

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

NO BUILDING PERMIT

REQUIRED

**FOSTER CITY
RECEIVED**

MAY 14 2015

**PLANNING/
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: March 20, 2015

APPLICATION COMPLETE: May 11, 2015

ACTION DATE: May 12, 2015

CASE NO: UP-73-008P

OWNER: The Manor Association, Inc.

ADDRESS: c/o The Manor Association, Attn: Selina Ong, 353 Main Street, Redwood City, CA 94063

APPLICANT: Cheryl Gregory, IJ Architectural Committee, 833 Balboa Lane, Foster City, CA 94063

APPLICATION FOR: Skylights Prototype for E Units

LOCATION: Island J Planned Development

ZONING: R-3/PD (Medium Density Multiple Family Residence/Planned Development District)

CEQA DETERMINATION: Exempt pursuant to CEQA Section 15301, Existing Facilities

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 design for installation and replacement of skylights on E Units in the Island J planned development, as conditioned and illustrated in Exhibits A and B, would be consistent with the Foster City General Plan, Chapter 17.18 (R-3 Medium Density Multiple-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 design includes flat, flush mounted, low profile skylights with clear glass, dark bronze colored aluminum framing and will extend no more than 10 inches above the roof surface to provide a gradual visual transition from the skylight to the roof surface and; therefore, will 1) be sympathetic to the character and style of the existing residences and be designed to be harmonious with the existing neighborhood; 2) promote "proper site planning, architectural design and property maintenance;" 3) 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; 4) integrated into the existing buildings and designed such that the architectural character of the residences are maintained, consistent with Section 2.28.010 of the Foster City Municipal Code; and 5) will improve a typical residential use consistent with the Land Use Plan designation of Condo.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the low profile design, dark bronze frame color, flat style and materials of the skylights will be compatible with the style, character and proportions of residential units in the development and will be in keeping with similar improvements in the neighborhood and consistent with the California Building Code requirements.
3. That the design of the proposal, as conditioned in Exhibit A, would be compatible with the site's environment with respect to use, forms, materials, colors, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because 1) the prototypical design guidelines will provide guidelines to ensure that the installation and replacement of skylights are orderly and consistent for all E Units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; and 2) the replacement skylights will be located in the same location as the existing skylights and will be compatible with the architectural style of the residences in the Island J planned development.
4. 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 proposed prototypical design guidelines for the replacement of skylights in the Island J development will ensure that all residential units within the planned development maintain similar architectural characteristics, 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 the California Building Code, and will not have detrimental visual impacts on the neighborhood, the planned development, or property values in the area and will encourage the proper installation and replacement of skylights in the development.

This action is subject to the conditions and illustrations contained in Exhibits A and B attached.

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,



for Curtis Banks
Community Development Director

Planners Initials: cjh

CELINA ONG
(Owner's Name) (Please Print)

CELINA ONG
(Owner's Signature)

EXHIBIT A

ISLAND J HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Skylights

The following guidelines shall govern the replacement or installation of skylights in the Island J 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.
3. All vents, gutters, downspouts, soffits, screens 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 any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and conditions of approval to the satisfaction of the City.
6. 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.
7. **All skylights shall meet the minimum requirements of the California Building Code and use low-E insulated clear glass.**
8. **The master bathroom skylight shall be 142¼” by 34½” and shall consist of three equally sized segments as shown in Exhibit B.**
9. **The dining room skylight shall be 50” by 93½” and consist of a single panel as shown in Exhibit B.**
10. **The skylights shall be flush mounted to the roof as shown in Exhibits B and C.**
11. **The skylights shall be of a low profile, flat design, extending no more than 10 inches above the roof surface as shown in Exhibit B.**
12. **The skylight framing shall be dark bronze colored aluminum as shown in Exhibit C.**
13. **Flashing on the bottom portion of the 3-panel master bathroom skylight shall be painted to match the adjacent Building color, which is Stucco White S043-032L-04714 with velvet sheen by Dunn Edwards Paints. Waterproofing (Counter flashing) on the remaining three sides shall be concealed from view and shall be painted stucco**

white, as shown in Exhibit C

14. Flashing on the single panel dining room skylight must be concealed with the original blue roof tile on all sides with the exception of the bottom portion, which shall remain unpainted as shown in Exhibit C.

