

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Wednesday, December 12, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (BCA Board AC Liaison), Mike Nolan (Alternate), Omar Nassery (Alternate), Chiedu Chijindu (AC Consultant) David-Chai, Yarin David-Chai, Adam Savin, Eric Dersom, Bob Clarke, Abbey Rosenblum, Meera Reddy, Charles Hefner, Howard Smuckler

The meeting was called to order at 7:04 PM

November 27, 2018 AC Minutes: Peter made a comment and requested that corrections be made to a statement about the property at 49 Rancho. There were no other comments on the minutes. Scott made a motion to approve the minutes. Peter 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.: Would like to find out about the status of the Verizon cell tower. He was advised by the AC that this issue is on the agenda for discussion.

Howard Smuckler, Contractor, 75 Coolwater: He asked the AC about rules on the entry of dirt trucks to Bell Canyon. The AC advised him to refer to the Bell Canyon Earth Materials Hauling Rule. The rule states that only one truck is allowed inside Bell Canyon per day.

Eric Dersom, 6 Holster Lane: He asked the AC about status of pools at properties destroyed by the fire. He expressed his concern that these pools will be left unattended for a couple of years. The AC advised him to check on County compliance and owner's liability. The AC added that the status of pools will also depend whether the property is a rebuild project or a scrape off project.

APPOINTMENTS

7:10 - Savin, 69 Rancho: Adam Savin was present to discuss the re-submitted grading, retaining wall and landscape plans. The plans were referenced during the discussion. Adam informed the AC that he filed an appeal with the Board. He presented the renderings to the AC from street view. The AC noted that the renderings does not show the side yards. The AC advised the owner that the AC received letters from two surrounding neighbors who opposed the project. The AC requested the owner to put up story poles to adequately show the top of the wall and top of the slope for the neighbors' visual representation. The AC is to be notified when the story poles are up. A soils report was also requested for submittal. Daniel made a motion to request the owner to put up story poles. Scott seconded the motion. Unanimous.

7:20 Tabatabai, 155 Saddlebow: Tabatabai was not present during the meeting to discuss the current status of construction work at 155 Saddlebow. The AC discussed the latest reports received from the County regarding the status of grading and slope condition of the property. The AC made a recommendation to draft a letter putting the owners on notice for non-compliance, failure to recognize safety issues, and not allowing

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Wednesday, December 12, 2018

transport of dirt from 208 Bell Canyon Rd. Scott made a motion to draft letter based on the County reports. Daniel seconded the motion. Unanimous.

PRIORITY ISSUES

Verizon Cell Tower Renderings: The AC discussed and reviewed the renderings submitted by the Verizon cell tower contractor. Comments/feedback received from surrounding neighbors were referenced during the discussion. The AC asked the residents present at the meeting if they have seen the renderings and if it helped them visualize the proposed location of the cell tower. Abbey Rosenblum asked the AC if there were other locations considered for the cell tower. She is concerned about health issues and owners do not want it close to their backyard. The AC advised the residents that AT&T and Verizon both have proposals submitted to the County and State. The AC suggested that they call the County about these concerns and to inquire about the status of the Verizon and AT&T cell tower application for Bell Canyon. Eric Wolf advised the residents that Verizon considered different locations in Bell Canyon. The best location was at the mountain along Bell Canyon Rd. but will come out to be expensive for Verizon. Therefore, the location was proposed at the BCCC. He also stated that calling 911 is a real issue in Bell Canyon because there is no good coverage anywhere in the canyon. The AC will submit a recommendation to the Board to review the cell tower plan, review concerns received from surrounding neighbors who strongly object to the proposed location of the cell tower and notify the entire Bell Canyon community about the proposed cell tower for comments and feedback.

AC Fee Schedule: The AC has been discussing restructuring the deposits/fees schedule for Bell Canyon residents whose houses were destroyed or severely damaged by the fire. A new fee schedule for Like-for-Like repairs/replacement is also being considered. The AC Fee Schedule was reviewed and referenced during the meeting. According to Steve Kent the State will be doing most of the work in fire debris removal. He suggested that the AC should not charge a demolition fee and to stay away from the cleanup process. The AC agreed that the approval process should be streamlined. The AC will submit a recommendation to the Board for specific fees and deposits restructuring as follows:

- a. Waive all demolition fees.
- b. Provide as-builts at no charge.
- c. Upon application of extensions, waive extension fees.
- d. ALL OTHER FEES: Increase the refundable portion of the deposits to 100%.

