



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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September 19, 2006

Ellen Greathouse
Manager, Martinique Homeowners Association
The Manor Association
353 Main Street
Redwood City, CA 94063

Subject: Prototype Approvals for Decks, Pools, Spas and Solar Panels in Martinique (File # UP-83-024)

Dear Ms. Greathouse:

As part of the original Use Permit, the Martinique Homeowners Association received an approval for a prototypical design for decks, pools and spas as well as solar panels. City and state regulations for these types of improvements have changed since that time:

- On January 21, 1999, the Planning Commission revised their policy on prototype designs for property improvements in planned developments to state that the following types of improvements would not require prototypical designs or Architectural Review permits:
 - Front doors (same size)
 - Decks (non-waterfront, lower than 18", at least 5' from the property line, and in R-1/PD district)
 - Air conditioning condenser units (ground-mounted units on non-waterfront properties in R-1/PD district)
- 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 decks, pools & spas and solar panels
Planning Commission Policy No. P-1-94 (Revised January 21, 1999)

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 code.

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.

LOCATIONS

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

Exposed area at grade may not exceed 600 square feet.

PRECAUTIONS

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

Pool and spa equipment shall be no closer than 15 feet to any dwelling unit except property Owner's and must be sound insulated to the satisfaction of the City of Foster City.

Above ground pools and spa may not exceed 100 square feet in surface area, and may extend no more than 4 feet above grade. Such pools and spas are subject to the same location criteria as those located below ground.