

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of December 8th, 2015 DRAFT 1

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday December 8th, 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: Chair, Katherine Mortimer, Co-chair David MacDonald, Steve Taratula, Gary Moran, Alternate Larry Lemmon, Board Liaison Chair Antone Forneris, and Staff member Mark Young. Also in attendance was Committee prospective member Robert Miller.

Announcements:

1. Staff Liaison, Mark Young, reminded all that this was the only committee meeting and the December 22nd meeting 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.

RESIDENTS:

There were 10 residents attending the meeting.

OLD BUSINESS:

1. **UBL # 31423, Peter Bennett, 19 Valencia Loop**, with plans for multiple projects including the following:
 - a. New portal on south side of home with parapet design to match home.
 - b. New smaller portal over door on North side of house with parapets as well.
 - c. New block stucco yard wall with new gate and increase in height of existing yard wall to 4 ft.8" tall.
 - d. Extending existing garage
 - e. New addition to existing 2 story structure over 18 feet in height and requiring a variance. (At a height of 20 feet above grade. This is an addition to an existing structure on the lot that was approved at a height of 20 feet.

Due to their being concerns on the potential of this tall structure blocking views, Committee members will be conducting a site visit to the home on December 9th and from there they will decide if this plan should be recommended to the Board or not. As well the committee agreed to all part of the plan except for the variance request portion, and as a result this plan is denied until the Board can review and rule on the height variance request. (It should be noted that the applicant, as per the recommendation of the Committee removed the wood post and wire fence in the previous submission where there were issues of encroachment in to the setbacks.)

2. **UBL # 35321, Mark Lyons, 27 Avila Road** with plans for a roof mount PV system. This is a 12 panel, low ballast mount with no visibility of the arrays to the neighbors. The total height off the roof

will be 13 inches. The Committee voted unanimously to approve of this plan with no stipulations due to the fact that the arrays will be hidden by the 18 inch parapets and not visible to neighbors. The one stipulation that the Committee placed on this approval was the resident should contact the ECIA, at the time of panel installation, so that the ECIA can verify the height and angulations of the system matches the approved plans.

NEW PLANS FOR REVIEW:

3. UBL # 22153, Bernardo Monserrat, 37 Herrada Road, with plans for a roof mount PV system. This is a 12 panel, low ballast mount, with no visibility of the arrays to the neighbors. The total height off the roof will be 13 inches. The Committee voted unanimously to approve of this plan with no stipulations due to the fact that the arrays will be hidden by the 18 inch parapets and not visible to neighbors. The one stipulation that the Committee placed on this approval was the resident should contact the ECIA, at the time of panel installation, so that the ECIA can verify the height and angulations of the system matches the approved plans.

4. UBL # 14721, Anthony Ricketts, 40 Estambre Road, with plans for a roof mount PV system. This is a 12 panel, low ballast mount with no visibility of the arrays to the neighbors. The total height off the roof will be 13 inches. The Committee voted unanimously to approve of this plan with no stipulations due to the fact that the arrays will be hidden by the 25 inch parapets and not visible to neighbors. The one stipulation that the Committee placed on this approval was the resident should contact the ECIA, at the time of panel installation, so that the ECIA can verify the height and angulations of the system matches the approved plans.

5. UBL # 15701, Jon Cross, 6 Ladera Lane, with a request for approval of an existing wood deck structure and walkway that had not originally received ECIA approval. The Committee voted unanimously to approve of this structure as is of a compliant design and is completely hidden from your neighbor's views by existing vegetation and this system does not impact the community. The stipulation attached to this approval is that the resident will be required to add a railing to the deck area where one is missing, so as to be in compliance with local and state building codes.

6. UBL# 30706, Joan Alessi, 13 Descanso Road, with a variance request to allow for the encroachment of an existing garage that is extending 2 feet, 8 inches into the 20 foot side setback. This structure had received approval from the ECIA in 2001 but was built, not as per plans and into this setback area. The ECIA Architecture Committee voted to deny this request, as it is out of the purview of this committee to approve of such requests, but will recommend approval of this variance request to the ECIA Board due to the fact that this garage was approved more than 10 years ago, in 2001, and was built at that time in the setback and this was merely a measurement error that does not impact the neighbors.

6. UBL# 21617, Susan Seaborn, 3 Frasco Place, with a variance request to allow for the encroachment of an existing garage that is extending 9 feet 6 inches into the 20 foot side setback. Additionally there is a retaining wall that located inside the 20 foot setback. The garage structure had received approval from the ECIA in 1984 but was built, not as per plans and into this setback area. The ECIA Architecture Committee voted to deny this request, as it is out of the purview of this committee to approve of such requests, but will recommend approval of this variance request to the ECIA Board for approval due to the fact that this garage was approved more than 10 years ago (in 1984) and is well hidden from the neighbors. The stipulations attached to this recommendation are as follows:

1. The owner shall need to be aware that a portion of the retaining wall was built within the 10 foot utility easement and leaving this structure in this easement is at the owners own risk. Should the utilities need to access this easement they may require the owner to remove this structure and at their expense.
2. Owner shall remove the section of wood fence that is attached to the garage and is still encroaching into the setback area.

Other Business:

1. The Committee further reviewed the status of the revised Eldorado Guidelines Draft copy. Co-Chair David McDonald voted to approve of the most recent changes and move this document to the Board for their review. This was seconded by Steve Taratula and passed unanimously. Mark Young will forward this to GM, Brenda Leonard, to be placed on a future Board Agenda.
2. The committee also discussed the status of the online Variance Request form and online Architecture Plan Submission form that are still under development. All agreed that the photos should be removed from these forms and Mark Young will communicate this to Jack Arnold.
3. The committee discussed various ways to help educate residents as well as contractors on the need for ECIA review of stucco and window projects, before they begin and it was decided that Mark will continue to educate the residents via Vista articles and some kind of outreach will be done in 2016 with local contractors and stucco suppliers to help disseminate this information.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:15 PM

Submitted By:

Mark Young, Staff Liaison _____ Date: _____