

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, May 9, 2017

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

Others Present: Steve Kent (AC Board liaison), Eric Wolf (Board Legal Liaison) Chiedu Chijindu, Daniel Burgess, Ian Shrago, Scott Sand, Leon Reingold, Jeff Pressman, Nooshin & Mohamad Tabatabai, Farzaneh Fata, Carrie & Jay Bruder, Neal Gorlick, Omar Nassery, Mark Sherman, Donald Rebhun

The meeting was called to order at 7:07pm

The AC minutes of April 11, 2017 were approved.

OPEN FORUM

Pressman, 30 Buckskin Rd.: Jeff Pressman was present to advise the AC that per County requirement, he will need to raise his garage 2 ft. more due to the topography of the land. The AC advised him to submit a hard copy and a pdf of his change order plan for the review of the consultant. Preliminary approval is subject to there having no valid findings from the consultant and the plan is in compliance with AC standards.

APPOINTMENT

7:10 Fata, Lot 740, 36 Flintlock: Farzaneh Fata was present to discuss the consultants' review on the new SFR Plan they submitted. Issues regarding the height of the retaining wall, height of the house, and a 3-car garage requirement were discussed. It was the consensus of the AC that they revise the house plan based on the findings of the consultants and submit the revised plans for review.

7:20 Reingold, 9 Wagon: Leon Reingold was present to advise the AC that the County has approved their Change Order Grading Plan. He can now work on revising his SFR plan, landscaping and hardscaping plan which take about 3 months to complete the drawings. He informed the AC that there is no change with the house plan. It was the consensus of the AC that a hard copy and pdf file of the change order grading plan should be submitted for the review of the civil engineering consultant.

7:30 Tabatabai, 208 BCR & 155 Saddlebow: Nooshin and Mohamad Tabatabai were present to discuss the dirt hauling fees for 208 Bell Canyon Rd. and 155 Saddlebow Rd. and to submit the County letter on trucking rule and proposed schedule for their projects. The owners does not agree with the AC decision to charge each property with a dirt hauling fee when there is only 1 roundtrip for import and export for both properties. As the AC explained, the operating rule is to charge a dirt hauling fee per property. The AC advised them the civil engineering consultant will review the grading plans again to accurately determine export and import quantities. They were requested to submit a timeline for completing grading work for both properties. They were advised that they can appeal to the Board regarding their dirt hauling fees and trucking schedule since it is only the Board who can decide on this. It was the consensus of the AC to further discuss their fees and trucking schedule.

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PLAN SUBMITTALS

Sherman, Lot 83, 26 Baymare Rd: Mark Sherman together with his architect were present to explain the discrepancies between the AC preliminary approved plans granted to the previous owner and the County approved plans submitted on April 10, 2017. It was the consensus of the AC that the owner should revise the cover sheet to show 2-story building instead of 3-story on the plan, submit it to the County for approval and submit revised plan to the AC for review and approval.

Bruder, Lot 710, 283 Bell Canyon Rd: Carrie and Jay Bruder were present to discuss the proposed new Single Family Residence Plan submitted on April 5, 2017. The SFR plan and architectural consultant findings were referenced and reviewed during the discussion. AC verified that the pool will be located in the backyard. It was the consensus of the AC that a complete grading and house plans should be submitted for review by the consultants and the AC.

Scher, Lot 471, 40 Rancho Rd. Neal Gorlick was present to express his concerns on the glare that is going through his windows now that the solar panels were installed on the roof garage at 40 Rancho. He also expressed his disappointment that the panels were installed without the AC approval and giving him due process to hear his concerns. He suggested that if the pitch of the solar panels were changed so that the panels were pointed more straight up it will significantly eliminate the glare to his bedroom. Per Eric Wolf he wasn't given due process to hear his concerns before the solars were installed and solar is a very sensitive issue per California rules. The AC advised him that his concerns will be further discussed.

Shahawi, Lot 631, 159 Saddlebow Rd: The AC discussed the consultant's review on the revised Single Family Residence Plan submitted on April 14, 2017. The consultants review were forwarded to the designers for compliance.

DEVIATION APPLICATION

Rebhun, Lot 470, 36 Rancho Rd.: Donald Rebhun was present to discuss the Application for Temporary Interference with Easement he submitted on April 19, 2017. He gave a short history on how he has been encroaching on his neighbor's property for the past 20 years and wanted to legally own that piece of land. His neighbor is willing to give that piece of property to him. He is seeking AC and Board approval. The AC advised him to go to the County and submit an application to record an easement in order for the County to deed that piece of property to him. His application should indicate that a 10 ft. easement will still be provided. He was requested by the AC to submit a copy of the recorded easement once it is approved by the County.

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RATIFICATION

Nassery, Lot 633, 167 Saddlebow Rd. Omar Nassery was present to seek AC recommendation to the Board on his Application for Temporary Interference with Easement. There were no comments/issues received from the utility companies and surrounding neighbors. It was the consensus of the AC to recommend approval to the Board.

The meeting was adjourned at 8:50pm

**Next Architectural Committee Meeting:
June 13, 2017**