

# **BELL CANYON ASSOCIATION MINUTES**

## **Architectural Committee Meeting – Tuesday, August 25, 2020**

### PLAN SUBMITTAL

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**Carlisi, 15 Morgan:** The AC discussed the proposal of the owners to build a two-rail fence on the side property line. The parcel map was referenced during the discussion. The AC agreed that prior to granting approval, the owners will be required to submit a boundary survey, advised to observe the 10 ft. easement, and the fence should be built at least two feet from the property line and the owner will be reminded of the BCA fencing rule.

**Savin, 85 Saddlebow Rd:** The AC discussed the proposal to change the front entry way structure design. The proposal, rendering and emails were referenced during the discussion. The Chair advised the AC that the owner would like to modify the front entry way structure design which will be a vast improvement and will require the submittal of an engineered plan due to the support beams. Peter informed the AC that he went to see the property and met with the owner. He was advised that the owner also plans exterior painting and replacing the wrought iron railings at the balcony, which will require a permit due to scaffolding of the entire house, driveway repair, replacement of the side three-rail fencing and update the front yard landscaping. The AC agreed that final approval is subject to the submittal of an engineered plan for the change of the front entry way structure design and a copy of the County permit for the replacement of the balcony railings.

### APPLICATION FOR DEVIATION

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**Zaki, 45 Cinch road:** The AC discussed the Application for TIWE for retaining walls encroaching into the side easement. The application and site plan were referenced during the discussion. The Chair advised the AC that the owner is extending and widening the driveway and building these retaining walls on the front yard setback to provide for additional parking area. The AC expressed concerns that the toe of the retaining wall will encroach into the neighbor's property and the pilasters should not be in the 25 ft. front setback. The footing section cannot be built without going past the property line. Peter requested that the civil engineer and architectural consultants further review the plan. The AC agreed to notify the owner that his application for TIWE is still under consideration by the AC.

### CONTINUING ITEMS

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**Trella, 9 Morgan Rd.** The AC discussed the stop work order for building a make-shift construction fence. The stop work order, pictures of survey stakes, County permits, and AC email releasing the stop work order were referenced during the discussion. Peter advised the AC that the make-shift fence was taken down, new construction fencing was installed, and the owner will remove the patio which is encroaching into the neighbor's property. The AC Coordinator will verify the distance of the installed construction fence from the property line. The Chair will ask the owner to submit a recorded survey to the AC. The AC observed that the temporary construction stakes were in place for the purpose of locating the property line and caissons for the pool.

### EXECUTIVE SESSION

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The regular session was adjourned to move to executive session.

**The meeting was adjourned at 8:00PM**

**Next Architectural Committee Meeting: September 8, 2020**



# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, August 25, 2020

**Members Present (remotely):** Peter Carniglia, Scott Sand, Omar Nassery

**Others Present (remotely):** Steve Kent (Board AC Liaison), Chiedu Chijindu (Chair and AC Consultant), Mike Nolan (Alternate Member), Nooshin and Mohamad Tabatabai, Geoff Abadee

**The meeting was called to order at 6:01PM**

**August 11, 2020 AC Minutes:** The Chair asked if the AC had an opportunity to review the August 11, 2020 minutes. Scott made a motion to approve the August 11, 2020 minutes. Peter seconded the motion. Approved.

