



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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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)

SPAS

ALL STRUCTURES BELOW GRADE, such as in-ground permanent spas shall comply with these guidelines and the Foster City building and zoning code.

MATERIALS

Reinforced concrete: Poured in place, pre-cast, or gunited, 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 within an area defined on page 2-6 illustrations.

Exposed area at grade may not exceed 100 square feet.

PRECAUTIONS

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

Spa equipment shall be no closer than 5 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 spa may not exceed 100 square feet in surface area, and may extend no more than 4 feet above grade. Such spas are subject to the same location criteria as those located below ground.