

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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(650) 286-3200
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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:

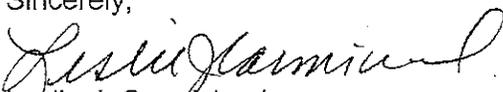
As part of the original Use Permit, the Martinique Homeowners Association received an approval for a prototypical design for decks, pools and spas as well as solar panels. City and state regulations for these types of improvements have changed since that time:

- 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)

GARDEN STRUCTURES AT GROUND LEVEL (GRADE)

DECKS-PATIOS-TERRACES

ALL STRUCTURES AT GROUND LEVEL (GRADE) such as decks, patios, terraces, and all masonry/concrete flatwork shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

Redwood or cedar: Paint or stain to match house and trim color, or yearly applications of clear sealer.

Natural stone: Grey or beige or other natural colors, mortared in place on a concrete base.

Brick masonry: Reds, browns, and greys in a sand bed or mortared in place on a concrete base.

Concrete: Natural color or beige integral color, pebble seeded.

LOCATIONS

Allowable only in side and rear yards within an area as defined by illustration on page 2.

NOTE:

LUMBER TYPE AND DIMENSIONS AS NOTED BELOW ARE PROVIDED AS A SUGGESTED DECK DESIGN ONLY, AND MAY VARY AS LONG AS IT CONFORMS TO THESE GUIDELINES AND TO THE FOSTER CITY BUILDING AND ZONING CODES.

RAISED DECKING

Any decking over 12" in height shall comply with guidelines on page 5.

2x6 SURFACED 4

SIDES CONSTRUCTION

HEART REDWOOD

2X8 SURFACED 4 SIDES

CONSTRUCTION HEART

REDWOOD FASCIA

2X4 ROUGH CONSTRUCTION

HEART REDWOOD

NAILER AND BLOCKING

FINISH GRADE

STANDARD CONCRETE PIER

5' MAX. APART

COMPACTED SUBGRADE

15"
MAX.

4X4 ROUGH REDWOOD
24" ON CENTER

12"
MAX.

PROTOTYPICAL WOOD DECK