

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, April 12, 2016

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

Others Present: Eric Wolf, Omar Nassery, Leon Reingold, Nooshin Tabatabai, Iris & Jacob Keijer, Doug & Carmen Timmer, David Chai, Dan Grossman, Scott & Cindy Sand, Nir Glycher, Jeff Pressman, Kyle & Lara Polvy

Call the meeting to order at 7pm

OPEN FORUM

AC Minutes of March 8, 2016 approved.

Tabatabai, Lot 630, 155 Saddlebow Rd.: Nooshin Tabatabai was present to follow up on the preliminary approval for 155 Saddlebow. She informed the AC that they had marked the property lines and the utilities per the advice of the Gas Company. She was also informed that their application for Temporary Interference with Easement for the retaining wall on the east side of the driveway is on the Board agenda for approval. The AC advised her that the AC will review if all conditions have been met before preliminary approval can be granted.

Note: The landscaping plan for 208 BCR was submitted after the discussion.

Sand, Lot 52, 135 Bell Canyon Rd. Scott and Cindy Sand were present to discuss their proposed new SFR plan with the AC. The Sand's expressed their concerns regarding setback for the proposed stable and the driveway extends into the easement due to a narrow front access. According to the AC the Sand's will be dealing with elevation changes and presence of oak trees. They were advised to submit their proposed house plans and refer to the AC Handbook for the distance of the stable.

APPOINTMENTS

7:10 Chai, Lot 555, 67 Rancho Rd. David Chai and his architect, Dan Grossman were present to appeal for the release of the Stop Work Order and explained the reasons behind the change order which was approved by the County. They referenced the letters from the County and their Civil Engineer supporting their change order. However, per the AC's findings, the plan that was submitted and approved by the AC was not followed. The AC proposed that they refer back to their original grading plan, follow the original configuration and come up with a solution and schedule to change back to the original plan. At the end of the discussion, it was the consensus of the AC to deny the change order. The AC will send a letter explaining the reasons for the denial of the change order.

7:20 Jain, Lot 583, 338 BCR: Virender Jain was present to discuss issues regarding the screen planting of his retaining walls. Pictures of the retaining wall were referenced during the discussion. It was the consensus of the AC that he

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needs to complete the stucco on the retaining wall at the upper portion of his property and complete the screen planting of the retaining walls. Stucco and screen planting should be completed in 45 days. By the end of May 2016, the AC will verify if conditions were met.

7:30 Doug Timmer, buyer, 50 Stagecoach: Doug and Carmen Timmer, prospective buyers of 50 Stagecoach were present to discuss their proposed house plan for 50 Stagecoach and use 1 Buckskin as the mailing address. The AC proposed that their architect should coordinate with the AC Civil Engineer and Architectural consultants regarding setbacks and easements. Submit the proposed SFR plan for the review of the Architectural Committee.

PLAN SUBMITTALS

Nassery, Lot 633, 167 Saddlebow Rd.: Omar Nassery was present to update the AC on the status of the compliance issues prior to granting final approval to his grading and new SFR plans. Mr. Nassery reported that the wheel wash is now in place, he started putting up the debris fence, the County will approve the Application for Deviation within the week and will be forwarded to the Planning Division for approval. It was the consensus of the AC that the following additional conditions must be met prior to granting approval: a. Resubmit plans showing that the stairway and hardscape are no longer encroaching in the 10 ft. easement; b. submit a new landscape plan showing the correct dimensions of the stairway; c. the wheel wash is not doing a good job since dirt is still coming out to the street, wash down at the end of the day to ensure that no tire tracks or debris spill including dust or runoff.

Polvy, Lot 756, 88 Flintlock Lane: Kyle and Lara Polvy were present to request the AC to approve the revised addition plan and grant them approval to re-start their construction and release the Stop Work Order. Iris and Jacob Keijer, were also present to express their concerns regarding the roof pitch and the dimension of the proposed master bedroom extension. They showed a picture of the old house before demolition, and a mock up picture that will block their view. They informed the AC that if the owners will just follow their original plan showing a lower roof pitch and an extension of only 10ft. for the master bedroom, they will have no problem with this.

