

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, October 23, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Bob Clarke, Mike Nolan, Scott Cohen, Jack Magers, Mohamad & NooshinTabatabai, Ohaness Khatcherian, Eric Dersom, Charles Hefner, John and Barbara Ivey

The meeting was called to order at 7:08 PM.

October 9, 2018 AC Minutes: Scott made a motion to approve the minutes. Daniel 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)

Bob Clarke, 10 Dapplegray Rd. He was present to express his concerns about the proposed Verizon cell tower at the Bell Canyon Community Center. The proposed location of the cell tower is just 15 feet away from his property. The AC advised Bob Clarke that the cell tower plan was reviewed and discussed at the previous AC meeting of Oct 9, 2018. The AC determined that the plan met all the setback rules, AC standards and aesthetic requirements. The AC added that though the height was a concern, it will be obscured and will not be visible from the surrounding neighbors. Surrounding neighbors will be notified of the proposed plan. He will have the opportunity to comment on the plan and send his comments/feedback. Bob Clarke suggested that the plan should also be available for the entire Bell Canyon community to see. The AC ended the discussion and advised Bob Clarke that the AC has heard his concerns and will revisit the proposed cell tower plan.

APPOINTMENTS

7:10 - Coleman, Lot 163, 51 Buckskin Rd.: Scott Cohen, pool contractor was present on behalf of the owners and presented a preliminary Pool, Hardscaping and Landscaping Plan and renderings to the AC. The consultant's review was referenced during the discussion. The AC advised the contractor that there are a few concerns from the AC consultant, such as the pool equipment may be encroaching into the 10-foot easement. The consultant's review will be forwarded to the owners and contractor. While in concept the proposed plans appear approvable, subject to comments/feedback from surrounding neighbors; the consultant's concerns must be addressed prior to submittal of plans to the County. Plans to be submitted to the County must also be submitted to the AC for review. Peter made a motion to grant preliminary approval. Scott seconded the motion. Unanimous.

7:20 - Tabatabai, Lot 630, 155 Saddlebow Rd.: Mohamad and Nooshin Tabatabai were present to discuss construction and maintenance issues on 155 Saddlebow. The owners advised the AC that they wanted to finish grading and will require about 200 cu.yds. of dirt to be transported to the property. According to the AC there are major concerns on the unsafe condition of an unsupported slope and possible road instability. If the slope is not compacted, it will cause slope failure at Saddlebow when it rains. There are also concerns about dirt hauling,

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storage of construction materials on empty lots while not under construction, absence of wheel wash, broken sandbags, and lack of erosion control measures. The owners were requested by the AC to undertake the following corrective measures:

- a. Install and maintain SWPPP mitigation measures;
- b. Install temporary shoring of the Saddlebow slope or finish the rear retaining wall;
- c. Expedite stabilizing the slope;
- d. Complete grading work;
- e. Install wheel wash and replace broken sandbags;
- f. Clean the property of tumble weeds and remove construction debris;
- g. Submit the geology report.

The AC also requested that the owners submit a timetable for installing the SWPPP measures and completion of stabilization.

7:30 - Dersom, Lot 40, 30 Roundup Rd.: Eric Dersom and his architect, Charles Hefner were present to discuss a revised New Single-Family Residence Plan and Grading Plan. The consultants' reviews were referenced during the discussion. The AC expressed their concerns on the overall height of the building, and the eaves on top of the building exceed the two-story AC requirement. The owner advised the AC that the third story is habitable space declared as a storage area. From finish grade it is a two-story structure. The owner assured the AC that the roof tile will be Boral cement tile and not composite shingles. The AC advised the owner that there will be no determination tonight from the AC until the corrections are submitted. The owner was also asked to submit a height analysis.

7:40 Magars, Lot 490, 5 Ranchero Rd.: Jack Magars and his architect, Mike Nolan were present to discuss a revised preliminary grading plan showing revisions to the retaining walls and driveway. Mr. Malili, the adjacent neighbor was also present. The consultants' reviews and plan were referenced during the discussion. The AC asked about drainage and expressed concerns on the elevation. According to the AC the neighbor does not have concerns with the height of the wall, but is concerned with how to get his horses out of his property. The AC suggested modifying his corral. Peter made a motion to grant preliminary approval subject to submitting a complete set of plans. Scott seconded the motion subject to Board approval of the TIWE per stamped plan dated Oct. 22, 2018.

PLAN SUBMITTAL

Ivey, Lot 198, 26 Stagecoach Rd.: John and Barbara Ivey were present to discuss their foundation repair plan. According to the owners, the plan has not been submitted to the County. The family room suffered little cracks on the ceiling. They will put in three caissons, capping the existing foundation, and putting in a short cantilever. Peter made a motion to grant preliminary approval. Scott seconded the motion. Unanimous.

Khatcherian, Lot 443, 15 Holster Lane: Ohaness Khatcherian and Aram Ashikian were present to discuss a revised Remodel Plan and the completion of foundation repair. The consultant's review was referenced during the discussion. The owners advised the AC that the corrections requested by the consultant were all complied with. The AC requested that the

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owners submit the county approved plan, both pdf and hard copy. Daniel made a motion to grant preliminary approval. Scott seconded the motion to grant preliminary approval. Unanimous.

Gruppuso, Lot 289, 75 Coolwater Lane: The AC discussed the Retaining Wall Plan. The architectural consultant's review was referenced during the discussion. Peter made a motion to accept the retaining wall plan and grant preliminary approval together with the grading plan, and subject to complying with the AC consultant's notes. Scott seconded the motion. Unanimous.

RATIFICATION

Ehsan, Lot 268, 73 Hackamore Lane.: The AC discussed the County approved Interior Remodel and Addition Plan. The architectural consultant's review was referenced during the discussion. Peter made a motion to accept the County approved interior remodel plan. Scott seconded the motion. Unanimous.

OTHER BUSINESS

AC Construction Projects Spreadsheets: The AC discussed the updated AC construction project spreadsheets. Peter stated that in general, the AC is assisting owners and approving projects expeditiously, and promoting the development of Bell Canyon.

EXECUTIVE SESSION

Construction Issues

Meeting adjourned at 8:56 PM

**Next Architectural Committee Meeting:
November 13, 2018**