

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, October 9, 2018

**Members Present:** Peter Carniglia, Daniel Burgess, Scott Sand

**Others Present:** Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Meera Reddy and Samir Parkmekar, Adam Savin, Kenneth Krekorian, David Chai, Natalie Willes, Mohamad and Nooshin Tabatabai, Daniel Davidovicz, Cindy Sand, Mike Nolan, Ian Shrago

**The meeting was called to order at 7:04 PM.**

**September 25, 2018 AC Minutes:** Daniel made a motion to approve the minutes. Scott seconded the motion. Approved.

### **7:00 – 7:10 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)**

**Krekorian, 1 Stirrup Lane:** Peter made a motion to add the Krekorians at 1 Stirrup Lane to the agenda regarding their plans to add a covered patio, new arbor area, and new retractable screen. Daniel seconded the motion. Approved unanimously.

Chiedu said that they changed the patio cover from flat to pitch roof. Kenneth Krekorian advised the AC that they have decided to complete only phase one of the project which includes, windows and doors replacement, and BBQ counter removal. The second phase of the project will be continued next year. The AC requested a copy of the County permit and advised the owners to be aware of the expiration date on their permit since they are revising the schedule of their project. They must advise the County inspector about the change in timing.

Scott made a motion to approve phase one of the project. Daniel seconded the motion. Approved unanimously.

### **APPOINTMENTS**

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**7:10 - Savin, Lot 480, 69 Rancho Rd.:** Adam Savin was present to discuss the revised grading and retaining wall plan. Peter advised the owner that the AC conducted an on-site visit to his property. The AC expressed their concerns about the height of the retaining wall and excavation overlooking the neighbor's window; the huge amount of dirt that will be imported; the slope faces; view of the retaining wall and engineered dirt slope faces from the neighbor's home across the street; and that the proposed location of the pool is as high as the neighbor's roof. Peter advised the owner that since the plans submitted were conceptual, and there is no pre-preliminary process, he will not be issued a written preliminary approval.

Scott made a motion to grant preliminary approval on the revised plan. Scott, Peter and Daniel voted no. Motion failed. The owner asked the AC to give him options because he does not want to continue revising his plans. Peter stated that putting a mountain of dirt on his property will probably not be approvable and owner should find another way to utilize his already existing graded raised pad. Lastly, Peter advised the owner that he has the right to appeal the decision of the AC to the Board and then if dissatisfied with that result to file for Alternative Dispute Resolution (ADR).

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**7:20 - T Love Prop. LLC, Lot 115, 158 Bell Canyon Rd.:** Daniel Davidovicz was present to discuss the letters received from the County on the discretionary permit for removing oak trees. The letters from the County were referenced during the discussion. Daniel advised the AC that the County allowed them to remove three trees and their arborist submitted a recommendation for consideration to the County. The reason the County issued a stop work order was because of a power pole too close to the oak trees. They will have to bring in an appraiser for the tree removal and it's estimated that will take 30 days to complete. The AC advised the owner to comply with the County requirements. The AC notified the owner that rebar is being stored on the neighbors' properties, and sandbags and the construction fence are encroaching into the unpaved roadway. The owner was asked to put the sandbags behind the fence and move the fence behind the 10 ft. unpaved roadway. The owner requested a temporary easement for the fence and sandbags. The AC discussed and granted the owner ten days to remove the fence and sand bags from the unpaved roadway.

**7:30 - Tabatabai, Lot 127, 208 Bell Canyon Rd.:** Mohamad and Nooshin Tabatabai were present to discuss the consultant's on-site findings. The consultant's findings and pictures were referenced during the discussion. The AC stated that based on the Civil Engineer consultant's findings: the exposed height of the retaining wall is 13 ft., the slope exceeds a 2:1 ratio, and the construction fence is 6 ft. into the unpaved roadway. The owners advised the AC that the front slope elevation will be raised and bring the exposed height of the retaining wall into accordance with the approved plans. The fence will be moved behind the unpaved roadway as soon as a connection to the sewer line is completed. The AC requested that the owners: finish the drainage swale before the rain begins to avoid water runoff; clear the street of dirt and mud from the property on a daily basis; keep cars off the street; and move the fence behind the unpaved roadway. The AC also asked the owners to submit a copy of the dirt export records.

### PLAN SUBMITTAL

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**Reddy, Lot 679, 116 Saddlebow Rd.:** Meera Reddy and Samir Parmekar were present to discuss the backyard remodel plan. The backyard plan and consultant's review were referenced during the discussion. The AC stated that the retaining wall is not a repair but is a replacement. This will require a County permit because it supports a hillside. The AC informed the owners to obtain a gas line permit for the BBQ counter; comply with County rules; and check with the County about how much demolition is permitted. A demolition plan submittal may be required by the County.

Peter made a motion to grant preliminary approval subject to the submittal of the stamped County approved plans and permit. Scott seconded the motion. Approved unanimously.

### RATIFICATION

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**Sand, Lot 52, 135 Bell Canyon Rd.:** Scott and Cindy Sand and their architect, Mike Nolan, were present to discuss the County approved Grading Plan. The plan and consultants' reviews were referenced during the discussion.

Peter made a motion to grant final approval of the grading plan. Daniel seconded the motion. Approved unanimously.

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## **Architectural Committee Meeting – Tuesday, October 9, 2018**

**Willes, Lot 178, 57 Stagecoach Rd.:** Natalie Willes was present to discuss the County approved Pool Plan. The pool plan and consultant's review were referenced during the discussion. Peter reiterated the consultant's condition for approval that no new retaining wall will be built. The permit issued by the County is only for a pool and spa. The AC requested that the owner submit a pool fencing plan.

Peter made a motion to grant final approval on the pool plan. Daniel seconded the motion. Approved unanimously.

### **OTHER BUSINESS**

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**Verizon Cell Tower:** The AC reviewed and discussed the proposed plan submitted by Verizon to lease an area at the Bell Canyon Community Center and construct an unmanned telecommunication wireless facility. The plan was referenced during the discussion. It was the consensus of the AC to grant preliminary approval.

**AC Construction Projects Spreadsheets:** The AC reviewed the updated AC construction project spreadsheets. The AC agreed that the following properties: 36 Flintlock, 155 Saddlebow, 5 Rancho, 30 Roundup and 75 Coolwater will be visited on October 15 at 2:00 PM. The owners of 155 Saddlebow will be requested to be present at the job site during the field inspection.

**The meeting was adjourned at 9:00 PM**

**Next Architectural Committee Meeting:**

**October 23, 2018**