

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, March 14, 2017

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

Member Absent: Steve Kent (Board liaison)

Others Present: Eric Wolf (Legal liaison), Daniel Burgess (alternate), Chiedu Chijinka (consultant), Mike Nolan, Omar & Farida Nassery, David Chai, Vick Mansourian, Ohaness Khatchourian, Jack Magers, Ginger Oldham

The meeting was called to order at 7:04 PM

The February 14, 2017 AC Minutes were approved.

OPEN FORUM

Omar & Farida Nassery presented their proposed house plan for 171 Saddlebow Rd. They would like the AC to review the plan for any missing information before they finalize the plan for preliminary submittal. The final version of the plan will be submitted for the review by the AC consultants. The AC expressed their concerns regarding the size of the garage, the location of the tennis court and yard on top of the garage. They were advised to submit a complete plan both in hard and electronic copies for the review of the AC and consultants.

Ginger Oldham wanted to follow up on the response of the AC to their letter of January 7, 2017 regarding the grading/building project at 9 Wagon Lane. Their main concern is the change in the topography of the land. The AC advised her they will send the neighbors a response soon.

PLAN SUBMITTALS

Shpizear, Lot 259, 193 Bell Canyon Rd.: Idan Shpizear was present to request the AC to allow him to install 10-12 panels in front of the house. He informed the AC there is not enough sun at the back of his house due to the presence of oak trees. Putting the solar panels at the back will cause him a decrease in production. The plan also has around 12 panels located on the roof of the guest house. He was advised by the AC that they will further review his plan and will send him a response.

Khatcherian, Lot 443, 15 Holster Lane: Vick Mansourian and Ohaness Khatchourian were present to discuss the consultant's comments they received. They advised the AC they got a new architect and revised their plan taking note of the recommendations. They have a new proposed remodel plan; just a conceptual drawing not an engineered drawing. The drawing and rendering were presented, reviewed and discussed during the meeting. The AC requested that the areas with County violations should be clouded on the drawing for the information of the AC. They were also requested to submit a complete set of drawings once approved by the County for the review and approval by the AC.

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Shahawi, Lot 631, 159 Saddlebow: The AC discussed the proposed schematic layout submitted regarding the 2 story concept. The 3rd floor would be a basement with no windows. According to the architectural consultant, it does not seem like they changed anything on the layout. The required retaining walls were added as requested. It was the consensus of the AC to invite the owner and engineer to the next AC meeting to further discuss their proposal.

Chai, Lot 396, 26 Appaloosa Lane: David Chai was present to discuss the consultant's review on the revised new SFR and grading plans he submitted. The AC expressed their concerns regarding the height of the retaining wall and which will be located in the easement. He advised the AC the 8 ft. wall is close to the slope. The AC required him to submit a retaining wall plan and an Application for Temporary Interference with Easement for the retaining wall. He advised the AC once he gets to the structural aspect of his construction he will submit the retaining wall plan.

RATIFICATION

Tabatabai, Lot 127, 208 Bell Canyon Road: The AC granted final approval to the County approved new SFR plans submitted on February 9, 2017. Final approval is subject to posting the required fees and deposits and completion of the construction forms.

DEVIATION APPLICATION

Sand, Lot 52, 135 Bell Canyon Rd. Mike Nolan was present to follow up on the AC decision regarding the Application for Temporary Interference with Easement submitted on January 3, 2017. It was the consensus of the AC to recommend the application for Board approval.

The Architectural Committee adjourned to Executive Session to discuss legal issues.

The meeting was adjourned at 8:30 PM

Next Architectural Committee Meeting:

April 11, 2017