

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting of March 10, 2015**

TIME AND PLACE:

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

CALL TO ORDER:

Chairperson Katherine Mortimer called the meeting to order at 7:05 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members Katherine Mortimer (Chair), Board Liaison Jeanne Calzada, members present were Steve Taratula, Dana Atkins, Dave McDonald, Nina Harrison, Casey Cronin and Gary Moran. Staff member present was Mark Young.

RESIDENTS:

There were 4 residents attending the meeting.

OLD BUSINESS:

None

NEW PLANS FOR REVIEW:

1. UBL # 31017: 90 Monte Alto Road, Residents Nancy Simmons and Laura Long had built a coyote screening fence on their lot without ECIA approval. Additionally this fence was non-compliant due to the height exceeding 6 feet tall and the distance between the latillas being more than the allowed 1 inch and the stringers being on the outside of the fence. In order to bring this fence into compliance the Architecture Committee is requiring that the resident perform the following:

- 1.) Reduce the entire fence height to a maximum of 6 feet tall.
 - 2.) Add latillas to the outside of the fence to both close the gaps and hide the visibility of the stringers.
- The committee is requiring that the gaps not exceed 1 inch between the latillas, so as to be in compliance with this requirement in the guidelines.

The Committee unanimously approved of this plan with the requirement that these actions are taken to make this a complaint screening fence.

2. UBL #12812: 1 Casa Del Oro Court: Resident Lynne Davey, with an application and variance request for two a ground based solar arrays, with 6 panels each, (total of 12 panels in system) to be located more than 15 feet from the house. This ground location was the result of site visit in January by the Committee and the resulting recommendation to the resident to consider a ground based array, due to the tall height of her 2 story home where she had originally wanted to place part of the system. (It

should be noted that the ECIA had received complaints from two close neighbors about the visibility of these arrays on a 2 story structure and they asked the committee to recommend that these were placed on the ground instead.) The closer of the 2 arrays is proposed to be 21 feet inches from the home. The arrays are being placed so as to not encroach into the 20 foot setbacks. The Committee voted unanimously to recommend this variance request to the ECIA Board for approval at the March 19th Board Meeting.

3. **UBL # 12327: 6 Alcalde Loop, Resident Brian Rees**, with a plan and variance request to allow for him to build a large accessory structure (12' x 16') at a distance of 6 feet from his house. The structure will match the architectural style of the home but there was not a connection plan for the structure, as required in the guidelines. The resident agreed to construct a 6 foot long coyote fence to link the home to this structure at the meeting. This was duly noted in the plans by the applicant. The Committee voted unanimously to approve of this plan with the following stipulations:

1. Stucco shall match the color of the home.
2. Any exterior lighting shall be downward shielded.
3. Resident shall add a connecting fence between the two structures.

NO VARIANCE
Required

4. **UBL #20521: 1 Fonda Place, Residents Richard McKenzie and Elaina McKenzie** with plans for a new portal to match the style of the home. The portal will be 34 feet long and will have a parapet roof to match the house style. There are also plans for a new stucco block wall that would be 5 feet tall with a wooden gate. Total enclosure space created would be 750 sq. ft. . Lastly there are plans to restucco the entire home with compliant color La Luz. The committee unanimously approved of these projects with the stipulations as follows:

1. Stucco shall match the color of the home.
2. Any exterior lighting shall be downward shielded.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:00 PM

Submitted By:

Mark Young, Staff Liaison

Mark Young

Date:

3/10/15