



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY
RECEIVED

DEC 14 2001

PLANNING
DIVISION

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

APPLICATION RECEIVED: August 6, 2001

APPLICATION COMPLETE: August 7, 2001

ACTION DATE: August 7, 2001

CASE NO.: UP-72-005L

OWNER: Paul Strong for the Shell Cove Homeowners' Association

OWNER ADDRESS: c/o Strong Management, 2033 Ralston, #100, Belmont, CA 94002

APPLICATION FOR: Skylight Prototype Amendment

LOCATION: Shell Cove Planned Development

ZONING: R-3/PD (Medium Density Multiple Family 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 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 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,



f Richard B. Marks
Community Development Director

SHELL COVE HOA PAUL STRONG
(Applicant's Name) (Please Print)

Paul Strong Strong Mgt
(Applicant's Signature)

Planners Initials: DLP

EXHIBIT A

SHELL COVE HOMEOWNERS' ASSOCIATION Modification to Existing Prototypical Design Guidelines for Skylights

The following guidelines shall govern the installation and replacement of all skylights in the Shell Cove Planned Development and shall supersede all previously approved skylight prototypical designs (UP-72-005A and UP-72-005G)

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. All skylights shall have clear or smoke/bronze-tinted glass with bronze framing and shall not extend more than 10" above the roof-line.
- *9. The sizes of skylights allowed shall range from 2' x 3', or less to maximum size of 32" x 64".
- *10. Skylights in Models J-1, J-2, J-3, J-4, and J-5 townhouse may be located as specified in the pre-approved drawings labeled Exhibit B, without the need for an Architectural Review permit.
- *11. Skylight locations, type (i.e. non-operable or operable), and glass (i.e. tempered and dual pane) shall comply with the minimum requirements of the Uniform Building code (UBC). Skylights shall be located a minimum distance of either 3' to 5' from the nearest wall depending on the UBC requirements based on the construction type of the nearest wall. Skylights shall also be located a minimum of 18" from the roof edge.

*Site Specific Conditions

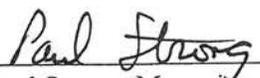
APPROVAL PROCESS

For skylights proposed in pre-approved locations in Exhibit B:

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.
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 windows.

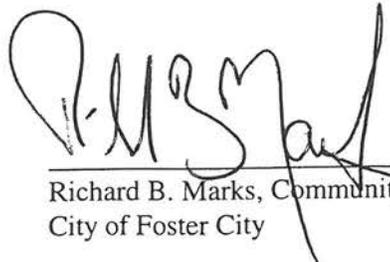
For skylights proposed in locations other than the pre-approved locations in Exhibit B:

1. The homeowner/applicant shall apply and obtain an Architectural Review permit from the Planning/Code Enforcement Division at City Hall by submitting the following:
 - A signed application form
 - An approval letter from the Shell Cove Homeowners' Association
 - Three copies of a site plan indicating location and dimensions of skylights
 - A filing fee (one-half the typical fee for windows/doors)
3. The Planning/Code Enforcement Division staff will review the Architectural Review application to confirm that the proposal is consistent with the prototypical design approved for replacement of skylights.
4. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit four copies of any required drawings and fees.



Paul Strong, Managing Agent
Strong Management, for
Shell Cove Homeowners' Association

