

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

November 8, 2006

Dan James
Treasure Isle Homeowners' Association
Mulqueeney & Associates
P.O. Box 4726
Foster City, CA 94404

Subject: Prototype Approvals for Sun Tunnels in Treasure Isle (File UP-71-005Q)

Dear Mr. James:

In May 1997, a prototype was approved for the use of sun tunnels on the 6-pack portion of the Treasure Isle development. City for these types of improvements have changed since that time:

- The City's zoning regulations were changed a few years ago to eliminate the Architectural Review and building permit requirement for sun tunnels.

We have conducted a review of existing prototype approvals and note that your planned development has a prototype design approved for sun tunnels. By copy of this letter, we are informing you that the City will no longer require City Architectural Review or building permits for this type of improvement. The homeowners association may continue to regulate these types of improvements pursuant to their CC&Rs.

Please contact me at lcarmichael@fostercity.org or 650 286-3236 if you need any additional information.

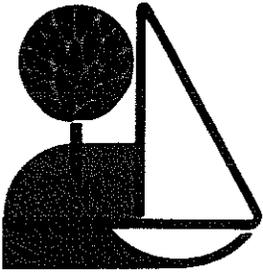
Sincerely,

A handwritten signature in black ink, which appears to read "Leslie J. Carmichael". The signature is fluid and cursive.

Leslie J. Carmichael
Planning Manager

Attachment

Prototype approval for sun tunnels
Chapter 17.58, specifically see Section 17.58.020.B.19



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ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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FOSTER CITY, CA 94404-2299
(415) 286-3200
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FOSTER CITY
RECEIVED

MAY 03 1997

PLANNING
DIVISION

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

ACTION DATE: April 28, 1997

CASE NO.: UP-71-0050

APPLICANT: Treasure Isle Homeowners' Association

APPLICANT ADDRESS: c/o Dan James, PO Box 4726, Foster City, CA 94404

APPLICATION FOR: Prototype Design for Sun Tunnel

LOCATION: 701-711 Comet Drive (Six Pak)

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 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 sun tunnel(s) will enhance the interior of the house by providing more natural light, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, 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 sun tunnel(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 sun tunnel(s) will be slightly curved with clear or smoke-colored glazing and will be compatible with the existing roof.

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 sun tunnel(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/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

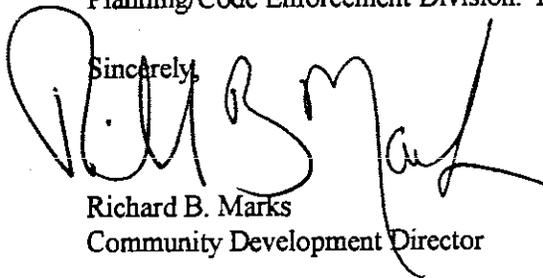
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the 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/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/Code Enforcement Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

Planners Initials: VEJ

for TREASURE ISLE HOMEOWNERS ASSOCIATION
(Applicant) (Please Print)

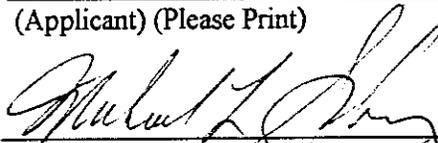
by 
(~~Contact Person~~) MICHAEL SCHWARZ,
PRESIDENT

EXHIBIT A

TREASURE ISLE HOMEOWNERS' ASSOCIATION Sun Tunnel Prototypical Design Guidelines

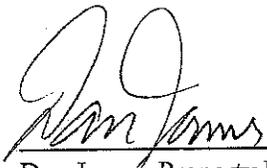
The following guidelines shall govern the installation of sun tunnels at 701-711 Comet Drive (Six-Pak) located in the Treasure Isle Planned Development.

CONDITIONS OF APPROVAL

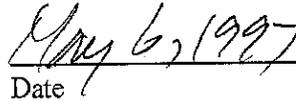
1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the 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. 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 sun tunnel shall have clear or smoke-colored glass and shall not extend more than 10" above the roof-line.
7. The sun tunnel shall conform to the design and construction requirements of the Uniform Building Code, including the minimum 3-foot setback from any property line (including common walls).
8. Within one week of completion, the applicant shall request final inspection approval from the Planning/Code Enforcement Division.
9. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.

APPROVAL PROCESS

1. The homeowner shall submit the following:
 - A letter or approved form from the Treasure Isle Homeowners' Association (HOA) indicating their action on the proposal.
 - An Architectural Review application and filing fee (one-half the typical fee for skylights).
2. The Planning/Code Enforcement Division will review the Architectural Review application and plans/photographs to confirm that the proposal conforms with the Prototypical Design Guidelines.
3. Within seven (7) days after the completion of installation, the applicant shall request a final inspection from the Planning/Code Enforcement Division at 415/286-3225.



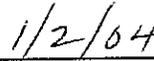
Dan James, Property Manager
Mulqueeny & Associates
Treasure Isle Homeowners' Association



Date



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



Date

SPECIFICATIONS

DOME:

Transparent UV-stabilized grade 1 acrylic, fixed to upright with 4 screws. Double dome option available.

