

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of November 10th, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday November 10th, 2015 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:04 PM

DESIGNATION OF QUORUM:

Attending the meeting were members: Katherine Mortimer, Chair, David MacDonald Co-Chair, Steve Taratula, Gary Moran, Board Liaison Antone Forneris, and Staff member Mark Young. Also in attendance was Committee candidate Robert Miller.

Announcements:

1. Katherine Mortimer gave a reminder that all plan submissions are required to be at the ECIA at noon the Wed, before the AC meeting.
2. She also stated that the 2nd meeting in December (December 22nd) is cancelled due to the Holidays. The January meeting is being moved up to January 5th, 2016 and there will not be a meeting on January 12th.
3. Due to a large Board Agenda at the November working meeting (November 16th), the Board is not inviting Architecture Committee members to attend this meeting.

RESIDENTS:

There were 14 residents attending the meeting.

OLD BUSINESS:

1. **UBL # 34905, Jeffrey and Kathy Perren, 11Lauro Road**, with revised plans for a portal. Due to the fact that this portal exceeds the maximum allowable 20% of a different architectural style on a home, the Committee voted unanimously to deny this plan and also found that they could not recommend variance approval to the Board as there are other more viable option that would not require a variance. Due to the fact that the committee is planning on updating the Current Building Guidelines in this area, the resident stated that he would withdraw his plans at this time and possibly re-apply at a later date, if such changes to the Guidelines are approved.
2. **UBL # 32227, James Smock, 114 Verano Loop**, with a plans and variance request for a above ground fish pond structure that requires a variance due to its distance of more than 15 feet from the home. The Committee voted to deny this plan as the approval of variances is not in their purview. Due, however, to the fact that the structure is well screened, and low (35 inches tall), and only 6 feet more than the required distance to the home, the Committee voted to support the recommendation of a variance request to the ECIA Board to allow for this structure to remain in its current location on the lot.

3. UBL # 34907, Sheri Locklin, 7 Lauro Road, with plans for a 10 ft. x 20 ft. foot portal on the south side of her home. As well there are plans to add 20 more feet of coyote fence to the existing fenced enclosure area. With an existing enclosure amount on the lot of 1050 sq. ft., this addition of 200 more square feet was well within the allowed amount of enclosure space allowed on a lot. The Committee voted unanimously to approve of this plan with the following stipulations:

- a. Stucco Color shall match the color of the home.
- b. Stringers shall be on the inside of the coyote fence,
- c. Resident shall verify that the stucco color of the home is a complaint one for this approval to be effective.

NEW PLANS FOR REVIEW:

4. UBL # 22303, Dierk Haskin, 21 Esquila Road, with plans for a roof mount solar array. Due to the fact that this system will not be only 13 inches off the roof and not visible to neighbors (due to the parapet height) and have no impact on neighbor views, the committee unanimously approved of this PV plan with no stipulations.

5. UBL # 32911, Michael and Martha Deutsch, with plans to add small covered portal over the garage entry door along, with a block stucco wall in that area. Due to the fact that the area of portal is a small percentage of the entire facade and with a complaint style roof, this project was approved with the following stipulations:

- a. There shall be no new exterior lighting.
- b. Stucco color of wall to match the color of the home.
- c. Metal roof color shall be non-reflective.

6. UBL# 10408, Eric Wilson, 35 Encantado Loop, with plans for a roof mount solar array, new garage addition, restucco and water cistern project. The array will be a 6 kW array mounted on the new planned garage and not visible to neighbors due to the site. The garage will match the style of the existing home and have a metal roof. The water cistern shall be stuccoed to match the home. With almost no visibility to the array and new structure, due to site topography, the Committee approved of these plans with the following stipulations.

- a. Stucco shall be color El Rey La Luz.
- b. Any exterior lighting shall be downward shielded.
- c. Metal roof of addition shall match the color of the existing metal roof on home.

7. UBL # 16518, Gary and Debbie Parks, 27 Quedo Road, with plans for a low profile, 12 panel, ballasted roof mount PV system at a 10 degree angle on the roof. Due to the fact that this system will not be only 13 inches off the roof and not visible to neighbors (due to the parapet height) and have no impact on neighbor views, the committee unanimously approved of this PV plan with no stipulations.