12/7/01
Date

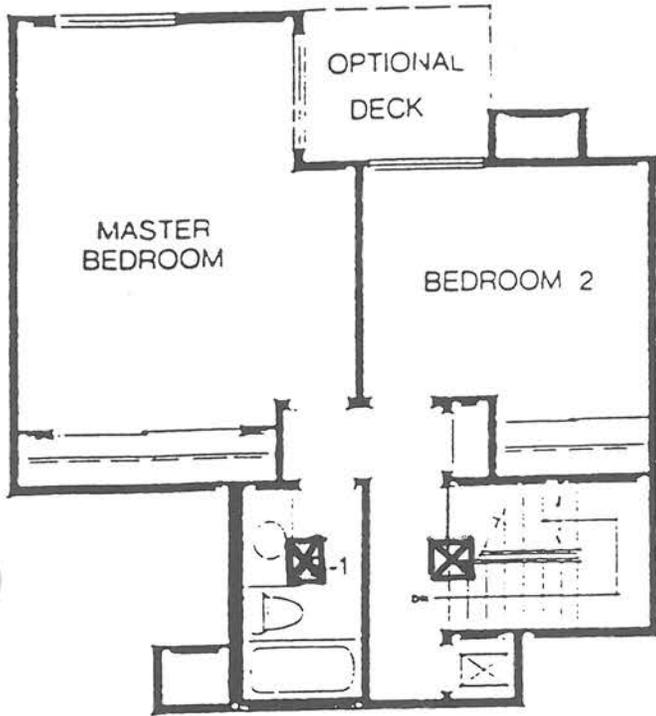


Richard B. Marks, Community Development Director
City of Foster City

12/14/01
Date

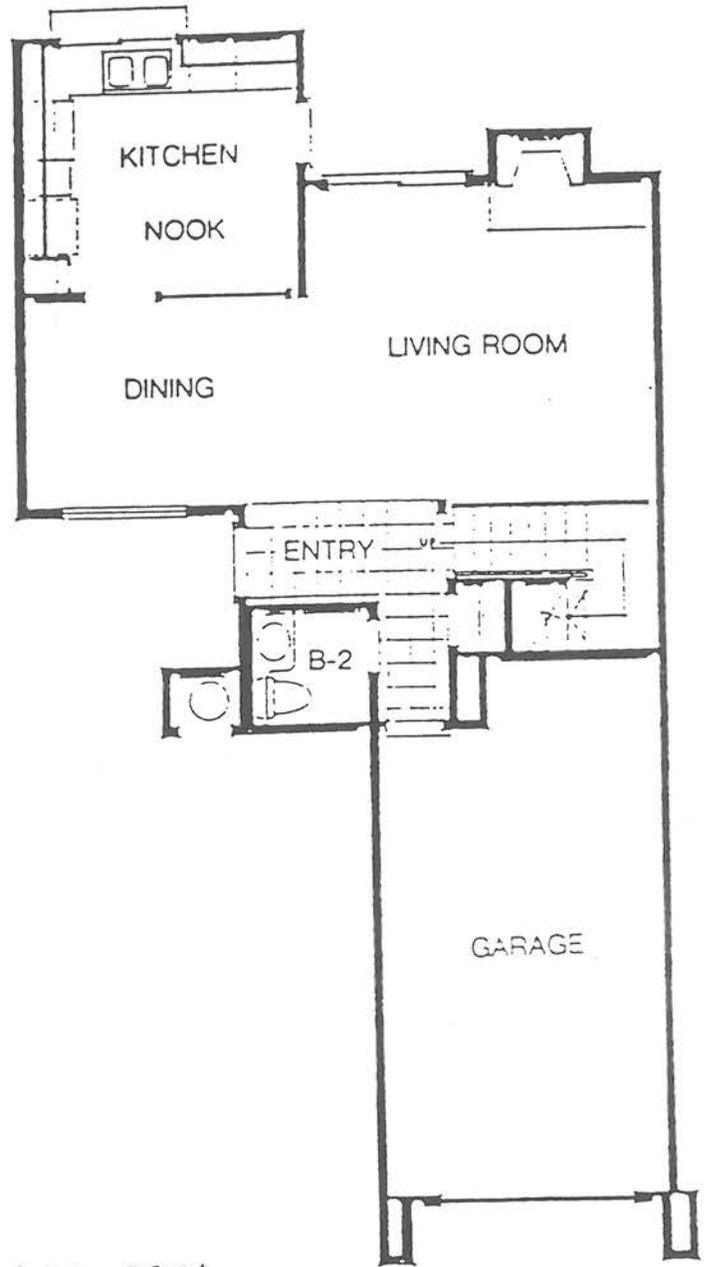
EXHIBIT B

PLAN J-1



UPPER LEVEL

A creatively designed plan, this 2 bedroom, 1½ bath features a tiled entry leading to the large living and dining room area, a wood burning fireplace, kitchen eating nook, sweeping glass doors to private patio and garden area and a master bedroom suite with full wall closet. An optional upstairs deck may be added for additional enjoyment.

