

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, August 14, 2018

Members Present: Peter Carniglia, Scott Sand, Daniel Burgess

Others Present: Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Jack Magers, Ginger Oldham, Josephine Schaeffer, Keith Clark, Ed Ehsan, Carlos Maleville

The meeting was called to order at 7:08 PM

July 24, 2018 AC Minutes: Scott made a motion to approve the minutes. Peter seconded the motion. Unanimous.

7:00 – 7:10 - OPEN FORUM

Keith Clark, 138 Stagecoach Rd.: Keith Clark read his letter addressed to the HOA President, Board of Directors, and AC regarding an article in a newspaper which is relevant to the project at 9 Wagon. A copy of his letter was also submitted to the AC.

Ginger Oldham, 156 Stagecoach Rd.: Ginger Oldham expressed her concerns regarding outside storage at Lot 505. She reported that there is a SUV being parked overnight for several days, presence of a RV and tractor, and some lumber had been off loaded. She understands there is a stop work order in place and there shouldn't be any construction work going on. The AC requested her to file a complaint with the BCA Office regarding outside storage. This is an HOA issue and the BCA Office will follow up on her complaint. Ginger advised the AC that she will follow up at the next AC meeting.

Jack Magers, 5 Rancho Rd. Jack Magers would like to check on the status of the change order related to the retaining wall. The AC advised him that his project will be discussed during the executive session. He will be advised of the results of that discussion.

APPOINTMENTS

7:10 – Ehsan, 73 Hackamore Lane: Edward Ehsan and his project manager, Carlos Maleville, were present to discuss the remodel and addition plan, proposed landscaping/hardscaping plan, and construction schedule for the completion of his projects. The submitted landscape/hardscape plan was reviewed and discussed during the meeting. The AC questioned him about his plan to widen the driveway and advised him to submit a separate solar panel plan. It was the consensus of the AC to approve his project subject to the submittal of an updated landscape/hardscape plan except for the driveway and solar panel. The AC will consider these two specific aspects of his plan until further details are available for the AC for review.

7:20 - Beilenson, 98 Bell Canyon Rd.: Lynair Beilenson was present to discuss the discrepancies in the County approved stable to guest house conversion plan. The AC has no problem with the conversion to a guest house, however, there is no section in the CC&Rs that refers to ADUs. The owner informed the AC that nothing was changed on the plan except that the County required them to change the project description from guest house

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to an ADU. The AC expressed their concern with R3 zoning which is not allowed in Bell Canyon. It was the consensus of the AC to approve the project and allow the owners to proceed with the stable to a guest house conversion at 743 SF (which includes a 114 SF addition on the side not facing the street) upon receipt of the corrected permit and plan indicating the correct zoning (R1 or R1A not R3), guest house designation (as opposed to ADU). The corrections on the plans may be hand-drawn/written by the County, not requiring a new set of plans from the architect. Final approval is subject to County approval on the changes on the plan and comply with any additional permit requirements.

OTHER BUSINESS

California Recent Changes to ADU Laws: The AC discussed changes to ADU Laws effective January 2017.

AC Construction Projects Spreadsheets: The AC reviewed and discussed the updated AC construction project spreadsheet.

EXECUTIVE SESSION

Meeting was adjourned at 8:00 PM

**Next Architectural Committee Meeting:
September 11, 2018**