Bold indicates site specific condition

APPROVAL PROCESS

1. The approval process is as follows:
 - The homeowner/applicant shall obtain a letter of approval from the Island J Homeowners' Association for the proposed skylights installation or replacement. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype.
 - The homeowner/contractor shall apply for a Building Permit from the Foster City Building Department and shall submit any required drawings and fees, including a site plan, elevation drawing, a manufacturer's brochure for the proposed skylight, photos of the proposed skylights location(s) and the approval letter from the Island J Homeowners' Association.
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.
3. Following the completion of construction, the applicant shall request a final inspection from the Community Development Department.



Selina Ong, Managing Agent
The Manor Association, for
Island J Homeowners' Association

May 14, 2015
Date



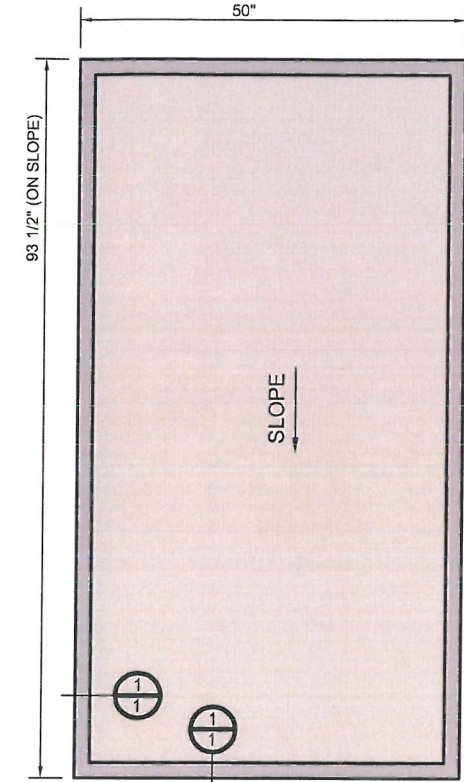
Curtis Banks, Community Development Director
City of Foster City

5/14/15
Date

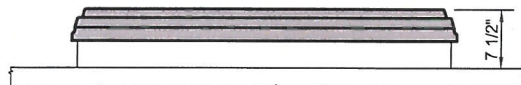
UP-73-008P
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 PLANNING DEPARTMENT

MAY 13 2015

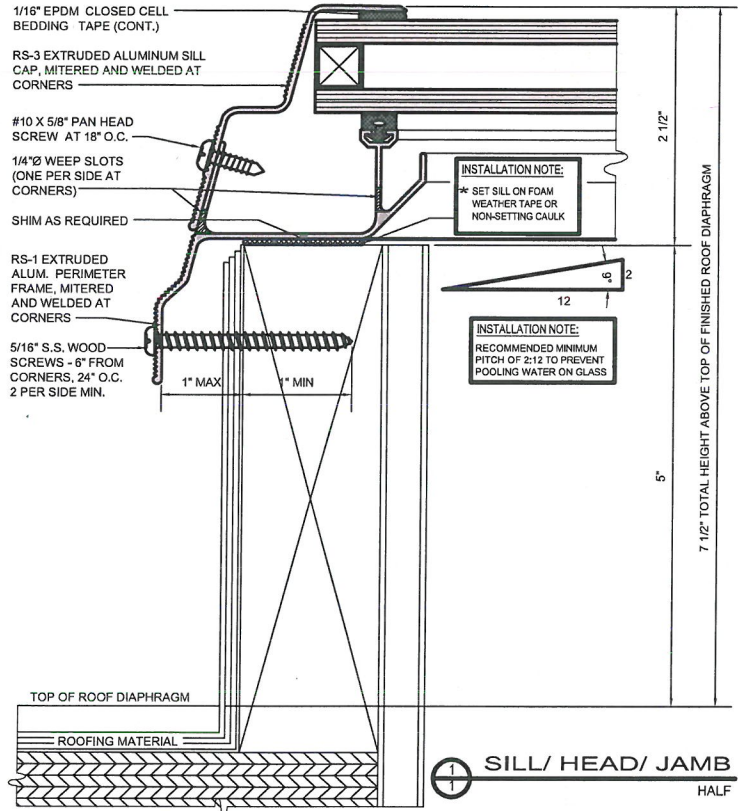
ADMINISTRATIVE APPROVAL
 WITH CONDITIONS



