

Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of March 27th, 2018

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, March 27th 2018 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:01 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair -Katherine Mortimer, Casey Cronin, Larry Ward, Nina Harrison, Jolene Petrowski, Board Liaison, David McDonald, and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

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

RESIDENTS:

There were 6 residents attending the meeting and one guest.

Consent Agenda Approvals:

UBL#	Address:	Resident:	Nature of
Project:	Details:		
10804	47 Camerada RD.	Mark Young	White Silicone Roof on Roof Tall
			parapets and no visibility to neighbors
14114	64 Avenida De Compadres	Ben	
Mittleman	Restucco		Compliant color Torreon

OLD BUSINESS:

1. UBL# 3-32-06, Randall Engle, 12 Moya Loop, Ground based solar PV system – site visits were done on 3/14.18. The committee discussed this system at length and member Casey Cronin initially made a motion to not require that the resident shall be required to plant trees to screen the array. After extensive discussions on the current guideline requirements to screen ground based arrays, this motion was withdrawn. Member Larry Ward then moved that the plans be approved with the following requirements and this was seconded by Nina Harrison and passed unanimously. These requirements are as follows:

- a. The system can be positioned in the location shown on the original plans or moved up to 40 feet eastward.
- b. Trees shall be planted (up to 3) to screen the array from Moya Loop or resident may request an amendment to the screening plans, if, after installation, a different screening plan is desired.

NEW PLANS FOR REVIEW:

2. UBL #14101, Nathaniel Benton, 19 Balsa Road, with plans for adding 4 awnings to the outside of his home. The color is earth toned to match the stucco color. These plans were approved with no stipulations.

3. UBL# 3-16-03, Eric and Jessica Stewart, 40 Monte Alto Road with plans for: 1. Rebuilding 40 feet of existing fence. 2. Adding wood post and wire fence at 5 foot tall and 100 feet long. 3. Adding pergola of all wood construction. These plans were approved with the following

stipulations:

- a. Homeowner shall call the ECIA, after new fence is staked out, but before construction begins to ensure that the setbacks are being respected.
- b. Stringers to be on the inside of the fence.

4. UBL# 1-38-11, Eric Lendl, 31 Domingo Road, with plans for a Greenhouse with two variance requests due to distance from home and a height of 10 feet tall. The details of these requests are as follows:

1.) Building a 128 Sq. Ft. greenhouse more than 15 feet from the home at distance of 70 feet and in an area well screened by natural vegetation. The structure will be made of redwood and a plastic glazing and be 10 feet tall. This requires a variance from section 9.3.1 of the Guidelines, which are detailed as follows:

9.3.1. Shall be sited within fifteen (15) feet of the dwelling house.

2.) These plans also require a variance from Section 9.3.2 of the Guidelines for exceeding 9 feet in height, which is detailed as follows:

9.3.2. Shall be no larger than 128 square feet and shall not exceed nine (9) feet in height. The greenhouse will be of redwood and plexi-glass design and located in a well vegetated part of the lot. While the Committee cannot approve of such variance requests, they are recommending approval of the two requests as follows:

- a. The variance request to allow for the 10 foot height they feel is justified as per 5.1 of the General Guidelines for Consideration of Common variances as the structure will not block any neighbor's views.
- b. The second variance for the distance from the home at greater than 15 feet they feel is justified due to reason 2.2 of the General Guidelines for Consideration of Common variances which recognizes that there is natural vegetative screening on the lot in the proposed location to lessen the visual impact of the structure.

5. UBL # 2-10-10, Tamara Burgh. 2 Enebro Place, with plans for a 216 sq. ft. addition for storage and a wood frame cat enclosure. These plans were approved with the following stipulations:

- a. Resident shall verify that the screen material is compliant with ECIA building materials before installing.
- b. Stucco shall match the color of the home.
- c. Any exterior lighting shall be downward shielded.

6. UBL# 2-15-25, Justin and Alisha Poehnelt, 12 Espira Court, with plans for a 3.45kW ground based solar PV system. The system will be well screened by natural vegetation and 17 ft. 6 inches long by 6 feet 6 inches tall. These plans were approved with the following stipulations:

- a. Resident shall call the ECIA, before installation, to verify the distance to the property line.

7. UBL# 1-22-13, Phil Young, 22 Encantado Road, with plans for a roof Mount PV system with the system being 8 inches taller than the parapets. These plans were approved with the following stipulations:

- a. Resident shall call the ECIA, at time of installation, to verify the distance over the parapets is as was approved.

8. UBL # 3-44-08, Monty Vandermay, 13 Palacio Road, with plans for adding an attached 2 Bay Garage that will be 1000 sq. ft. The structure will match the home and these plans were approved with the following stipulations:

- a. Resident shall call the ECIA, before installation, to verify the distance to the property line.
- b. Any exterior lights shall be downward facing.
- c. Stucco shall match the color of the home.

9. UBL #2-12-16, Mike Saladen, 12 Carlito Road, with plans for a 6 foot tall and 80 foot long coyote screening fence. There is no enclosure created by this fence. These plans were approved with the following stipulations

- a. Resident is required to add a break to the fence to meet the guideline requirements for screening fences and consult with the ECIA before doing this.
- b. Stringers to be on the inside of the fence.

10. UBL # 2-28-04. Joe Hutchinson, 2 Chapala Road, with plans for a 228 sq. foot addition to existing art studio. The structure will match the home and these plans were approved with the following stipulations

- a. Stucco shall match the color of the home.
- b. Any exterior lighting shall be downward shielded

11. UBL # 1-16-07, Marcia Merrow, 14 Camerada Road, with plans for 3 steel gates to replace existing wood gates. These plans were approved with no stipulations

12. UBL # 3-50-13, Ken Giles, 2 Esquina Road, with plans to enclose the existing front patio area of the home with a screened enclosure. This will include the addition of an exposed adobe knee wall, dark gray/metal screening and bronze storm door. The structure will match the home and these plans were approved with no stipulations

Other Business:

1. The Committee asked Mark to add that the issue of Ground Based Solar arrays be added to the ongoing Guidelines Review Matrix.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 9:30 PM

Submitted By:

Mark Young, Staff Representative