

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting - Tuesday, December 8, 2015

**Present:** Ray Jadali (Chair), Keir Milan (Voting), Steve Kent (Voting), Peter Carniglia (Voting)

**Others Present:** Jeff Pressman, David Chai, Ron Marks, Leon Reingold, Chuck Kadish, Dan Grossman,

**The meeting was called to order at 7:00PM**

### OPEN FORUM

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The AC Minutes of November 4, 2015 approved.

### APPOINTMENTS

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**7:10 Pressman, Lot 220, 30 Buckskin Road:** Jeff Pressman was present to consult the AC regarding the proposed location for a new 3-car garage. The preliminary sketch was referenced during the meeting. A preliminary plan drawn by an architect should be submitted for review and neighbors will be notified about the proposed project.

**7:20 Reingold, Lot 735, 9 Wagon Lane:** Leon Reingold was at the meeting to present the rendering of the new SFR plan. He clarified that the first 50 ft. of the driveway from the street is either concrete or pavers. The AC required him that the asphalt portion of the driveway should be stained with earth tone color to blend with the surrounding. He was also required to indicate the name of the grader and builder on his plans. It was the consensus of the AC that the plans are now ready for neighbors to inspect. Preliminary approval is subject to there having no valid comments/feedback from the neighbors.

**7:30 No appointment**

### PLAN SUBMITTALS

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**171 Stagecoach c/o David Chai, Lot 505, 67 Ranchero Road:** David Chai was present to discuss the revised SFR plan and rendering submitted on December 2, 2015. The revised SFR plans and the rendering were referenced during the meeting. It was the consensus of the AC that the county approved grading plan must first be submitted prior to notification to the neighbors for inspection.

**Lot 710, 283 Bell Canyon Rd.:** David Chai discussed the issue regarding posting additional deposit. He requested to consolidate one deposit/floating deposit for all succeeding projects. The AC advised him that will not be applicable for this project. The AC advised him that the AC will consider lifting the restrictions if he performs well with his current projects.

**Koshy, Lot 706, 40 Saddlebow Road:** The AC discussed the Enclosed New Patio Addition Plan submitted on December 3, 2015. The color board was referenced during the discussion and the AC noted that the stucco finish is gloss enamel. Owner will be requested to use a flat finish paint instead. It was the consensus of the AC that the plan is now available for inspection by the neighbors. Preliminary approval is subject to there having no valid comments/feedback from the neighbors.

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### DEVIATION APPLICATION

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NONE

### RATIFICATION

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**Kadish, Lot 164, 47 Buckskin Road:** Chuck Kadish was present to request the AC to grant final approval to the County approved Grading Plan submitted on December 8, 2015. The county permit was referenced during the discussion. It was the consensus of the AC that final approval is subject to the submittal of a full rendering of the house and a 4-sided elevation plan.

### OTHER BUSINESS

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**Tabatabai, Lot 630, 155 Saddlebow Road:** The AC discussed the letters submitted by neighbors regarding their concerns on the proposed SFR Plan as well as the letter of the AC stating the conditions prior to granting preliminary approval. One of the neighbors, Ron Marks, was present to find out about the AC decision on the use of the easement. The AC explained that legal counsel finds the use of the easement as valid. The AC informed Ron Marks that the proposed SFR will be granted approval subject to conditions. He was advised by the AC that he can appeal to the Board and go through the appeal process.

**Brachot, 47 LLC, 47 Dapplegray Road:** The AC reviewed and discussed the County stop work order on the grading and erosion control. The County notices and emails were referenced during the meeting. Peter Carniglia advised the AC that he will do an onsite field inspection and report his findings to the AC.

**BCA Architectural Consultant Options:** The AC discussed the background of the candidates for the architectural consultant position. It was the consensus of the AC to look for additional candidates that will meet their requirements.

### VIEW OBSTRUCTIONS

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**Demichele, Lot 555, 15 Sage Lane:** Discuss final decision of the AC regarding view obstruction issues with his neighbor. See attached letter to the neighbor. AC notified the neighbor.

### COMPLAINTS

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**Levy, 334 Bell Canyon Road:** The AC discussed the complaint regarding the retaining wall of the neighbor at 338 Bell Canyon Road that lacks screen planting. Pictures of the wall were referenced during the discussion. It was the consensus of the AC to request Mr. Levy to do the screen planting of the wall by himself.

### EXECUTIVE SESSION

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NONE

Meeting was adjourned at 8:30 PM  
Next Architectural Committee Meeting: Dec. 21, 2015