The AC further discussed the revised remodel plan and it was the consensus of the AC to approve the plan based on the following criteria: a. the addition plan is within code; the neighbors' concerns were taken into consideration, however, this is not enough reason to stop the owners from building their house; c. the plan did not violate any AC guidelines.

Reingold, Lot 735, Wagon Lane: Leon Reingold was present to follow up on the approval of the AC to the County approved Grading Plan submitted on on March 30, 2016. The AC informed him that the review of his grading plan and the onsite inspection conducted by the AC and Civil Engineer Consultant revealed huge discrepancies. Calculations on the amount of cut and fill on the grading plan are not accurate; large amount of excavation but filling is zero; the design height of the house, are some of the discrepancies. It was the consensus of the AC to deny the final approval of his grading plan. The AC will send a letter explaining the reasons for the

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denial of the grading plan. The owner was also advised to stay within minimal changes and the topography of the canyon should not be disturbed.

Pressman, Lot 220, 30 Buckskin Road: Jeff Pressman was present to discuss the revised New Garage Addition Plan submitted on April 4, 2016 and the Application for Temporary Interference with Easement. It was the consensus of the AC that a new set of plans should be submitted for review and that neighbors and utility companies will be notified of his application for TIWE. If there will be no valid opposition from the neighbors and the utility companies, the AC will forward the Application for TIWE to the Board for approval.

47 LLC, Lot 336, 47 Dapplegray Road: Dan Grossman and Nir Glycher were present to update the AC regarding compliance issues prior to the release of the Stop Work Order. According to them checks for the additional grading deposit and the Dirt Hauling Fee have been posted; repair the neighbors' fences at 41 Cinch and 41 Dapplegray as soon as the construction loan has been released; continue to work with the neighbors' regarding clean-up of their property; and repair of the bottom slope will start soon. The owners also advised the AC that they propose to change the design of the house from traditional to contemporary. The renderings for the new design was referenced. The AC requested that the new set of SFR plans must be submitted for review. Please note that the new set of plans was just submitted during the AC meeting which will be reviewed by the AC and the Architectural consultant for immediate review. A change on the retaining wall plan was also submitted to the AC. The owners were advised that the AC will review both, house and retaining wall plans. A copy of the retaining wall plan will be sent to the CE Consultant for review as well as a copy of the existing grading plan with permits.

Note: Additional checks will be deposited Monday, April 25th.

Ponce, Lot 151, 123 Buckskin Rd. – The AC reviewed and discussed the revised new SFR Plan and County approved Grading Plan. The letter to the owner regarding missing information and County permit were referenced during the discussion. It was the consensus of the AC to send the grading plan to the Civil Engineer Consultant and the house plan to Architectural Consultant for review.

Jacobi, Lot 257, 201 Bell Canyon Rd: The AC reviewed and discussed the Addition/Remodel Plan submitted on March 30, 2016. It was the consensus of the AC to send the house plan to Architectural Consultant for review and require the owner to post the plan submittal fee.

Kadish, Lot 164, 47 Buckskin Rd. The AC reviewed and discussed the request to install wrought iron fencing on top of the retaining wall. The site plan and proposed wrought iron fence were referenced during the discussion. It was the consensus of the AC to request the Civil Engineer Consultant to visit the site and have him review the grading plan and verify that the retaining wall was built to plan.

DEVIATION APPLICATION

See Pressman, Plan Submittal Section.

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RATIFICATION

Barlev, Lot 38, 22 Roundup Road: The AC discussed the Addition/Remodel Plan. There were no comments/feedback received from surrounding neighbors. It was the consensus of the AC to send the house plan to the Architectural Consultant for review and require the owner to post the plan submittal fee.

T Love Property LLC, Lot 115, 158 Bell Canyon Road: The AC discussed the new SFR Plan submitted. There were no comments/feedback received from surrounding neighbors. It was the consensus of the AC to send the house plan to the Architectural Consultant for review and require the owner to post the plan submittal fee.

OTHER BUSINESS

NONE

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

NONE

The meeting was adjourned at 9:25pm

Next Architectural Committee Meeting:
May 10, 2016