet.



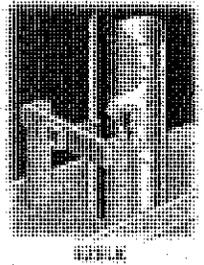
Standard kits contain enough materials to complete a 48" installation.

14" Tubular Skylight with Improved Solar Lens™ Dome. The 14" tubular skylight features our improved, low-profile Solar Lens™ dome. The stepped-in design directs a larger percentage of the available light into the tube. Made of strong, UV-resistant acrylic, this dome provides excellent optical clarity and scratch-resistance. The durable, seamless aluminum flashing is suitable for a flat roof to a 12/12 roof pitch. Two adjustable tubes in each kit make installation easy. This tubular skylight spreads light evenly up to 300 square feet.

Roof Styles. Tubular skylights have been designed with one-piece flashing systems to eliminate the possibility of leaks. Each roof flashing has been designed for use on specific roof types.

21" Tubular Skylight. The 21" tubular skylight is designed for larger rooms or commercial applications such as schools, offices, and retail outlets that can benefit from energy- and cost-saving natural light. The 21" model has a strong, low-profile acrylic dome. The dome size and polished aluminum light shaft maximize available light and spread light evenly up to 400 square feet — comparable to a standard 2' x 2' skylight.

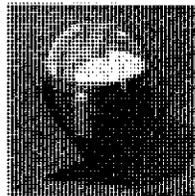
Light Kit. When the sun goes down, you can still light up the dark areas of your home with an easy-to-install light kit. A 50-watt reflective bulb can spread light at the flick of a standard wall switch. A tubular skylight with a light kit is the perfect replacement for an existing light fixture — as a bonus, the wiring is already in place. Local building codes may require installation by a licensed contractor.



Extension Tubes. All models contain enough materials to complete a 48" installation. For applications over 48", additional extension tubes are available.

48-76-01314
CITY OF FOSTER CITY
PLANNING DEPARTMENT

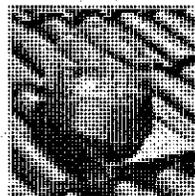
MAR 28 2001
Planned
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



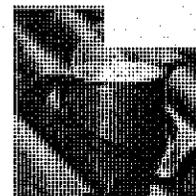
10" TUBULAR SKYLIGHT - EZ10SCA
Flashing for asphalt shingle, slate, or wood shake roofs



10" TUBULAR SKYLIGHT - EZ10SCM
Metal flashing, suitable for flat roof to 12/12 roof pitch



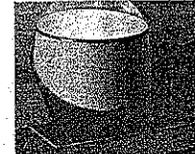
10" TUBULAR SKYLIGHT - EZ10SCL
Flashing for low-profile tile roof



10" TUBULAR SKYLIGHT - EZ10SCH
Flashing for high-profile tile roof



14" TUBULAR SKYLIGHT - EZ14SCM
Metal flashing, suitable for flat roof to 12/12 roof pitch



21" TUBULAR SKYLIGHT - EZ21SCA
Flashing for asphalt shingle, slate, or wood shake roofs