UNIT B
 PLAN VIEW
 3/4" = 1"



UNIT B
 ELEVATION
 3/4" = 1"



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SKYLIGHT SCHEDULE

UNIT	QTY.	TYPE	SLOPE	O.D. CURB DIM. (W X H)	GLASS TYPE	LIGHT TRANS	U-VALUE	SHGC	# LITES	GLASS MAKE-UP
A	1	SINGLE PITCH	-	142 1/4" X 34 1/2" (ON SLOPE)	1 1/16" IGU SBAN100 TMP/ CLR LAM	42%	0.29	0.23	3	1/4" SBAN100 TEMPERED 1/2" AIR SPACE
B	1	SINGLE PITCH	-	50" X 93 1/2" (ON SLOPE)	1 5/16" IGU SBAN100 TMP/ CLR LAM	42%	0.29	0.23	1	5/16" H.S. CLR LAM W/ 0.060 VINYL
										FINISH: PAINTED
										COLOR: BRONZE
										INSTALLATION: BY ROYALITE MFG
										FIELD GLAZED <input checked="" type="checkbox"/> SHOP GLAZED <input type="checkbox"/>



Royalite
 MANUFACTURING, INC.

1055 TERMINAL WAY
 SAN CARLOS, CA 94070
 PHONE: (650) 637-1440
 FAX: (650) 637-9770
 www.royalite-mfg.com

JOB No.
 21410041

DRAWN BY:
 PPV

DATE:
 11-3-2014

PROJECT NAME:

604 PORTOFINO

CONTRACTOR:

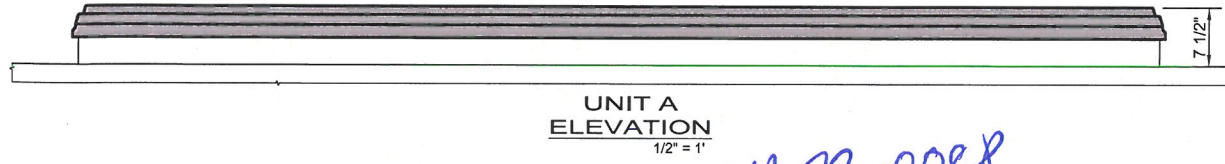
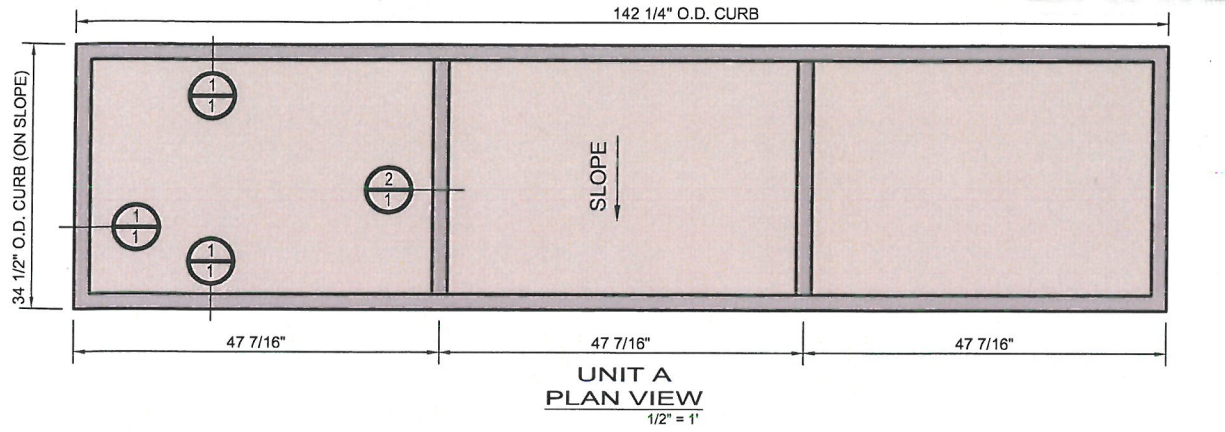
PHONE: -

