

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 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

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 Martinique 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.

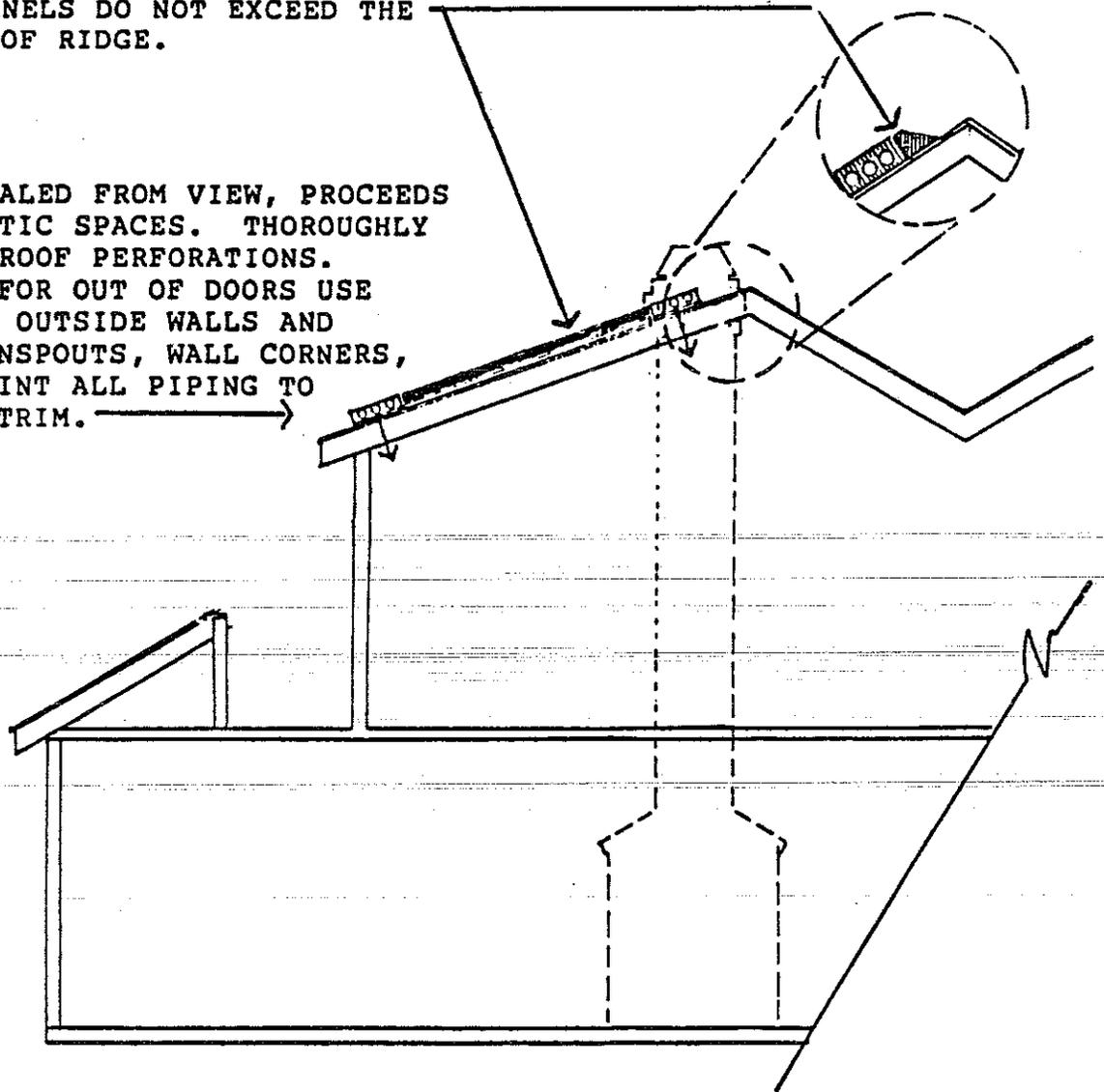
NOTE:

Solar collectors shall comply with all City regulations and approval procedures.

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.



NOTE: SOLAR PANELS ARE TO BE FLAT. LARGE STORAGE TANKS AND UNUSUAL PROTRUSIONS ON TOP OF ROOFS ARE NOT ACCEPTABLE.