

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of March 28th, 2017

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, March 28th, 2017 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 McDonald, Robert Miller, Steve Taratula, Gary Moran, Board Liaison, John Henriksen and Staff Representative, Mark Young. A quorum was established for this meeting. Also in attendance was prospective Committee member Jolene Petrowski.

Announcements:

1. Mark Young announced that the meeting was being recorded.

RESIDENTS:

There were 6 residents attending the meeting.

Consent Agenda Approvals:

UBL# Address: Resident Nature of Project: Details:

21305 5 Balde Road Tony Arnold Restucco Wall Different color than home but approved by Committee at 3/15 meeting.

12401 14 Alcalde Loop Pat Stephens Restucco Compliant color Deerskin

33908 8 Avalon Road Daryl Coley Restucco Compliant color Adobe Brown

NEW PLANS FOR REVIEW:

1. UBL #34808, David Hill, 14 Lauro Road, with plans for a 6 foot tall wood post and wire fence made with compliant 2" x 4" wire and with wood gates. The total new enclosure square footage would be 2430 square feet and total proposed on the lot to be 2830 sq. ft. With no compliance issues the Committee approved of these plans with no stipulations.

2. UBL#31902, David and Melisa Sorkin, 6 Moya Place, with plans and two variance requests for the renovation and enlargement of an existing dog fence and request to allow for variance to 4550 sq., ft. of enclosure space on the lot. There are also plans for a carport that would be located more than 15 feet from the home at a distance of 74 feet with a separate variance request. Due to the fact that it is out of the purview of the Architecture Committee to approve of variances they had to deny approval of both of these plans but are recommending approval of the carport variance portion of the project to the ECIA Board to be heard at the April Board meeting. The justifications for the carport variance recommendation were as follows:

a. The area is well screened from view and there is a very natural location on the lot for the carport.

The variance request for the fence over 4000 sq. feet of enclosure was denied due to a lack of a justification for this request and asks that the resident come back with more detailed justification for such a large amount of overage.

3. UBL # 12118, Roy Garrison, 13 Encantado Road, with plans to add a small accessory structure 8 feet from his house on the south side. The color of the structure will match the color of the home's stucco and roof to be dark brown. Due to the mature vegetation near the proposed shed it was determined that no other screening would be required. The Committee approved of these plans with the following stipulations:

a. Shed shall match the color of the home.

b. Roof to be dark brown.

c. Vegetation that is screening the shed shall be maintained for the life of the shed.

4. UBL #22011, Steve and Penny Russell, 15 Alondra Road, with plans and a variance request to add a new studio that is 400 sq. ft. in size. The variance request is to allow for the structure to encroach 8 feet into the 50 foot roadside setback. The structure will match the style and stucco color of the home. Due to the fact that it is out of the purview of the Architecture Committee to approve of variances they had to table these plans and have scheduled a site visit on Monday, April 3rd at 5:30 PM to see the site 1st hand, and review other building sites on the lot that might be feasible so as to prevent any setback encroachments.

5. UBL # 15913, John Fegley, 5 Ladera Place, with plans for a new home of pueblo revival style and of complaint design. Color of compliant Buckskin. Overall of a compliant design with no setback or other issues. The Committee approved of these plans with the following stipulations:

a. All exterior lighting shall be downward shielded.

6. UBL # 10908, Michael Petrowski, 16 Garbosa Road, with plans for a small accessory structure that is 6 ft. x 6 ft. in size and 7 feet 5 inch tall. The structure will be painted to match the color of the home and located within a walled are for screening. The roof will be dark brown asphalt shingles. The Committee approved of these plans with the following stipulations:

a. Sides and trim shall be painted to match the color of the home.

7. UBL # 21518, Douglas Cram, 10 Vista Grande Drive, with plans to add a 9 foot tall greenhouse on his lot and more than 15 feet from the home at a distance of 35 feet. The greenhouse will be made of wood and polycarbonate panels. Due to the fact that it is out of the purview of the Architecture Committee to approve of variances they had to deny approval of these plans but are recommending approval to the ECIA Board to be heard at the 11th April Board meeting. The justifications for these recommendations are as follows:

a. The height variance for the 9 feet is justified as this is one of the planned guidelines revisions and only exceeds the current maximum height by one foot and will not be seen by neighbors due to existing vegetation and fencing on the lot.

b. The distance from the house is justified due to the fact that closer locations would be shaded and would not provide the screening available from the existing fences on the lot, as in the proposed site.

8. UBL # 16106, Terry and Chuck Terry, 9 Tarro Road, with plans for a 320 sq. ft. large accessory structure to match the style of the home with parapets. The structure will be connected with overhead beams. The color of the structure will match the color of the home. Also plans for a small portal structure attached to home on south side and will have parapets to match the home's roof design. The Committee approved of these plans with the following stipulations:

a. Any exterior lights shall be downward shielded.

b. Accessory structures shall not be used as a separate dwelling unit.

Other Business:

1. Mark Young reported that the Board did not approve of the proposed guidelines changes as the Board wanted the document was sent to the ECIA Attorney for legal review before it was approved. The Attorney has the document at this time and will have his comments back to the ECIA Board before April 14th.

2. Mark Young brought up a stringer location question for the Committee with a repaired fence at 22 Juego Road and Committee and due to a lack of adequate photos of this issue, member Robert Miller take photos of the fence and forward them to the Committee for further review.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:35 PM

Submitted By:

Mark Young, Staff Representative