

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, February 9, 2016

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

Others Present: Eric Wolf, Carmine Scamardo, Omar & Farida Nassery, Steve & Coby Kibrick, Demichele, Kyle Polvy, Leon Reingold, David Chai, Elad Brachot, Nir Glycher, Mike Klein, Darius Gandhi, Ray Dominguez

Call the meeting to order at 7:04PM

Item

OPEN FORUM

- 1 The minutes of January 12, 2016 approved.
- 2 **Klein, Lot 739, 109 Buckskin Road:** Mike Klein together with his partners were present to discuss their proposed a new SFR project. According to the owners the plan was previously approved by the AC in 2009 and they proposed to renew the county permits then submit the modified design plans to the AC. The AC advised them that all previous approvals have expired. The AC requested the owners to come up with the modified set of plans, bring it to code and submit the plans together with a 4-sided renderings for the review of the AC.
- 3 **Demichele, Lot 555, 15 Sage Lane:** Daniel Demichele was present to follow up on the status of the letter the AC sent to his neighbor on December 8, 2015 regarding compliance to fix the view obstruction complaint. He advised the AC that his neighbor have not done anything to comply with the AC's request to trim the trees blocking his view. He was advised by the AC that the view obstruction complaint cannot be fully enforced since his neighbors were already there when he started building his house. The AC advised him that this already a neighbor-to-neighbor dispute and should be resolved amicably among neighbors.
- 4 **David Chai, Lot 505, 67 Rancho Road:** David Chai was present to express his disappointment regarding the way the stop work order on his property was enforced without first being advised the reasons behind it. Moving forward, he appealed to the AC that he should first be notified of any violations before a stop work order will be enforced to give him the opportunity to correct it to avoid incurring delays to his construction work.

APPOINTMENTS

- 5 **7:10 Polvy, Lot 756, 88 Flintlock:** Kyle Polvy was present to discuss the AC findings on the County approved change in Addition Plan. Every detail of the AC findings and the county approved plans submitted on January 7, 2016 were reviewed and discussed. He was advised that the demolition of the house clearly was beyond the scope of what was approved. The AC requested the owner to submit for their review a totally new set of drawings, taking into account redesigning the facade of the house since he will not be allowed to build a house using his old plans.

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- 6 **7:20 Scamardo, Lot 686, 76 Saddlebow Road:** Carmine Scamardo was present to update the AC on the status of his project completion schedule. He advised the AC that he is just 3 weeks away from completion. His plan to build his pool has to be postponed to a later date due to weather conditions. The AC wanted to find out if changes to the plan was made with reference to his driveway, minor changes to the windows, and decorative stones. He was advised that before any changes could be made it should first be submitted to the AC for review and approval. The owner was also requested to remove the tractor that has been stored in his backyard. The owner assured the AC that the temporary electric meter will be removed when Edison is ready to connect them to the power utility in two weeks. The AC requested that changes to his plans should be submitted in two weeks.
- 7 **7:30 Elad Brachot, 47 Dapplegray Rd.:** Dan Grossman, Elad and Nir were present to discuss the current project status and remedial measures to repair and protect the slopes and stabilize the site. Pictures of the current condition, County findings and notice of violation due to lack of erosion control measures were referenced during the meeting. Due to the recent mud flow onto the neighbor's property below they offered to clean the property. The owners were advised that there is a need to increase the grading deposit and post the additional 10K security deposit and submit the revisions to the grading plan for review. The owners informed the AC that the County does a weekly inspection and they report directly to Westland.

PLAN SUBMITTALS

- 8 **Nassery, Lot 633, 167 Saddlebow Rd.:** Omar and Farida Nassery were present to discuss the Grading Plan for both 167 & 171 Saddlebow submitted on January 28, 2016. Notification to neighbors were sent and the AC received comments/feedback from a neighbor. The owners advised the AC that the Lot Line adjustment will be recorded this February, the County awaits for the AC preliminary approval letter in order for them to be granted the grading permit, the SFR plans have been revised and will be ready for submittal to the AC and the County. They have no plans of building at 171 Saddlebow at the moment. It was the consensus of the AC to further review and discuss the grading and house plans and the owners will be notified of their decision in the coming week. Steve and Coby Kibrick were also present to express their concerns and will be advised accordingly.

DEVIATION APPLICATION

- 9 **Tabatabai, Lot 630, 155 Saddlebow:** **Update:** Awaiting for comments/feedback from neighbors and utility companies on the Application for Deviation/Temporary Interference with Easement prior to BCA Board approval. Comments are due on Feb. 12, 2016.

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RATIFICATION

- 10 **Reingold, Lot 735, 9 Wagon Lane:** Leon Reingold and Dan Grossman were present to follow up on their preliminary approval. There were no valid comments/feedback received from neighbors. It was the consensus of the AC to grant preliminary approval subject to posting of the plan submittal fees.
- 11 **Ruf, Lot 300, 40 Coolwater Lane:** There were no valid comments/feedback received from neighbors. The country approved Ground Mount Solar Panel Plan was submitted on February 2, 2016. It was the consensus of the AC to grant final approval subject to posting of the deposits and completion of the construction forms.
- 12 **Pair, 219 Saddlebow Road:** There were no valid comments/feedback received from neighbors. The country approved Solar Panel Plan was submitted on February 8, 2016. It was the consensus of the AC to grant final approval subject to posting of the deposits and completion of the construction forms.

OTHER BUSINESS

- 13 The proposals received from three Civil Engineering firms for civil engineering services will need further review.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

- 14 **Goings, Lot 26, 15 Flintlock Lane:** The AC discussed the complaint regarding the presence of a drain pipe coming from this property and onto the trail. During the height of the heavy rain last month, a large amount of water was discharged from this drain onto the trail and onto your neighbor's backyard. It was the consensus of the AC to invite the owners to the next AC meeting and also to send a letter suggesting the following solutions: a. create a properly sized capture basin (huge hole in the ground filled with rock and filter cloth) installed to capture and percolate the water into the ground at the location of the pipe just before it daylight (penetrates the surface); and b. complete the planting immediately according to the landscaping plan that was approved back in 2013 as a means of erosion control.
- 15 **Scruggs, Lot 309, 11 Cinch Road:** The AC discussed the complaint regarding the unpermitted repair or patio cover addition. It was the consensus of the AC to send the owners a letter asking if they are building a patio and send the plan for review.

EXECUTIVE SESSION

NONE

Meeting Adjourned at 8:46pm

Next Architectural Committee Meeting:

March 8, 2016