SHEET No.

2 of 2

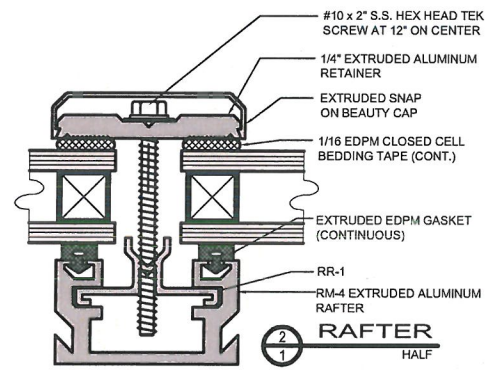
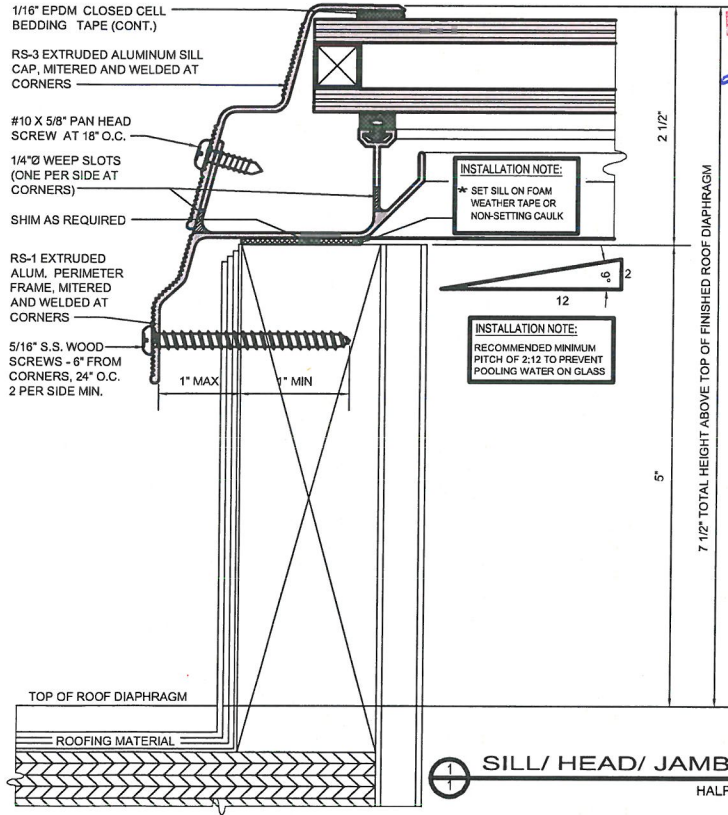
REVISED DATE:

11-11-2014



UP-73-0088
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 MAY 13 2015
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

