

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, August 9, 2016

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

Others Present: Chiedu, Mike Klein, Leon Reingold, David Chai, Robert Jacobi, Matt, Jeff Pressman, Daniel Demichele, Carmine Scamardo, George Krstic

The meeting was called to order at 7:00pm

OPEN FORUM

The AC Minutes of July 12, 2016 approved.

Klein, Lot 739, 109 Buckskin Rd. Mike Klein was present to ask for guidance on re-activating an abandoned construction project. He wants to find out what the AC needs. The AC advised him they need new plans submitted. County approved plans 7 years ago is not acceptable.

APPOINTMENTS

7:10 Jacobi, Lot 257, 201 Bell Canyon Rd.: Robert Jacobi and his architect Matt were present to clarify a few comments from the AC consultant. Comments from the owner and consultant were referenced during the discussion. There was confusion on the window surrounds some were added at the back of the house. Surrounds have to be uniform in all windows. Roofing materials should match, rear roofing should match front roofing material. It was the consensus of the AC to have surround windows all over the house, rear and front roofs should match, and submit a new revised drawings for AC review.

7:20 Reingold, Lot 735, 9 Wagon Lane: Leon Reingold was present to find out the decision of the AC regarding his proposal to move dirt from 67 Ranchero to his property as stated on his conceptual, revised Grading Plan submitted on August 5, 2016. His proposal was referenced during the discussion. The AC advised him that approval is now with the Board. Approval will be based on transportation schedule (yardage to be transported, number and size of trucks, daily schedule for transport) to ensure minimal impact on surrounding neighbors and streets.

7:30 Chai, Lot 710, 283 Bell Canyon Rd. – Re-activate project. David was present to follow up on the final approval of the AC. He was informed that the grading plan will be reviewed and the house plan as well. He was requested to submit all plans the county has approved.

67 Ranchero : The email from Mr. Rabkin, Bell Canyon attorney, was read to David. He has to bring it back to the original plan. Blue line indicates the changes which will lower the pad. According to David it is impossible to go back to the original plan

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because his Civil Engineer made a mistake in drawing the plan and correcting it will result to the driveway being 90 degrees steeper; the original approved grading plan and proposed remedial plans were reviewed and discussed. The AC advised him to submit a plan showing the original approved plan. The revised drawing submitted is not acceptable. David was also requested to submit a transport schedule for his plan to move dirt to another location.

PLAN SUBMITTALS

Izad, Lot 10, 84 Bell Canyon Rd.: The AC Reviewed and discussed the Architectural Consultant's findings on the Preliminary Addition/Remodel Plan submitted on July 5, 2016. The consultant's review was referenced during the discussion. It was the consensus of the AC to send the owner a letter stating the findings of the consultant for their information and request to submit the revised plan for the AC's review.

T Love Property LLC, Lot 115, 158 Bell Canyon Rd: George Krstic was present to find out the decision of the AC on the revised new Single Family Residence Plan submitted on July 8, 2016. The AC reviewed and discussed the response from the owner regarding the findings of the AC consultant. It was the consensus of the AC to grant Preliminary Approval subject to posting of the plan submittal fees.

Demichele, Lot 555, 15 Sage Lane: Daniel Demichele and his contractor, Carmine Scamardo were present to find out the decision of the AC regarding the County approved Pool Plan submitted on July 18, 2016. The AC reviewed and discussed the plan. There were no comments/feedback received from the neighbors. The county permit was referenced during the meeting. It was the consensus of the AC that in order for the plan to be granted final approval a timeline/completion schedule should be submitted for the review and approval of the AC.

Pressman, Lot 220, 30 Buckskin Rd.: Jeff Pressman was present to discuss the garage addition/remodel. The AC reviewed and discussed the Garage Addition/Remodel Plan submitted on July 27, 2016. Neighbors were notified and there were no feedback/comments received. It was the consensus of the AC to grant Preliminary Approval subject to posting of the plan submittal fee.

DEVIATION APPLICATION

Kamar, Lot 556, 33 Sage Lane: The AC reviewed and discussed the feedback received from neighbor and utility companies on the Application for Temporary Interference with Easement (TIWE) to build a retaining wall separating his new driveway and the next residence. The comments from neighbors and clearance from Gas Company and Triunfo Sanitation Dept. were referenced during the discussion. It was the AC consensus to recommend the application to the Board for review and approval.

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RATIFICATION

NONE

OTHER BUSINESS

Reddy, Lot 588, 347 Bell Canyon Rd. The AC discussed the presence of chain link fencing in front of the property in the absence of construction. The letters from BCA and owner were referenced during the meeting. It was the consensus of the AC the chain link fencing is not allowed if the property is not in construction . This issue should be forwarded to the Board.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

Meeting was adjourned at 8:20pm

**Next Architectural Committee Meeting:
September 20, 2016**