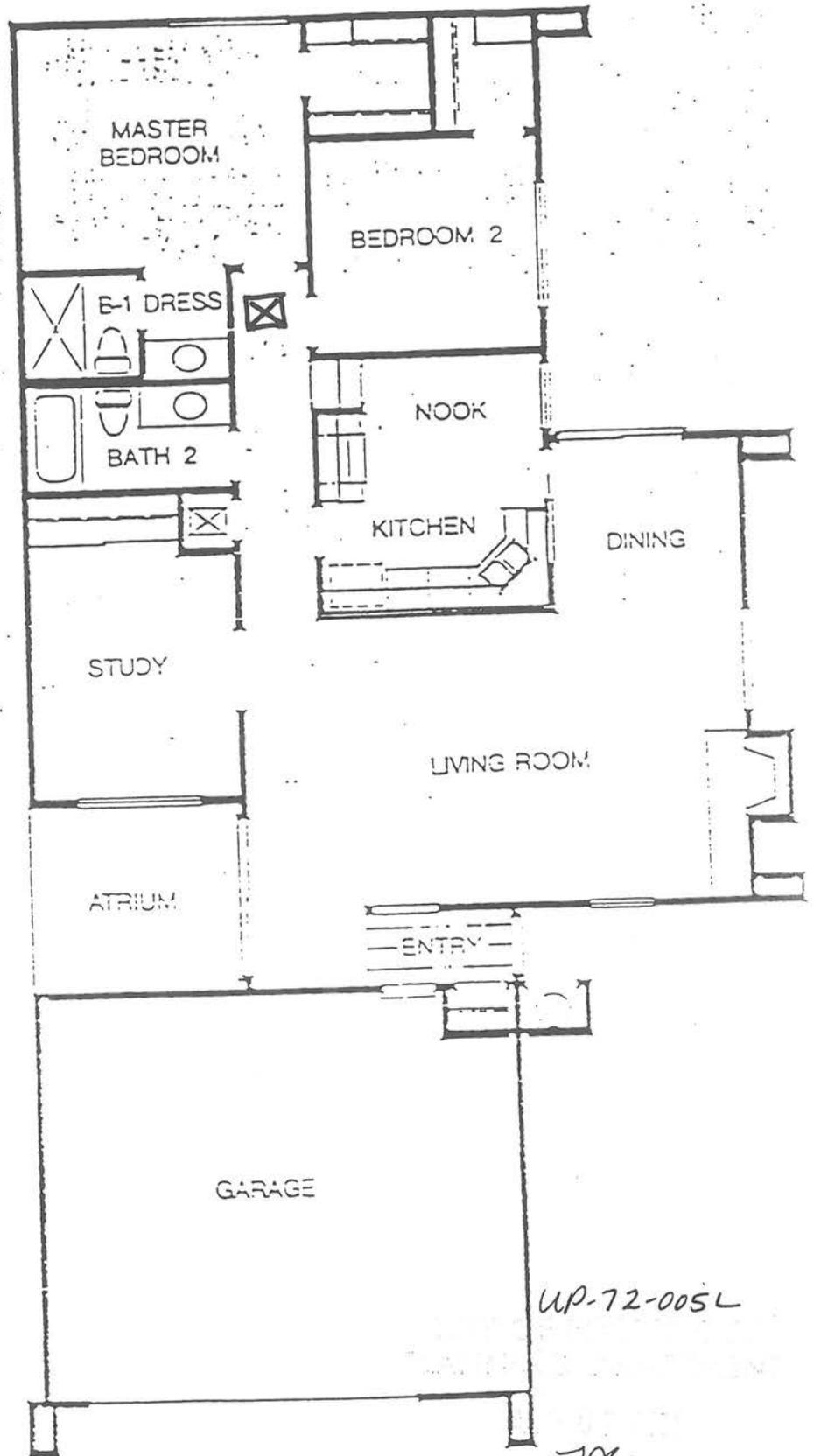


LOWER LEVEL

UP-72-0054

sgc

PLAN J-2

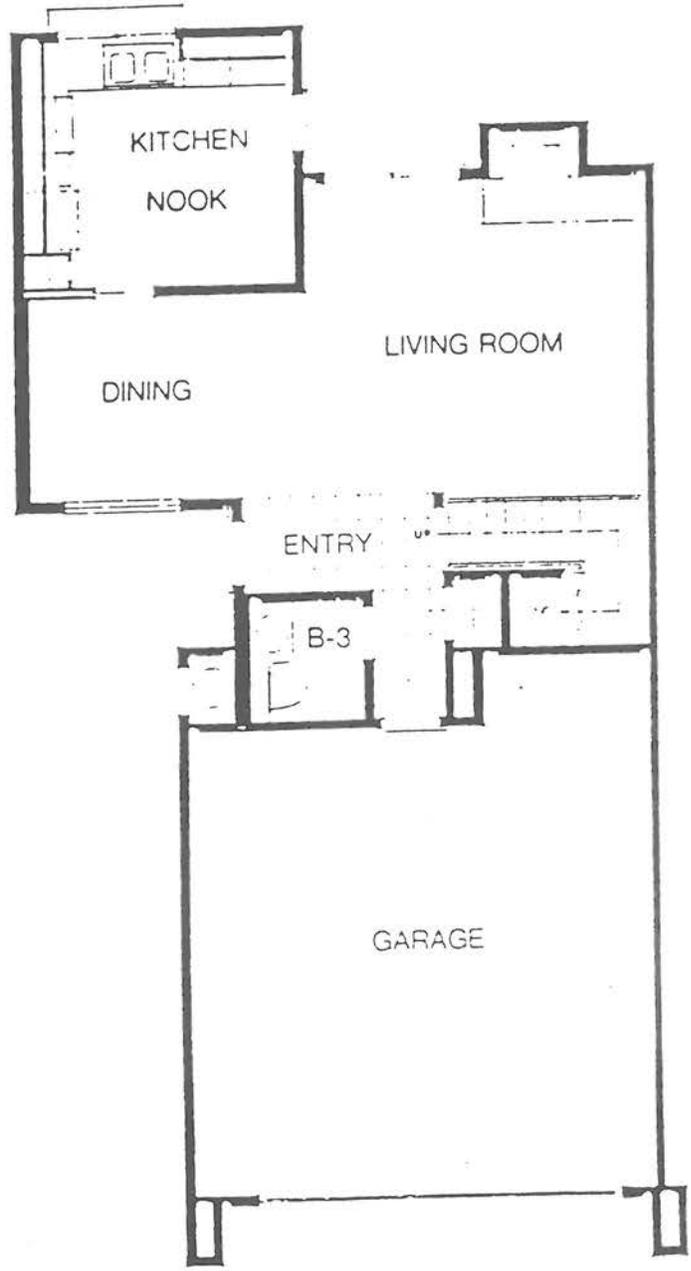
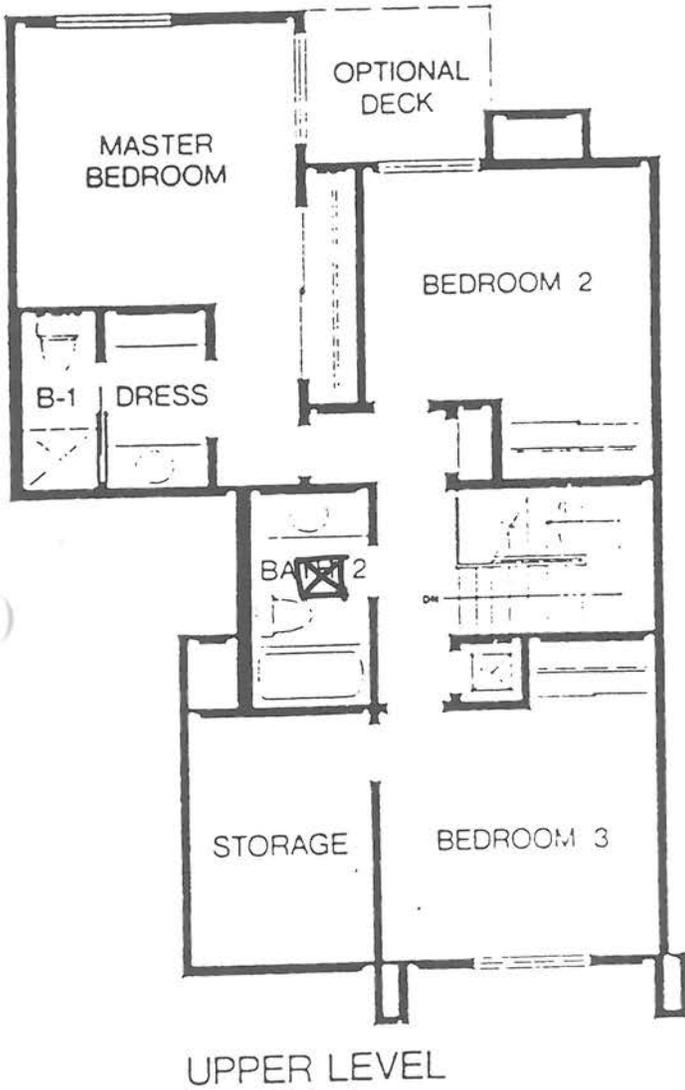


Here is a beautifully-planned design which includes 2 baths, 3 spacious bedrooms or a secluded study. A tiled entry leads to the living room, dining room area which is dominated by a wood burning fireplace. 2 private patio areas and a kitchen eating nook are among this plan's long list of luxury extras.