### OPEN FORUM

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**NONE**

### APPOINTMENT

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**6:10 Tabatabai, 155 Saddlebow:** Nooshin and Mohamad Tabatabai were present to discuss the application for TIWE and reports from the soils and geotechnical engineers they submitted. The application for TIWE and reports were referenced during the discussion. According to the owners, the retaining walls were built according to the plans approved by the AC back in 2016. The AC at that time did not request a TIWE for this wall. The AC informed the owners that the first application for TIWE that was approved by the Board did not include a wall on this side of the property. The AC reviewed the soils and geotechnical reports and advised the owners that the reports are incomplete since they did not address the comments from the County. The owners informed the AC that they want to resolve the issue about the vertical cut on the slope below Saddlebow Road and a few other issues and submit a plan to the County. The AC advised the owners that the following requirements needed their immediate attention: 1. Owners' engineers should visit the site to evaluate the actual cut of the vertical slope; 2. Submit a comprehensive plan that will fix the vertical cut on the slope, which should include shoring of the hillside; 3. Complete the checklist given by the County, address all their comments, and consolidate all reports into one submittal package; 4. Submit the complete package to the AC for review prior to submitting to the County; and 5. Owners are given ten working days to complete the package. Lastly, the owners were advised that the AC will not move forward in reviewing the submitted application for TIWE until they have submitted a comprehensive plan with a focus on shoring up the hillside since the overcut has compromised the stability of the slope. The owners advised the AC that they will work on the plan and will try to meet the requirements.

**6:20 Abadee, 35 Saddlebow Rd.:** Geoff Abadee was present to discuss the County approved conversion/playroom addition plan and legalization of the ADU. The site plan, floor plan, County permit, and consultant's review were referenced during the discussion. The Chair advised the AC that he did not find any issue with the layout and façade of the County approved playroom addition. The AC expressed concerns regarding the flat roof on the playroom addition. According to the Chair, the house has a mixture of roof structures. There are several wings of the house and the playroom addition is a continuation another flat roof of the house. The owner advised the AC that the existing pool house was converted into an ADU and was legalized by the County after-the-fact. Peter made a motion to grant final approval of the playroom and to grant, as a one-time exception approval for the ADU, allowing a kitchenette and a full bath in the existing room. However, the owner is bound by the no rental rule in the CC&Rs. Scott seconded the motion. Approved.



# BELL CANYON ASSOCIATION MINUTES

## Architectural Committee Meeting – Wednesday, September 9, 2020

**Ribo, 147 & 143 BCR:** The AC discussed the stop work order issued for unpermitted construction of block walls and encroachment into the front setback. The stop work order, pictures of walls, response of owner to the stop work, and AC Coordinator response to owner were referenced during the discussion. The AC agreed that the owner submit a revised drawing/plan on what they will do with the constructed block walls which do not meet the AC standards and are encroaching into the front setback. A boundary survey is needed to determine the property line and front setback. The AC set a deadline that the owners must remove the block walls that are encroaching in the front setback within 10 days. The Chair recommended to the AC that they schedule an onsite meeting with the owners to go over the project as well as the unpermitted block walls. The AC agreed to meet with the owners on Monday, Sept. 14.

**Peterson, 255 BCR:** The AC discussed the stop work order issued for unpermitted slope excavation. The stop work order, owner's email, consultants' findings, and pictures of overcut slope were referenced during the discussion. The Chair expressed concerns that the owners were not aware of what they have done and should not have done on their property. The Chair advised the AC that the owners excavated the slope and removed a big amount of dirt which is not permitted. The AC agreed that an AC member visit the property to assess the excavation on the slope and follow up with the owners their plan to correct the overcut slope.

**Bruder, 283 BCR:** The AC discussed screening to minimize reflection from the white roof. The complaint from neighbors and response from the owner were referenced during the discussion. The Chair informed the AC that the owner's response was reasonable. The approved plans were followed, and they complied with code requirements. The owner will provide screen planting prior to completion of the project. The Chair advised that in the future prior to granting approval of white roofs, the AC should consider the impact to the surrounding neighbors and consider it from the neighbors' vantage point. The Chair suggested viewing the roof from the neighbors' vantage point to understand neighbors' concerns. The AC will meet and check on this property on Monday, Sept. 14.

**Abadee, 35 Saddlebow:** The AC discussed approval of previously unpermitted interior improvements, one-time approval of kitchenette/kitchen and full bath in second living unit. The picture of a sliding door leading to the ADU and the floor plan were referenced during the discussion. The Chair advised the AC that the County should enforce ADU requirements and not the AC. Scott made a motion to approve the ADU as it was accepted by the County with follow up on the submittal by the owner of the County Building and Safety stamped approved plan. Approved.

