



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

September 20, 2006

Robert Sarkiss
Manager, Nantucket Cove Homeowners' Association
The Manor Association
353 Main Street
Redwood City, CA 94063

Subject: Prototype Approvals for decks, solar collectors and spas in Nantucket Cove (File #UP-85-031)

Dear Mr. Sarkiss:

As part of the original Use Permit, the Nantucket Cove Homeowners Association received an approval for a prototypical design for decks, solar collectors and spas. 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, solar collectors and spas
Planning Commission Policy No. P-1-94 (Revised January 21, 1999)

SOLAR COLLECTORS

SOLAR COLLECTORS shall conform to these guidelines to the city-wide solar collector design guidelines as approved by the Planning Commission and to the Foster City building and zoning code.

MATERIALS

Shop-fabricated: Metal and wood to be painted to match dwelling color and trim.

LOCATIONS

Refer to the city-wide solar collector design guidelines.

PRECAUTIONS

Approval of the Architectural Committee of NANTUCKET COVE is required prior to being submitted to the City for processing.

Conform to the City of Foster City guidelines for solar collectors and, additionally, the homeowner must receive approval from the Planning Division and/or Planning Commission prior to installation.

Conform to the Foster City Building and Zoning Codes where applicable.

Structural, mechanical, and water-proofing problems are inherent with this type of construction. Engineering or architectural services are required.

NOTE:

Solar collectors shall until further notice require Planning Commission approval.

TYPICAL SECTION-SOLAR COLLECTOR PANELS

SOLAR PANELS, EITHER BOXED AND GLAZED OR FABRIC LAID FLAT TO SLOPING ROOF, PLACED SUCH THAT THE PANELS DO NOT EXCEED THE HEIGHT OF THE ROOF RIDGE.

ALL PIPING CONCEALED FROM VIEW, PROCEEDS DIRECTLY INTO ATTIC SPACES. THOROUGHLY WATER-PROOF ALL ROOF PERFORATIONS. PIPING REQUIRED FOR OUT OF DOORS USE PROCEEDS THROUGH OUTSIDE WALLS AND DOWN AT ROOF DOWNSPOUTS, WALL CORNERS, OR CHIMNEYS. PAINT ALL PIPING TO MATCH HOUSE AND TRIM.