WP-72-005L

JGL

PLAN J-3

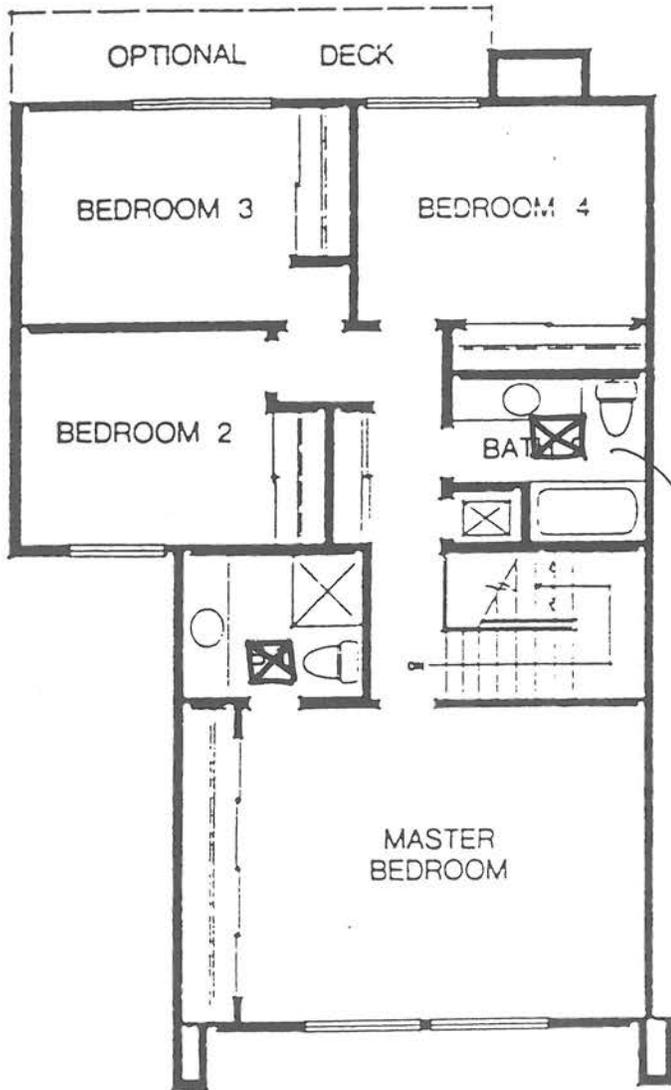


This spacious 3 bedroom, 2½ bath design features a wood burning fireplace set beside an expansive glass threshold leading to the private patio area. The convenient kitchen has a pass-through window for easy service of outdoor parties. An unfinished room upstairs has potential limited only by the owner's imagination.

