

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, July 12, 2016

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

Others Present: Dimitry and Ionna Kumar, Robert Jacobi, Leon and Marina Reingold, Dan Grossman

Call the meeting to order at 7PM

Item

OPEN FORUM

- 1 **June 14, 2016 AC Minutes approved.**
- 2 **Dan Grossman, Lot 505, 67 Ranchero Rd.:** Dan Grossman, Architect, on behalf of the owner, David Chai was present to advise the AC that they plan to go back to the original grading plan and also move dirt to 9 Wagon. He was advised by the AC to communicate with the BCA lawyer since all requests should come to the lawyer.

APPOINTMENTS

- 3 **7:10 Reingold, Lot 735, 9 Wagon Lane:** Leon and Marina Reingold were present together with their Architect, Dan Grossman to present proposed changes to their plans. Leon advised the AC that he is not revising his plans to import 4200 cu.yds. of dirt and proposed to move dirt from 67 Ranchero to his property at 9 Wagon. Per AC submit truck schedule for recommendation to the Board for approval due to the number of trucks travelling between these 2 properties to be limited to 10 trucks/day from Monday to Friday. The AC concluded the discussion and advised the owners to comply with the following issues: a. Submit the latest set of plans for review. Plan should show import of dirt from the proposed property and not from 283 BCR; b. Post additional deposit to verify that the plan is accurately prepared; c. Plans will be forwarded to the AC consultants for review in terms of topography and truck schedule; d. Plan needs Board approval based on transportation schedule to ensure minimal impact on the surrounding neighbors and the streets.
- 4 **7:20 Magers, Lot 490, 5 Ranchero Rd.** Property owners were not present.
- 5 **7:30 Grossman, Lot 710, 283 Bell Canyon Rd.:** Dan Grossman, Architect, on behalf of the owner, David Chai was present to advise the AC that they plan to re-start the project. The letter from the AC dated 12/3/15, conditions prior to approval was referenced during the discussion. The AC advised him that they are aware the owner is trying to sell the property. Currently, everything that has been submitted in the past has expired and the new owners need to do a fresh start. Plans such as topographic map, grading plan and house plan have to be reviewed and verified.

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PLAN SUBMITTALS

- 6 **Jacobi, Lot 257, 201 Bell Canyon Road:** Robert Jacobi was present to discuss the revised Remodel/Addition Plan submitted on July 1, 2016 based on additional missing information. The letters from the AC and owner were referenced during the discussion. The AC advised the owner that having a surround in some windows and missing in other windows aesthetically will not look good. The owner was requested to revise the plan showing uniformity with the design of the windows. It was the consensus of the AC to send the plan to the Architectural Consultant for immediate review; findings to be reviewed by the AC.
- 7 **T Love Property LLC, Lot 115, 158 Bell Canyon Rd:** The AC reviewed and discussed the owner's response to the Architectural Consultant's findings on the revised New Single Family Residence Plan submitted on July 8, 2016. The letters from the AC and the owner were referenced during the discussion. It was the consensus of the AC to inform the owner that the plan should establish the height requirement and submit plans showing building height calculations.
- 8 **Ponce, Lot 151, 123 Buckskin Rd.:** The AC discussed the concerns received from the adjacent neighbor. It was the consensus of the AC to remind the owner to make sure that retaining wall is adequately screened planted for privacy issues and to comply with the AC standard requirements.
- 9 **Izad, Lot 10, 84 Bell Canyon Rd.:** The AC reviewed and discussed the Preliminary Addition/Remodel Plan submitted on July 5, 2016. It was the consensus of the AC to send the plan to the Architectural Consultant for review.

DEVIATION APPLICATION

- 10 **Kamar, Lot 556, 33 Sage Lane:** Ionna and Dimitry Kamar were present to discuss the Application for Temporary Interference with Easement (TIWE) submitted to build a retaining wall on the easement to separate his new driveway and the next residence as per notification from the County. A retaining wall is needed to prevent any future slippage of the uphill features. It was the consensus of the AC that neighbors and the utility companies will be notified of the application for review. Valid comments/feedback, if any, will be reviewed by the AC.

RATIFICATION

NONE

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OTHER BUSINESS

- 10** **Proposed Preliminary Approval Letter Template** The AC reviewed the revised Preliminary Approval Letter template. It was the consensus of the AC to finalize the template letter.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

Legal Issue

Meeting adjourned at 8:10pm

**Next Architectural Committee Meeting:
August 9, 2016**