

DESIGN REVIEW COMMITTEE MEETING

**Tuesday, July 21, 2009
Pavilion Meeting Room**

1021 Harvard Way

8:00 a.m.

MINUTES

CALL TO ORDER: 8:00 a.m.

ROLL CALL: Present: Haberman, McCray, Rain, Rumsey

Kerrie Diebels, Chairman
Jeff Haberman, Vice-Chairman
Jack Davidson, Committee Member
Cindy McCray, Committee Member
Don Sgamba, Committee Member
Lou Rain, Alternate Committee Member
Ellison Rumsey, Alternate Committee Member

CONSENT CALENDAR

1. Adoption of Agenda, Approval of July 14th Minutes

END CONSENT CALENDAR

Adopted

OLD BUSINESS

OB1. VILLAGE: Bass Lake, Lot 41, APN: 115-176-121
NAME: Jay and Nancy Harmor
SITE: 3498 Alyssum Circle
RE: Room Addition (reopen 7/15)
MOTION: Denied (Rumsey/McCray) 4-0

The room addition (sunroom) was previously denied because the following information was not provided:

1. Plans submitted do not match each other. More details are needed in order to understand the project (some rooms are shown on one side, but not on the other)
2. Does the sunroom have a lattice style roof? Need the roofing material and color for the sunroom
3. Need a foundation plan
4. Type of siding being used—need the material and color

The applicant submitted the aforementioned information and the Committee voted to deny the project on the basis of the 30-year composition roofing material which is not permitted in the CC&R's for Bass Lake Village as well as the siding panels at the bottom of the structure which are not consistent with the residence and are also not approved in the CC&R's. In addition, the roof on the new structure does not tie into the existing structure.

OB2. VILLAGE: Ridgeview, Unit 1, Lot 46, APN: 120-182-041
NAME: Linda and Earle Gutman
SITE: 3576 Ridgeview Drive
RE: Driveway Modification (reopen 7/15)
MOTION: Approved with restriction (Rumsey/McCray) 4-0

The Committee voted to approve the driveway modification which was completed without the prior approval of the Committee. The Committee voted to require that the fencing on the side of the house be replaced with a 6 foot wood fence and, that if a vehicle is parked on the pad behind the fence, it cannot be visible from the street in accordance with the CC&R's for Ridgeview Village, Unit 1. A restriction will need to be recorded restricting the parking on the new pad to vehicles that are not visible from the street.

NEW BUSINESS

NB1. VILLAGE: Ridgeview Village Est, Lot 7, APN: 120-451-071
NAME: Thomas Bowers
SITE: 460 Montridge Way
MAILING: P. O. Box 5558, EDH
RE: Re-roof (7/15)
MOTION: Approved (Rumsey/Rain) 4-0

Mr. Bowers attended the meeting to discuss his re-roof project. He also provided an amendment to the CC&R's for Ridgeview Village Estates which permits the placement of 50-year composition roofing on any existing residences, but not on new construction. Since this is an existing residence and based upon the amended CC&R's, the Committee voted to approve the CertainTeed Presidential, 50-year warranty in the color Shadow Gray.

Mr. Bowers also noted that he had received approval in August 2008 for a solar panel project on his roof. But, since he is just now installing the roofing and it would need to be in place prior to the placement of the solar panels, he is asking for an extension of time to complete the solar panel project. This item will be placed onto the Committee's agenda for next week at which time the Committee will vote on an extension.

NB2. VILLAGE: Fairchild, Lot 49, APN: 125-675-341
NAME: Mike Courtney
SITE: 3314 Bramhall Place
RE: Solar (7/15)
MOTION: Approved (Rain/McCray) 4-0

Mr. Courtney attended the meeting to discuss his solar panel project. The house is relatively screened from the street with trees and the panels will not be highly visible.

NB3. VILLAGE: Ridgeview, Unit 5, Lot 317, APN: 120-302-061
NAME: Michael Hernandez
SITE: 3292 Knollridge Drive
RE: Deck (7/16)
MOTION: Held Over

The applicant submitted the application, but did not provide plans or photographs of the project. Therefore, the application was held over until next week's meeting.

DISCUSSION ITEMS

1. Golden Foothills Condos (Latrobe Road/Golden Foothills Parkway)
(Planning Department requests comments by 8/12)

The Committee reviewed the plan for the Golden Foothills Condos which are business type condos versus residential condominiums. The Committee noted the following:

1. The use of A-frame signs should be limited
2. There should be consistent maintenance of the landscaping for the entire project
3. Limited building to materials to existing complex