LOWER LEVEL *UP. 72-005L*

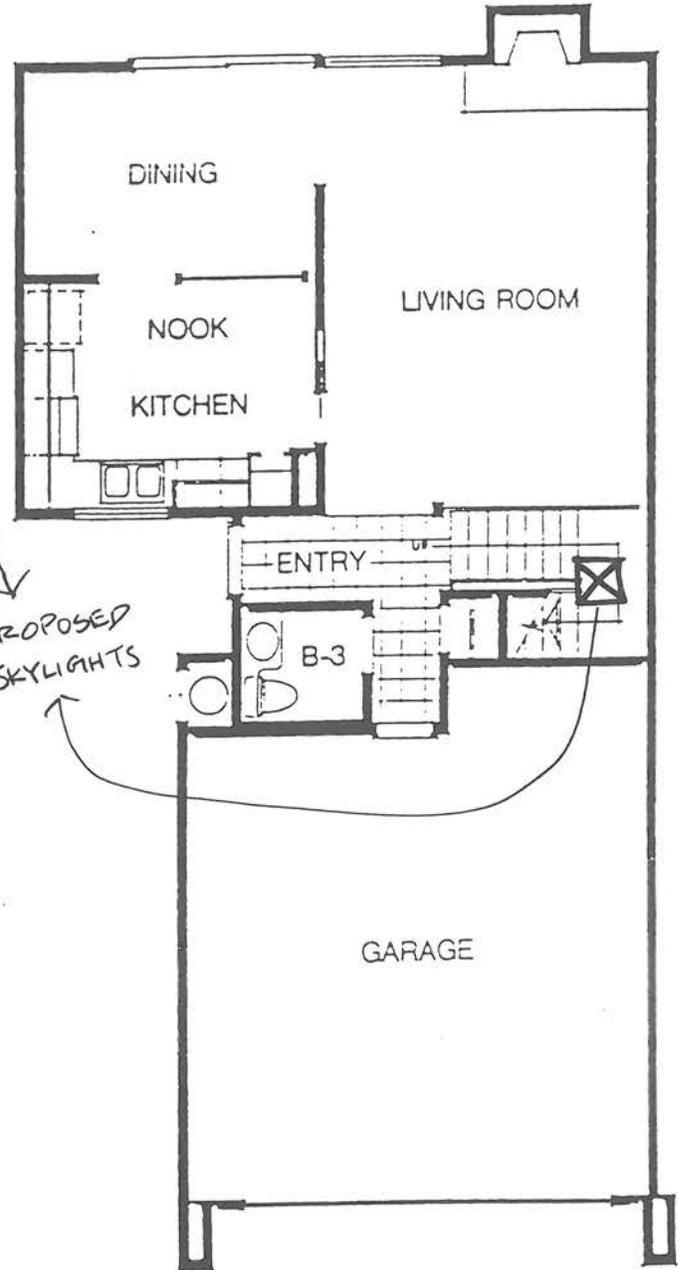
JGL

PLAN J-4



UPPER LEVEL

This 4 bedroom, 2½ bath split-level design features an expansive living room and dining area with wide glass windows and doors leading to the private patio and garden. Upstairs, the master suite includes a wall to wall closet and an optional deck may be added to further enhance this delightfully livable plan.