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SKYLIGHT SCHEDULE

UNIT	QTY.	TYPE	SLOPE	O.D. CURB DIM. (W X H)	GLASS TYPE	LIGHT TRANS	U-VALUE	SHGC	# LITES	GLASS MAKE-UP
A	1	SINGLE PITCH	-	142 1/4" X 34 1/2" (ON SLOPE)	1 1/16" IGU SBAN100 TMP/ CLR LAM	42%	0.29	0.23	3	1/4" SBAN100 TEMPERED 1/2" AIR SPACE
B	1	SINGLE PITCH	-	50" X 93 1/2" (ON SLOPE)	1 5/16" IGU SBAN100 TMP/ CLR LAM	42%	0.29	0.23	1	5/16" H.S. CLR LAM W/ 0.060 VINYL
										FINISH: PAINTED
										COLOR: BRONZE
										INSTALLATION: BY ROYALITE MFG
										FIELD GLAZED <input checked="" type="checkbox"/> SHOP GLAZED <input type="checkbox"/>

1055 TERMINAL WAY
 SAN CARLOS, CA 94070
 PHONE: (650) 637-1440
 FAX: (650) 637-9770
 www.royalite-mfg.com

JOB No. 21410041
 DRAWN BY: PPV
 DATE: 11-3-2014

PROJECT NAME:
 604 PORTOFINO

CONTRACTOR: _____ PHONE: - _____

SHEET No.
 1 of 2

REVISED DATE:
 11-11-2014

ISLAND "J"

Homeowners' Association



Exhibit C

UP-13-008P

CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 13 2013

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

SKYLIGHT PROTOTYPE – E-UNITS

INSTALLATION REQUIREMENTS & REGULATIONS FOR PITCHED ROOFS

1. Must be Title 24 Compliant, Low-E clear insulated glass
2. Must be flush mounted to the roof
3. Must be a low profile, flat design, extending no more than 10" above the roof surface.
4. Aluminum Framing must be a dark bronze finish
5. Must be low profile. Domed skylights will not be approved by the Foster City Building Department.
6. Operable Skylights are prohibited.
7. Pertaining to Master Bath Tri-Lites: Flashing on the bottom MUST match adjacent Building color, which is Stucco White S043-032L-04714 with velvet sheen by Dunn Edwards Paints. Waterproofing (Counter flashing) on the remaining three sides shall be concealed from view and shall be painted stucco white.
8. Pertaining to Dining Room single: Flashing MUST be concealed with original blue tile on all sides with the exception of the bottom portion, which shall remain unpainted. See illustrations below.

CURRENT CONFIGURATION:

MASTER BATH TRI-LIGHTS



DINING ROOM SINGLE



PROPOSED CONFIGURATION:

MASTER BATH TRI-LITES UNIT-A



Concealed counter flashing at top and sides of Tri-lite must be painted stucco white. Refer to req. #7.

Flashing to be painted stucco white

Bottom portion of flashing to remain uncovered and unpainted

DINING ROOM SINGLE – UNIT B



ISLAND "J"

Homeowners' Association



Exhibit C

APPROVED STYLE AND PRODUCT:



Royalite Manufacturing, Inc.
1055 Terminal Way
San Carlos, CA 94070
(650) 637-1440

MASTER BATHROOM SKYLIGHT- A.K.A UNIT A

SINGLE PTCH 3-LITE 1-1/16" INS 1/4" SB100 TEMP/5/16 H.S. CLR.LAM
BRONZE FRAME O.D.C. 142-1/4" X 34-1/2" ON SLOP

"Frame Sample" for Master Bath 3-panel skylights in Bronze color.



UP-73-0088
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MAY 13 2015
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DINING ROOM SKYLIGHT-A.K.A UNIT B

CGLOE2BSPEC 1-LITE 1-5/16" 1/4" SB100 TEMP/9/16" HS CLR.LAM
BRONZE FRAME O.D.C. 50" X 93-1/2"

"Frame Sample" for Dining Room skylights in desired Bronze colored frame.

