

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, June 14, 2016

Members Present: Ray Jadali (Chair), Keir Milan (voting), Steve Kent (voting), Peter Carniglia (voting)

Others Present: Chiedu Chijindu, Laura Noble, Warren Weiss, Mike and Becky Nolan, Scott Sand, Jack and Emma Magers, Chuck Kadish

The meeting was called to order at 7:00pm

Item

OPEN FORUM

- 1 **AC Minutes of May 10, 2016 was approved by Ray, Steve and Peter. Keir abstained from approving since he was not present during this meeting.**

Kadish, Lot 164, 47 Buckskin Rd. - Chuck Kadish was present to follow up on his request to move his dirt to 9 Wagon lane. He was advised by the AC that it will take some time for the AC to approve the plans for 9 Wagon. He should start looking for an alternative place to move his dirt.

Noble 5 Wagon: Laura Noble at 5 Wagon was present to express her concerns regarding the proposed new single family residence at 9 Wagon. She requested the AC to make an effort that the rock formation is preserved. She was advised by the AC that plans for 9 Wagon are being revised. Plans are being reevaluated and will be available for notification as soon as the plans have been submitted.

Weiss 141 Stagecoach: Warren Weiss was present regarding the grading done at 67 Rancho. He expressed his concerns that the topography of the property has been altered.

APPOINTMENTS

- 2 **7:10 Sand, Lot 52, 135 Bell Canyon Rd.** Mike Nolan and Scott Sand were present to present their proposed SFR submitted on June 10, 2016 and get the AC's opinion regarding the proposed plan. The SFR plan was referenced during the discussion. They were advised to do the following: a. bring the elevation higher than the street level, b. retain as much oak trees as possible; c. get the necessary clearances from the agencies for the disturbing the creek; d. submit an Application for Temporary Interference with Easement (TIWE) since the driveway is encroaching onto the 10 ft. easement. In concept the AC finds the proposed plans approvable.
- 3 **7:20 Magers, Lot 490, 5 Rancho Rd.** Mike Nolan together with the Magers were present to present their proposed new SFR plan. They advised the AC that the adjacent owner is willing to grant an easement for the exclusive use of their driveway. The AC advised the owner to submit an Application for Temporary Interference with Easement (TIWE) for Board recommendation. They were also advised that they can move forward with their SFR plan.

7:30 NONE

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PLAN SUBMITTALS

- 4 **Reingold, Lot 735, 9 Wagon Lane:** The AC discussed the reviews from Architectural and Civil Engineer Consultants as well as the letter of concern from the neighbor. It was the consensus of the AC that a truck moving schedule subject to Board approval must be submitted; Civil Engineer Consultant should verify the topographic survey; confirm cut/fill numbers; huge concern about the topography and import of dirt is too much.
- 5 **Davidovich, Lot 374, 5 Wrangler Lane:** The AC reviewed and discussed the County approved Grading Plan and New Single Family Residence Plan submitted on June 3, 2016. There were no comments/feedback from the neighbors. Plans have not been reviewed by the AC consultants. It was the consensus of the AC to send the preliminary and the county approved plans to the consultants for review and comparison.
- 6 **Jacobi, Lot 257, 201 Bell Canyon Road:** The AC reviewed and discussed the response of the owner to the Architectural Consultant's findings in reference to the revised Remodel/Addition Plan submitted on June 10, 2016. It was the consensus of the Committee that the following missing information should be included in the plan prior to Preliminary Approval: a. window style should match throughout the plan; b. provide an updated 4-sided elevation; and c. submit a fully revised plan to reflect the consultant's findings and AC requirements. Revised plan submitted only shows partial revision.

DEVIATION APPLICATION

NONE

RATIFICATION

- 7 **Ecoff. Lot 29. 106 Bell Canyon Road:** The AC reviewed and discussed the County Approved Pool/Spa and Hardscape Plan submitted on June 7, 2016. It was the consensus of the AC to request the owner to provide a structural plan for the retaining wall with any associated grading and drainage prior to granting final approval.

OTHER BUSINESS

- 8 **Proposed Preliminary Approval Letter Template** Review and approve proposed Preliminary Approval Letter template. See attached letter. For further revision by the AC.
- 9 **Proposed Non Disclosure Agreement** Review and approve proposed Non Disclosure Agreement for consultants.

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VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

Meeting adjourned at 8:20pm

**Next Architectural Committee Meeting:
July 12, 2016**