**Tabatabai, 155 Saddlebow:** The AC discussed the latest update and status of the next step to stabilize the road above the slope. The email inquiry from the owner and the response of the AC consultant were referenced during the discussion. The Chair suggested that the AC present a recommendation for Board consideration of the HOA intervening in shoring up the slope. Scott made a motion to recommend to the Board the following: 1. authorize Bell Canyon Association (BCA) to move forward with supporting the hillside to correct the 90 degrees vertical cut located on 155 Saddlebow Road at the owner's expense. 2. Divert current construction deposits on the property to cover fees; 3. hire the services of a licensed contractor to provide shoring of the slope; and 4. authorize the BCA to charge additional fees to cover the completion costs if the construction deposits on hand are exhausted during implementation of the items listed above. Approved.

### EXECUTIVE SESSION

#### **Construction Issues**

The meeting was adjourned at 7:26PM

Next Architectural Committee Meeting: September 22, 2020



# BELL CANYON ASSOCIATION MINUTES

## Architectural Committee Meeting – Wednesday, September 9, 2020

**Members Present (remotely):** Scott Sand, Omar Nassery, Mike Nolan (Alternate Member)

**Member Absent:** Peter Carniglia

**Others Present (remotely):** Steve Kent (Board AC Liaison), Chiedu Chijindu (Chair and AC Consultant), Clo Carlisi

The meeting was called to order at 6:01PM

**August 25, 2020 AC Minutes:** The Chair asked if the AC had any comments on the AC minutes of August 25, 2020. Scott made a motion to approve the August 25, 2020 minutes. Mike seconded the motion. Approved.

### OPEN FORUM

**Carlisi, 15 Morgan:** Clo Carlisi was present to follow up on the AC approval to build a two-rail white fence on one side of their property. The owner informed the AC that they are building a straight two-rail fence on the east side of their property. Their licensed surveyor has pinned the stakes and the fence will be built outside of the easement. The Chair requested that the owner submit a copy of the survey map, an unrecorded copy is acceptable, for review and to verify that the stakes/property line is correct. The Chair suggested that it is not the best time to build the fence due to the ongoing construction adjacent to their property. The owner advised the AC that the neighbor has agreed to honor the stakes and the property line, and the County has mitigated all issues they have with the neighbor, including the construction of the pool. The owner also advised the AC that they are maintaining the 10 ft. easement between their neighbor.

### CONTINUING ITEMS

**Koshy, 40 Saddlebow:** The AC discussed the legal demand letter sent to the owner. The demand letter, response from the owner, and AC civil engineering consultant's on-site inspection findings were referenced during the discussion. The Chair ask the AC if they are aware of the issues. The Chair informed the AC that the AC civil engineering consultant performed an on-site inspection of the hillside damaged by water runoff. The AC consultant has determined that temporary mitigation measures are necessary to prevent erosion. The Chair also said that the AC needs a mitigation plan and recommendation to the HOA to get bids for a contractor to do the project. Steve Kent advised the AC to authorize the AC civil engineering consultant to provide the mitigation plan. The Chair suggested that the AC present a recommendation for Board consideration. Scott made a motion to recommend to the Board approval of the following: 1. authorize the Bell Canyon Association Office to intervene in correcting the soil erosion on the hillside below 40 Saddlebow Road; 2. appoint the AC Civil Engineering Consultant to implement a mitigation plan and oversee this project; and 3. to hire the services of a licensed contractor to do preventive work on the hillside in order to mitigate the possible impact on Bell Canyon Road. Mike seconded the motion. Approved.

**Trella, 9 Morgan Rd.** The AC discussed the County release of stop work order and the conditions for the release. The list of conditions and pictures of stakes were referenced during the discussion. The Chair advised the AC that the owner will comply with these conditions upon completion of the project. The Chair expressed concerns if two surveyors show conflicting points since corners were staked but not the entire property. The AC agreed that to send a letter to the owner requesting that a copy of the survey should be submitted regardless if it was recorded with the County of not.