

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting - Tuesday, May 12, 2015

Members Present: Ray Jadali (Chair), Keir Milan (Voting), Steve Kent (Voting)

Others Present: Peter Carniglia, Gabrielle and Jim Zembo, Lucy Adriatico, Robert & Petra Anderson, Jennifer Glassman and Robbin Hayne, Architect, Mohammad Tabatabai, Dimitry Kamar, David Chai, Eric Wolf

Call the meeting to order at 7:02 PM

OPEN FORUM

The AC Minutes of April 7, 2015 approved.

Zembo, Lot 319, 41 Cinch Road: – Gabrielle and Jim Zembo were present to express their concerns regarding the ongoing grading work at 47 Dapplegray Rd. According to the Zembo's the plan does not show nor address the water runoff from the roof and the property. Years back during heavy downpour soil erodes onto their backyard and pool. They are requesting the AC to address any construction spoils that goes to someone else property since presently there are no sandbags in place. They were advised by the AC that their concerns are valid and will be requesting the owners of the property to submit the drainage plan for review.

APPOINTMENTS

- 7:15 Tabatabai, 14 Ramuda, 208 BCR & 155 Saddlebow Road:** Mohammad Tabatabai was present to discuss the grading and SFR plans for the properties at 14 Ramuda Lane, 208 Bell Canyon Road and 155 Saddlebow Road. The grading and house plans for the above mentioned 3 properties were referenced during the discussion.
- a. **14 Ramuda Lane:** The AC was concerned with the height of the retaining wall. The owner was requested to send the AC samples of the retaining wall blocks for review.
 - b. **155 Saddlebow Road:** The AC was concerned with the height of the retaining wall. The owner was requested to send the AC samples of the retaining wall blocks for review.
 - c. **208 Bell Canyon Road:** The owner advised the AC that the retaining wall will be located along the easement. He requested the AC to allow him to bring the height of the wall to 8 ft. from the standard 6 ft.

After the discussion, it was the consensus of the AC to request the owner to submit a complete set of drawings for all 3 properties. He was advised that surrounding neighbors will be notified of his proposed SFR plans which will be available for their inspection. Preliminary approval is subject to there having no valid comments/feedback from the neighbors.

- 7:30 Glassman, Lot 68, 73 Bell Canyon Road:** Jennifer Glassman together with their architect, Robbin Hayne, were present to discuss and present the proposed Fire Re-build New Single Family Residence plan. They indicated that they are rebuilding the house exactly as the original house. The roofing material was also referenced during the discussion. It was the consensus of the AC that while in

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concept the design is approvable, preliminary approval is subject to the submittal of a full set of plans, a color board with samples of all materials and paint colors including manufacturer and color codes, and there having no valid comments/feedback from surrounding neighbors.

7:45 Chai, 283 Bell Canyon Rd. & 67 Rancho Rd: David-Chai was present to discuss the following issues:

a. Revised SFR plans showing the zero-edge pool submitted electronically on April 6, 2015. David presented the revised plan showing the zero edge pool as a condition to the final approval of the grading plan. The AC reviewed and discussed the house plan showing the zero-edged pool. It was the consensus of the AC to grant Final Approval on the grading plan subject to there having no valid comments/feedback from the neighbors,

b. Request AC approval to import soil from 283 BCR to 67 Rancho Rd.- David-Chai requested the AC to allow him to move dirt approximately about 700 cu, yds. from 283 Bell Canyon Road to 67 Rancho Rd. so as to increase the elevation of the lot. It was the consensus of the AC that in order for his request to be considered for review, the grading plan, foundation plan, and compaction plan should first be submitted.

PLAN SUBMITTALS

Adriatico, Lot 99, 2 Hackamore Lane: Lucy Adriatico was present to discuss her request for window replacement submitted on April 14, 2015 that was denied by the AC since construction type windows are no longer allowed by the AC. The AC suggested that there are other manufacturers who can match the existing windows and trim. It was the consensus of the AC to submit a higher grade type of casement window for AC review and approval.

Kamar, Lot 556, 33 Sage Lane: Dmitry Kamar was present to discuss the proposed Gazebo, BBQ, Deck Plans submitted on May 7, 2015. It was the consensus of the AC to grant Preliminary approval subject to there having no valid comments/feedback from neighbors. Final approval subject to the receipt of county approved plans, completion of all necessary forms, and the payment of all fees and deposits.

Davidovicz, Lot 574, 5 Wrangler Lane: The AC further reviewed and discussed the new SFR Plan submitted on April 27, 2015. Initial findings identified on the plan were referenced during the discussion. It was the consensus of the AC to send the letter to the owner requesting that the house plan be revised based on the findings.

Weiss, Lot 308, 15 Cinch Road: The AC discussed the initial findings identified on the revised new SFR submitted on April 15, 2015. Notification were sent to surrounding neighbors; there were comments/feedback received. It was the consensus of the AC to send out the letter to the owner and provide and correct the items on the plan.

Nitzan, Lot 256, 211 Bell Canyon Road: The AC further reviewed and discussed the Roofing Extension Plans submitted on May 7, 2015. It was the consensus of the AC to grant Preliminary Approval subject to their having no valid comments/feedback from surrounding neighbors.

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Anderson, Lot 65, 85 Bell Canyon Road: Robert and Petra Anderson were present to discuss their proposed driveway replacement with compacted gravel and decomposed granite submitted on May 8, 2015. The AC expressed their concerns that pavers last longer than decomposed granite, and DG if not properly compacted may cause erosion. The owners assured the AC that it will be properly compacted and will provide a strong surface area for the driveway and prevent decomposed granite erosion. It was the consensus of the AC to grant Final Approval subject to the completion of the construction form and payment of fees and deposits.

DEVIATION APPLICATION

NONE

RATIFICATION

NONE

OTHER BUSINESS

Martinez, Lot 30, 110 Bell Canyon Road: Requested a refund on deposit for a garage addition behind the main house. This item will be tabled on the next AC meeting.

Duncan, Lot 620, 9 Morgan Road: Requested a refund on remaining balance being held by the AC due to issues on screen planting. It was the consensus of the AC to request for pictures of the planted slope for review and discussion.

Duncan, Low & Luckenbacker, 167 & 171 Saddlebow Road: Owners requested for a refund of construction deposits for both properties when escrow opened in March 2015. Escrow closed in May 2015. This item will be tabled on the next AC meeting.

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

Lot 336, 47 Dapplegray Road: The AC discussed the ongoing grading work and the presence of an open ditch along Cinch Trail next to the property. Pictures and letter of complaint to the owner were reference. It was the consensus of the AC to invite the owners to the next AC meeting to discuss drainage issues and request their civil engineer to prepare a drainage plan for submittal before the meeting.

EXECUTIVE SESSION

NONE

The meeting was adjourned at 8:38PM

**Next Architectural Committee Meeting:
June 9, 2015**