

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting - Tuesday, January 13, 2015

**Members:** Ray Jadali (Chair); Keir Milan (voting), Steve Kent (voting)

**Others Present:** Peter Carniglia, Muhamad Tabatabai, Chris & Raymond de Graaf, Kelly & John Shelly

**The meeting was called to order at 6:50PM**

### Item

#### OPEN FORUM

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- 1 The minutes of November 25, 2014 approved.

#### APPOINTMENTS

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- 2 **7:15 Shelly, 104 Stagecoach Road and DeGraaf, 108 Stagecoach Road:** The Shelly's and DeGraaf's were both present to propose a solution to the horse corral at 108 Stagecoach. The DeGraaf's proposed to build a 5 ft. fence along the horse corral and the property at 104 Stagecoach. Both neighbors will screen plant the fence and the fence will not be visible from the street. It was the consensus of the AC to approve their proposal. To proceed with their proposed fencing, the AC required the owners to submit a Like-for-Like project.
- 3 **7:30 Tabatabai, 38 Stagecoach Road:** Mohamad Tabatabai together with his architect were present to discuss the proposed plans for a new SFR for the properties in Ramuda Lane, Bell Canyon Road and Saddlebow Road. During the discussion the grading plans were referenced. To reduce grading and maintain the natural beauty of the site it is being requested that they be allowed to build on the easement, subject to adjustment and refinement on the grading plans. It was the consensus of the AC that in concept the proposed grading plans appear approvable. Preliminary approval is subject to the submittal of house plans complete with all exterior design details, a material and color board, delineate setbacks and easements on the site plan, and landscaping plan.

**7:45 No Appointment**

#### PLAN SUBMITTALS

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- 4 **Payne, 133 Saddlebow Road:** The AC reviewed and discussed the proposed Guest House Plan submitted on December 18, 2014. It was the consensus of the AC to invite the owner to the next AC meeting to address concerns regarding the size, location, and exceeds the height limitation for a guest house.  
*Note: The owner advised the AC that the project has been delayed.*
- 5 **Reeve, Lot 341, 69 Dapplegray Road:** The AC reviewed and discussed the Elevation Plans submitted on November 14, 2014. The AC noted that there are missing information on the plans such as windows not being symmetrical and are sliding type, garage doors need to be upgraded, exterior details such molding, gutters. It was the consensus of the AC to invite the owners to the next meeting to explain their remodelling plan.

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## Item **Architectural Committee Meeting - Tuesday, January 13, 2015**

- 6 **Shirazi, Lot 491, 96 Stagecoach Road:** The AC reviewed the Patio Cover Plan submitted on January 6, 2015. It was the consensus of the AC to approve the patio cover plan subject to posting the necessary fees and deposit.
- 7 **47 Dapplegray LLC, Lot 336, 47 Dapplegray Road:** The AC discussed the issues regarding the previous house plans submitted as a requirement for granting final approval to the County approved Grading plan, permit submitted on January 8, 2015. It was the consensus of the AC to deny final approval to the Grading plan based on missing information on the house plans that have not been complied with by the owners. The owners should submit a revised house plans incorporating the missing information for review prior to granting final approval to the grading plan.

### DEVIATION APPLICATION

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**NONE**

### RATIFICATION

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**NONE**

### OTHER BUSINESS

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**AC Fine Schedule:** Discuss a rule change for Item 14: Deviating from a plan approved by the AC without first obtaining approval from the AC.

**Construction Deposit Refunds:** For fiscal year 2013-2014, the list of construction deposits being held was updated.

### VIEW OBSTRUCTIONS

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**NONE**

### COMPLAINTS

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**NONE**

### EXECUTIVE SESSION

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**NONE**

### ASSIGNMENTS

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**Construction Deposit Refunds:** Review our records and determine whether any of the construction deposits being held are eligible for refund at this time.

**The meeting was adjourned at 8:30 pm**

**Next Architectural Committee Meeting:**

**February 10, 2014**