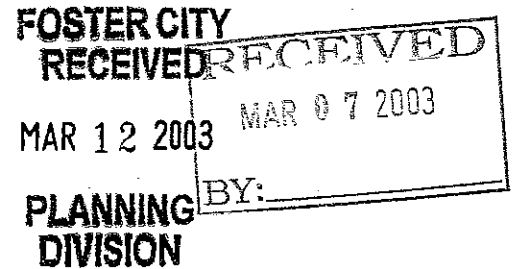


City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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



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

APPLICATION RECEIVED: February 28, 2003

APPLICATION COMPLETE: March 3, 2003

ACTION DATE: March 6, 2003

CASE NO: UP-73-007G

OWNER: Island I Homeowners' Association

OWNER ADDRESS: 655 Mariners Island Blvd. Suite 301, San Mateo, CA 94404

APPLICATION FOR: Prototype for Skylights

LOCATION: Island I

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 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 prototype for skylights: 1) will be sympathetic to the character and style of the homes in the Island I Planned Development and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will 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) will be integrated into the existing buildings in the Island I Planned Development and designed such that the architectural character of the house is maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) the skylights will enhance the interior of the homes in the Island I Planned Development 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 Island I Planned Development.
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 1) the skylight(s) will be flat with clear or smoke-colored glazing; 2) the skylight frame will be bronze in color; and 3) the skylight shall extend no more than 10" above the roof line.
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 house or 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

BRADFORD S. FOX
(Applicant's Name) (Please Print)

Planners Initials: ECF

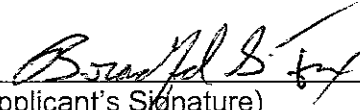

(Applicant's Signature)

EXHIBIT A

ISLAND I HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Skylights

The following guidelines shall govern the installation and replacement of Skylights in the Island I Planned Development:

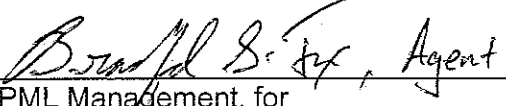
CONDITIONS OF APPROVAL

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. 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 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 skylights shall have a bronze frame with clear or smoked glass or acrylic lens, shall have a flat design, may be vented or non-vented, and shall extend no more than 10" above the roof.

APPROVAL PROCESS

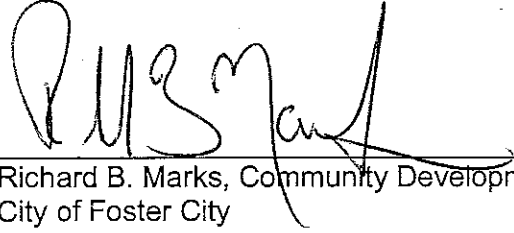
1. The homeowner shall apply for an Architectural Review permit from the Planning/Code Enforcement and the homeowner or applicant shall submit the following:
 - An Architectural Review application and filing fee (1/2 the typical fee).
 - Three copies of a roof plan showing the location and size of the skylight.
 - Manufacturers brochure showing the style, frame color and glazing of the skylight
 - Section of the skylight showing the height of the skylight above the roof
 - A letter from the Homeowners Association is only required when the skylight does not meet the requirements 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.

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 of skylights.



PML Management, for
Island I Homeowners' Association

3/14/03
Date



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

3/17/03
Date