8. UBL# 13615, Joanne Smogas, 7 Domingo Road, with plans for courtyard wall and renovation of an existing garage to bedroom space. There is another existing garage on the lot so this renovation would not be a violation if the covenants. This plan was approved with the following attached stipulations:

- a. Remaining garage shall meet the minimum dimensional requirements and shall be maintained as a functional garage.
- b. Block stucco wall shall match the color of the home.

c. Area of bedroom conversion shall not have a kitchen added as this would then become a separate living space and would be in violation of the Eldorado Covenants for require single family residences.

9. UBL# 31212, David Hernandez, 4 Carlito Road, with plans for a 6.03kW ground based solar array. The array will have 18 panels, and will be 31 feet, 6 inches tall and 6 ft. 3 inches tall. There is also a wood fence planned for the screening of the array. This project will require two variances due to its distance of 56 feet from the home and the fact that the wood screening fence exceeds the maximum allowable 50 feet in length at a length of 63.5 feet long. The Committee voted to deny this plan due to the fact that it is out of the purview of this committee for the approval of variances. They are, however, recommending approval of these variances to the ECIA Board, for review at their November 19th meeting, due to the fact that denial of the variance would result in shading of the solar equipment and would impair the systems performance. As well they are recommending approval of the 63.5 foot long screening fence as denial of this fence would be of more of a detriment to the community than granting it. Stipulations attached to this recommendation are as follows:

- a. Stringers shall be on the inside of the fence.

10. UBL # 15423, Henrietta Jacobs, 61 Alondra Road, with plans for a new garage. The resident is closing off their existing garage and adding a new 2 car garage. The style of the garage will match the home style. The Committee voted unanimously to approve of this project with the following stipulations:

- a. Resident shall call the ECIA, before construction begins, to confirm the distance to the property lines.
- b. Stucco color shall match the color of the home.
- c. Any exterior lighting shall be downward shielded.

11. UBL# 14311, Linda Prince, 115 Jornada Loop, with plans for an all wood Ramada in her courtyard area. The Committee voted unanimously to approve of this project with the following stipulations:

- a. Any exterior lighting shall be downward shielded.

12. The Committee further reviewed the status of the revised Eldorado Guidelines Draft copy that Katherine had made further to on the numbering and lettering format. The issue of the 20% non-confirming architectural styles was also reviewed and changes aware made to this section. Kathrine will make these changes and return the document to Mark Young for circulation among the members

13. The Committee discussed the on-line architecture and variance request forms that have been developed and which have not gone on-line yet due to some changes. There were three more changes that the committee would still like to see added to these forms and Mark will communicate these to Jack Arnold to see if they are feasible.

14. UBL# 30508, Bruce Shaffer, 33 Altura Road, had solar plans that were tabled at the last Architecture Meeting with a recommendation for variance approval being sent to the Board. Due to the fact that the Committee did not follow proper procedures with the tabling of these plans, the committee voted to pick these plans back up and formally deny the plans but with a recommendation for approval of the variance to the ECIA Board for review at their November Meeting. The motion was made by Gary Moran and seconded by Dave McDonald and were in favor of this motion.

15. **UBL # 12904, Astrid Parris, 1 Cerrado Way**, had plans for a small accessory structure that was tabled at the last Architecture Meeting with a recommendation for variance approval being sent to the Board. Due to the fact that the Committee did not follow proper procedures with the tabling of these plans, the committee voted to pick these plans back up and formally deny the plans but with a recommendation for approval of the variance to the ECIA Board for review at their November Meeting. The motion was made by Gary Moran and seconded by Steve Taratula and were in favor of this motion.

16. **UBL # 353231, Mark Lyons, 27 Avila Road**, had presented plans and a variance request for a ground based PV array at the October 27th meeting and a site visit was held on October 31st. Due to the fact that the Committee found alternative sites on the lot, during this site visit, that were closer to the home and would have less impact on the community, the Committee voted unanimously to deny the plans for this solar array and asked that the resident re-submit plans that had fewer visual impacts on the neighbors.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:30 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____