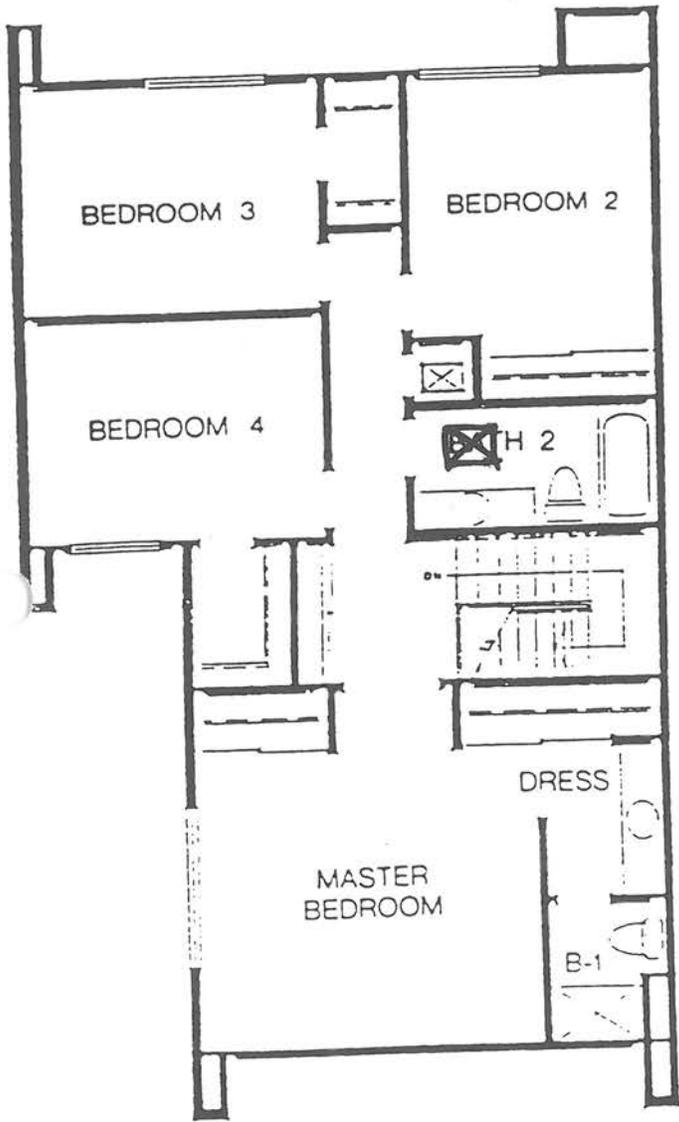


LOWER LEVEL

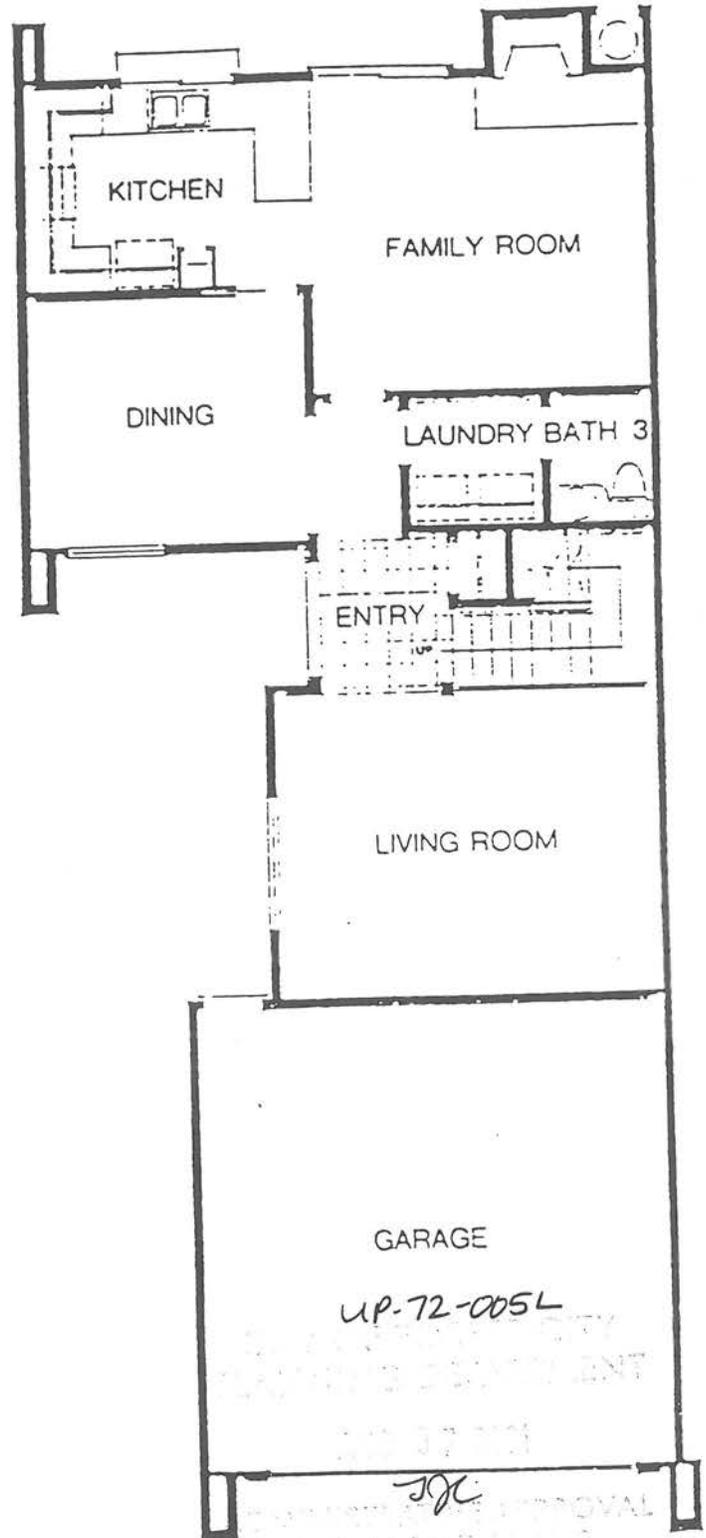
UP-72-005L

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PLAN J-5



UPPER LEVEL



This superb Townhome design includes an outstanding list of amenities and features. 4 bedrooms, including a luxurious master suite, and 2½ baths; a large living room, formal dining room and a family room with fireplace; as well as inside laundry room, separate tiled entry, and kitchen with eating bar and pass-through window make this plan the ultimate in Townhome living.