PLAN SUBMITTAL

David-Chai, Lot 396, 26 Appaloosa Lane: David Chai was present to discuss the revised County approved new SFR Plan showing clouded corrections with delta signs. The Architectural consultant's review, mark-up plan sheets and plan revision narrative were referenced during the discussion. Chiedu advised the AC that the design of the roof does not match and was changed. Chiedu suggested to the AC that approval is subject to the submittal a new roof plan. David informed the AC that he will comply with whatever the consultant recommends. He submitted to the AC the letter from the structural engineer. The AC recommended granting preliminary approval on the condition that the plans with corrections must be submitted to the County for approval and that the County approved stamped plans and permit be submitted to the AC for

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Wednesday, December 12, 2018

review. The AC will allow the owner to start construction of the house subject to compliance with County rules. Peter made a motion to grant preliminary approval on the condition that the County approved, stamped plans and supplemental permit be submitted to the AC. Scott seconded the motion. Approved.

RATIFICATION

Dersom, Lot 40, 30 Roundup Rd. Eric Dersom together with his architect, Charles Hefner were present to discuss and review corrections on the new SFR Plan, based the Architectural Consultant's recommendations. The Architectural consultant's review was referenced during the discussion. The AC reminded the owner that all proposed plants must comply with the County Fire Dept rules. Peter made a motion to grant preliminary approval. Scott and Daniel seconded the motion. Approved.

Reddy, Lot 679, 116 Saddlebow Rd.: Meera Reddy was present to discuss the County approved 4 ft. Retaining Wall, Fire Pit and Outside Kitchen plans. The Architectural consultant's review recommending final approval was referenced during the discussion. The AC reminded the owner to perform work only per approved plans. Peter made a motion to grant final approval. Scott seconded the motion. Approved.

Gruppuso, Lot 289, 75 Coolwater: Howard Smuckler, contractor, on behalf of the owners was present to discuss the County approved Grading and Erosion Control Plans. The consultants' reviews recommending final approval with conditions were referenced during the discussion. The AC questioned the contractor about the total amount of dirt that will be exported. The AC requested the contractor to submit the total number of trucks of dirt to be exported for the proper dirt hauling fee to be charged. Peter made a motion to grant final approval subject to the conditions stated in the consultants' reviews and the number of truckloads of export. Scott seconded the motion. Approved.

Landers, Lot 458, 76 Stagecoach: The AC reviewed and discussed the County approved Garage Addition and Room Remodel Plans. The Architectural consultant's review recommending final approval was referenced during the discussion. Peter made a motion to grant final approval subject to conditions stated in the consultant's review. Daniel seconded the motion. Approved.

Abadee, Lot 599, 35 Saddlebow: The AC discussed the County approved Balcony Enclosure Plan. The Architectural consultant's review recommending final approval was referenced during the discussion. Peter made a motion to grant final approval. Scott seconded the motion. Approved.

Nassery, Lot 634, 171 Saddlebow: Omar Nassery was present to discuss the County approved Retaining Wall Plan. The consultants' reviews recommending final approval were referenced during the discussion. According to the owner this part of the wall was not constructed when the retaining wall was built. Scott made a motion to grant final approval based on the recommendation of the consultants. Daniel seconded the motion. Approved.

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Wednesday, December 12, 2018

OTHER BUSINESS

AC Construction Projects Spreadsheets: The AC reviewed and discussed the updated AC construction project spreadsheets. The spreadsheet was referenced during the discussion.

List of updated Destroyed and Damaged Houses: The AC reviewed and discussed the updated spreadsheet with the County EPA assessment status. The spreadsheet was referenced during the discussion.

EXECUTIVE SESSION

Construction Issues

Meeting was adjourned at 9:15 PM

Next Architectural Committee Meeting:

January 8, 2019