

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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September 19, 2006

Steven Sandy
President
Martinique Cove Homeowners' Association
910 Corsair Lane
Foster City, CA 94404

Subject: Prototype Approvals for Pools, Spas and Solar Panels in Martinique Cove (File # UP-88-001)

Dear Mr. Sandy:

As part of the original Use Permit, the Martinique Cove Homeowners Association received an approval for a prototypical design for pools and spas as well as solar panels. City and state regulations 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 requirement for pools and spas. Pools and spas still require a building permit.
- The State's regulations changed recently to preempt cities from reviewing solar panels for architectural compatibility. Solar panels still require a building permit.

We have conducted a review of existing prototype approvals and note that your planned development has a prototype design approved for one or more of these types of improvements.

By copy of this letter, we are informing you that the City will no longer require City Architectural Review of these types of improvements. 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,


Leslie J. Carmichael
Planning Manager

Attachment

Prototype approval for pools & spas and solar panels

POOLS AND SPAS

ALL STRUCTURES BELOW GRADE, such as in-ground swimming pools and spas shall comply with these guidelines and the Foster City Building and Zoning Codes.

Above ground pools and spas may not exceed 100 square feet in surface area and may extend no more than 3 feet above grade.

Surface area of in-ground pools and spas may not exceed 600 square feet.

LOCATIONS:

Allowable in side and rear yards only and shall be in conformance with Section 17.66 of the Foster City Zoning Ordinance.

It is recommended that no pool or spa above or in-ground be placed closer than 5' to the bulkhead, except at lot 15. Spas within 10' of the bulkhead shall not exceed 103.1 assuming bulkhead elevation is 100.0.

Pool and spa equipment shall be no closer than 10 feet to any dwelling unit except the property owners and must be sound insulated to the satisfaction of the City of Foster City.

MATERIALS:

Reinforced concrete: Poured in place, pre-cast, or guniting, must be backfilled, plastered, or tiled. Integral colored plasters are allowed and encouraged.

Preformed fiberglass: A tile covering is encouraged but not required.

PRECAUTIONS:

In-ground structures are subject to ground water effects, and engineering services are required to assure proper relief.

Homeowner is cautioned to check for previous and existing underground improvements prior to making any application or starting construction. While spas are encouraged, large structures such as pools will most likely be prohibitive in cost due to the piles existing in the ground. Be sure to check your as-built drawings before proceeding.

Due to lot sizes and existing wall improvements, in-ground pools should be limited to lots 1, 9, 10, 11, 12 and 18 and above ground pools are allowed on lots 9, 10, 11, and 12.

Approval of a spa does not constitute approval of garden structure or privacy screen.