

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, September 25, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Eric Wolf (Board Legal Liaison), Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Mike Nolan, Jack & Emma Magers, Jay Bruder, Adam Savin, David-Chai, Anthony Grupusso, Leon Reingold

The meeting was called to order at 7:08 PM

September 11, 2018 AC Minutes: Scott made a motion to approve the minutes. Peter seconded the motion. Approved.

7:00 – 7:10 - There was no issue discussed during the open forum.

APPOINTMENTS

7:10 - Gruppuso, Lot 289, 75 Coolwater Rd.: Anthony and Doreena Gruppuso together with their engineer, Howard, were present to discuss the remedial grading and drainage plan and erosion control plan to correct slope erosion of the rear slope. The plans were referenced during the discussion. The owners informed the AC they are still in the process of looking for a contractor to do their project. According to their engineer, an area from the top of the slope failed which may have caused the erosion. The owners have plans to build a guest house, pool house, or sports court. During the discussion the retaining wall plan was presented and submitted. The AC questioned the owner on the issue with the side gate not locking. The slope may have moved to some degree enough to push the gate. However, based on the inspection review submitted by the CE Consultant the wall did not move. The owners advised the AC that the retaining wall moved to some degree but will not need to be replaced, although the pressure on the wall must be relieved. The AC expressed their reservations about the 13 ft. high retaining wall in one area, and the amount of export of dirt as shown on the grading plan. The AC advised the owners that the grading plan is acceptable at this time, subject to the submittal of a complete set of plans for review and consideration. The AC also advised the owners to hire a Class A Contractor who specializes in hillside repair.

7:20 - Magers, Lot 490, 5 Ranchero Rd.: Jack and Emma Magers together with their architect, Mike Nolan were present to discuss the findings regarding the County code on side and front setbacks, as well as recommendations for alternative solutions to the side easement encroachment; and the change in driveway location. The plans and Code of Ordinances were referenced during the discussion. Peter advised the owners that the AC has a problem with the plan submitted to bring the retaining wall back into the easement and the slope of the rear pad going into the easement. The plan was for further review by the AC and consultant to find a solution based on Bell Canyon and County perspective, however, a new plan has just been submitted. Peter asked the owners if the AC should stop review of the previous plans. The AC asked Chiedu to present his findings about retaining walls in the setback. Chiedu stated that he talked to two departments in the County and was advised that retaining walls should not be in setback. He also spoke with another grading professional and was advised that if grading exceeds 10,000 cubic yards of dirt, it would require a discretionary permit. Planning and Grading Departments do not cross reference

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the review of plans. Peter stated another issue is the height of the wall as viewed by the adjacent neighbor. According to the owners, they spoke with the neighbor and his only concern was how to get his horses out of his property. The AC ended the discussion and advised the owners on the following: 1. the AC will reach out again to the neighbor to let him know there is a new plan for his review and evaluation; 2. there will be no approval at this time until the revised plan has been reviewed by the consultants; 3. the AC will seriously take into consideration the discretionary permit from the County for the 10,000 cubic yard dirt export; and 4. the owners must have their engineers finish the plan, including the change in the location of the driveway.

7:30 - Savin, Lot 480, 69 Rancho Rd.: Adam Savin was present to discuss the revised grading and retaining wall plan and landscaping plan. According to Peter, the owner submitted a revised grading and retaining wall plan on September 18, 2018 after the last AC meeting. The plan was referenced during the discussion. According to Peter, the revised plan should have shown the changes by means of a clouded area or dotted line to highlight the revisions to the original plan. Peter asked Adam Savin if the revised plan now shows the slope face reduced by 50 percent as stated by Mr. Savin in his previous email. Adam said it was just an estimate. After further discussion it was established that the approximate reduction in Slope Face was 19 percent, not 50 percent. The height of the wall lowered to 10 ft. and removed from the easement. The AC advised the owner that the revised plans will be forwarded to the consultants for review and that the AC will visit the site.

PLAN SUBMITTAL

Stolper, Lot 293, 70 Coolwater Rd.: The AC discussed the Pool Deck Plan submitted. The consultant's review was referenced during the discussion. Scott made a motion to approve the plan for preliminary approval. Daniel seconded the motion. Unanimous.

RATIFICATION

David-Chai, Lot 396, 26 Appaloosa Lane: The AC discussed the County approved Pool Plan. The plan and consultants' reviews were referenced during the discussion. Scott made a motion to grant final approval of the pool plan for 26 Appaloosa Lane. Peter added that final approval is pursuant to the AC consultants' recommendations. Daniel seconded. Unanimous.

Bruder, Lot 710, 283 BCR: The AC discussed the County approved new SFR Plans. The plan and Architectural Consultant's review were referenced during the discussion. Peter advised the owner that the Architectural Consultant was asked to verify that the County approved plans submitted are the same that were granted preliminary approval, and everything is in order. The AC clarified the location of the driveway. According to the owner, the driveway will return to its original location after grading is completed. The AC approved the plan on the condition that the plan shows the driveway in the right location. Daniel made a motion to grant final approval for the house plans for 283 Bell Canyon Rd. Scott seconded. Unanimous.

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OTHER BUSINESS

On-Site Inspection findings on 208 and 283 Bell Canyon Road, and 26 Appaloosa Lane:

The AC discussed the on-site inspection findings submitted by Civil Engineering consultant who conducted on-site inspections of 208 and 283 Bell Canyon Rd. and 26 Appaloosa Lane. 1. The AC discussed the findings with the owner of 283 Bell Canyon Rd. The AC requested that the owner cover the pile of dirt on his property, check his mitigation plan, and look at the mitigation measures to prevent dust emission. 2. The AC discussed the findings with the owner of 26 Appaloosa. The owner advised the AC that he has a special machine to crush rocks to small pieces and use it for compaction. The AC advised the owner that he must complete his erosion control measures and be ready before the rainy season begins. 3. The AC reviewed the findings on 208 BCR. The AC agreed to invite the owners to the next meeting due to a discrepancy with wall height.

T Love LLC, 158 Bell Canyon Rd.: The AC discussed the County Letter on Discretionary Tree Permit submitted by owners to remove oak trees. The AC agreed to invite the owners to the next AC meeting to discuss the letter. The AC instructed the AC Coordinator to request the Bell Canyon General Manager send a letter to the County and request a copy of the formal correspondence regarding the project and to receive any notice informing Bell Canyon of the opportunity to comment on the draft environmental document for the project and/or a copy of the notice of the public hearing.

AC Construction Projects Spreadsheets – The AC reviewed the updated AC construction project spreadsheets. The AC agreed that the next AC on-site visit will be on Oct. 15 at 2:00 PM. The AC will decide at the next AC meeting on the properties to be inspected.

EXECUTIVE SESSION

Construction Issues

Meeting adjourned at 9:42 PM

Next Architectural Committee Meeting:

October 9, 2018