TOP FRAME:

Injection-molded upright section using luran-s, UV-stabilized plastic.

BUILT-IN ROOF FLASHING:

26 G.A. pre-painted colorbond flat metal flashing. Available in pre-bent form to take lead strip for tile roofs.

VENT SYSTEM:

A series of vent tabs can be used. Solid tabs can be substituted where full ventilation is not required.

REFLECTIVE RINGS:

0.45mm mirror finish stainless steel is incorporated in the inside, top frame and lower end of the tubing, to catch light from all angles.

TUBE:

Made from Sola-Film, a highly reflective ultraviolet-proof quadruple laminate, consisting of a double outer layer of metalized polyester film with a double inner layer of reinforced glass fiber filament, yarn mesh aluminum metal foil. UL 181 rated.

CEILING FRAME:

Injection-molded white A.B.S.

DIFFUSER:

K-12 Prismatic acrylic.

GUARANTEE

A seven year manufacturer's certificate is issued with each skylight to guarantee against manufacturer's defect, rust corrosion, and deterioration. Patent # 4,339,900 and #5,435,780.

Call 1-800-369-3664

OR SEE YOUR SUN TUNNEL DEALER AT:



THE SUN TUNNEL®

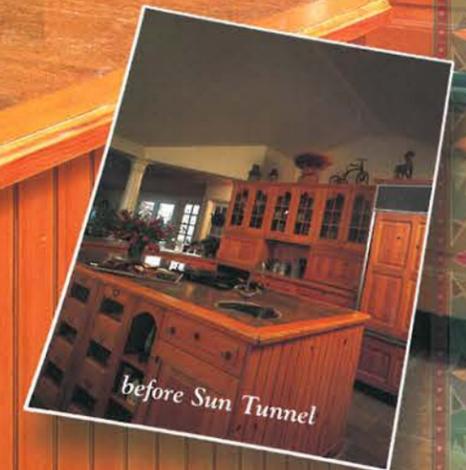
A Brighter Idea in Skylights

*The reflective inner
surface catches
sunlight from all
angles, transmitting
more light than
standard designs*



THE SUN TUNNEL®

A brighter idea in skylights



The Re-Roofing Experts



CONTRACTOR'S LIC. NO. 676361

2515 S. EL CAMINO REAL
SAN MATEO, CA 94403

SONNY ROSSI
BRANCH MANAGER

(415) 286-0450
(800) 675-7663

IN TWO HOURS, THE WHOLE ROOM IS REDECORATED WITH SUNLIGHT

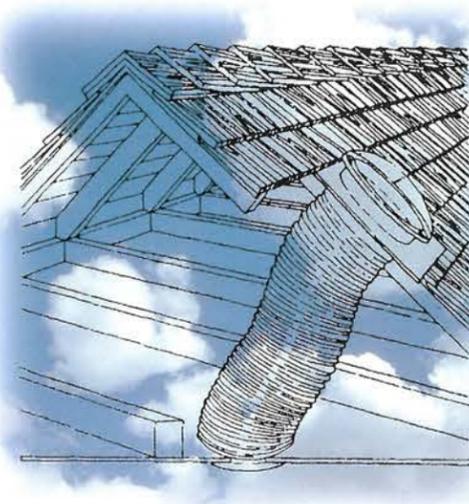
Open your home to the beauty of natural light. The new Sun Tunnel is the easiest, most affordable way to add style, beauty and value to your home.

With its patented Flexi-Tube, the Sun Tunnel can go where ordinary skylights can't, delivering more light with far more efficiency and at a much lower cost. ■ The Sun Tunnel is perfect for hallways, bathrooms, kitchens, walk-in closets. Anywhere that needs more natural light.

■ Save on energy bills, and give your home an even warmer, more inviting feeling throughout the day.

A complete roof-to-ceiling skylight system that installs in less than two hours.

Whether you do it yourself or have it done by a professional contractor, the Sun Tunnel installs in less than two hours. The patented, flexible tubing fits easily around most attic obstructions, and fits neatly



The patented, flexible Sun Tunnel curves around obstructions so it can go where you want it to.

within standard rafter spacing. ■ Built-in double-sealed roof flashing prevents any water buildup, providing for a water-tight installation on any roof type. Because it eliminates the need for costly framing, dry-wall, painting and texturing, the Sun Tunnel can be installed for far less than the cost of a traditional skylight. Both the (14") 350 and (20") 500 series models are available as a complete do-it-yourself kit or can be installed by a trained professional in your area.

Sun Tunnel is the skylight that gives you all the light — more light, in fact— and none of the grief of ordinary skylights.

No leaks. No hidden costs. No cleaning problems. Just beautiful, energy-saving natural light, for less than the cost of a traditional skylight, and with far less hassle.

And have you ever noticed that natural light is always the perfect color? ■

Built-in ventilation and double-sealed roof flashing maximize energy efficiency and prevent leaks

