

DESIGN REVIEW COMMITTEE MEETING

**Tuesday, February 16, 2010
Pavilion Meeting Room**

1021 Harvard Way

8:00 a.m.

MINUTES

NOTE: Applicants and/or their representatives attending the meeting are served in the order of their arrival. A sign-in sheet is available at 7:30 a.m.

CALL TO ORDER: 8:00 a.m.

ROLL CALL: Present: Diebels, Haberman, Davidson, McCray, Rain

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 2/2/10 Minutes

END CONSENT CALENDAR

Adopted

OLD BUSINESS

OB1. VILLAGE: Marina, Unit 3, Lot 228/227, APN: 110-110-181
NAME: Patricia McPeak
SITE: 773 Lakecrest Drive
MAILING: 100 Rock Lane, El Dorado Hills, CA 95762
RE: Flatwork, RV Pad, Driveway Extension,
Gazebo (re-opened 1/27/10)
MOTION: Denied (Davidson/Rain) 5-0

Kim Benedict, Ms. McPeak representative, did not attend the meeting. Ms. McPeak appealed to the CSD Board of Directors (CSD BOD) the decision made by the DRC and the appeal will be heard at the CSD BOD's meeting in March. The Committee voted to reaffirm the denial of the project and will present the following findings to the CSD BOD.

1. Since the CC&R's for Marina Village, Unit 3 prohibit parking in the front yard, the new parking pad located to the left of the residence, off of the circular driveway, which is approximately 56' in length is to be removed.
2. The rear parking pad shall be no longer than 24' from existing wing fence with gate located to the right of the residence. All concrete beyond 24' towards the rear of the property shall be removed. A deed restriction shall be recorded whereby nothing shall be parking behind the double gate which can be visible above the fence line.
3. The existing light pole shall be removed
4. The storage shed is not to be constructed within the 5 foot setback.
5. The lattice, which is proposed to be placed upon the existing six-foot high fence, is denied based upon Item 6 in the Marina Village, Unit 3 CC&R's.
6. The DRC received a landscaping plan with ponds, waterfalls, and pump, but it needs to be modified to reflect the removal of the front parking pad and part of the rear parking pad as stipulated in Items 1 and 2 above.

At the request of Ms. McPeak's representative, Kim, the application was reopened and placed onto the DRC Agenda for 2/2/10 and then the 2/16/10 agenda for additional discussion and information that she was to provide.

Since additional information was not provided, the DRC will provide the aforementioned findings to the CSD Board of Directors and the appeal will go forward to the March 2010 Board of Director's meeting.

OB2. VILLAGE: Green Valley Hills, Unit 1, Lot 121, APN: 110-262-041
NAME: Jeffery Leonard
SITE: 4081 Bancroft Drive
RE: Driveway Extension (re-opened 1/27/10)
MOTION: Denied (Haberman/Davidson) 3-2 (Sgamba/McCray – no)

Mr. Leonard attended the 2/2/10 meeting to discuss his driveway extension, 10' wide gate and concrete pad behind the gate. The Committee had denied the application at their 1/18/10 meeting and required that the concrete driveway in front of the 10' gate be removed and the gate restored to 6' high fencing. Mr. Leonard noted that there were other similar driveway extensions in his neighborhood and he provided pictures of them to the Committee.

The Committee wanted to know if the other driveway extension were in his Village and Unit. They stated to Mr. Leonard that he would need to request a variance from the CC&R's by appealing the committee's decision to the CSD Board of Directors. Based upon the CC&R's which indicate that vehicles cannot be parked anywhere in the development other than the driveway, street or garage, they felt that by adding an

additional driveway, this would promote parking of recreational vehicles which is prohibited.

Mr. Leonard indicated that he wanted to park a boat on the pad in his back yard and since so many other driveway extensions were within two blocks of his residence he wanted to appeal the Committee's denial.

The DRC assistant will review the addresses that were provided by Mr. Leonard to see if they are within his Village and Unit and whether or not they were approved by the DRC. This item was tabled until the next meeting where the findings will be presented to the Committee and then the Committee will provide their findings to the CSD Board of Directors' provided that Mr. Leonard submits an appeal to the BOD.

The Committee reviewed the report by the DRC Clerk which indicated that the other driveway extension, as presented by Mr. Leonard, were in the Green Valley Hills Village and that some had been approved by prior Design Review Committees. However, if Mr. Leonard submits an appeal for a variance to CSD it can be based upon the number of existing violations in the village or he can choose to amend his CC&R's.

Based upon the number of violations in Green Valley Hills, the DRC is advising Mr. Leonard to apply for an appeal to the CSD BOD for a variance from the CC&R's.

OB3. VILLAGE: Oak Tree Village, Unit 2, Lot 82, APN: 125-642-161
NAME: Carmen Torres
SITE: 1506 Sutter Creek Drive
RE: New Home Inspection #3
MOTION: See Notes Below

Mr. Sgamba, DRC Inspector, went on a site visit to do the final inspection for this new home construction project. Several changes were noted during the inspection including front door modification, rear deck modification, no window treatments on rear of home (which need to be done), courtyard and courtyard walls in the front of the house were not completed.

Applicant needs to add window treatments on the rear of home per plan and clarify what is planned for the courtyard and courtyard walls at the front of the house?

NEW BUSINESS

NB1. VILLAGE: St. Andrews, Unit 4, Lot 218, APN: 125-181-211
NAME: Liane Martin
SITE: 1012 Geneva Court
RE: Re-Roof (2/9)
MOTION: Approved (Haberman/McCray) 5-0

The re-roof with Owens Corning, 30 year warranty in the color Desert Tan was approved because the CC&R's for St. Andrews Village were modified to allow a 25 year or greater warranty on composition roofing products.

NB2. VILLAGE: Winterhaven, Unit 1, Lot 85, APN: 110-294-191
NAME: Rick Talone
SITE: 2329 Inverness Place
RE: Oak Tree Removal (2/9)
MOTION: Approved

Mr. Talone attended the meeting and stated that he has approximately 25 Oaks in his rear yard. He is requesting to remove five of the Oak Trees. The Committee approved the removal of all five Oak Trees.

NB3. VILLAGE: Stonegate, Unit 6, Lot 442, APN: 125-453-151
NAME: Chris Garden
SITE: 1684 Wyndham Way
RE: Re-Roof (2/9)
MOTION: Approved (Davidson/Rain) 5-0

The contractor was unable to attend the meeting, but email a photograph of the home for the Committee to review. The applicant was requesting CertainTeed Landmark Premium, lifetime warranty in the county Weathered Wood that used to be called Country gray. The Committee approved the request as proposed.

NB4. VILLAGE: Bass Lake, Unit 6, Lot 237, APN: 115-320-011
NAME: Carolyn Wong
SITE: 2066 Summer Drive
RE: Pool Construction (2/10)
MOTION: Approved (Haberman/McCray) 5-0

The pool contractor attended the meeting to discuss the pool plans. Since the dirt was not going to be removed from the property, the contractor updated the plans for grading and addressed the drainage. After the plans were modified, the contractor presented then to the committee. The fencing material will be a redwood, natural color. It was noted that not grade should go out of the property lines since the dirt is remaining on site.

NB5. VILLAGE: Bass Lake, Unit 6, Lot 241, APN: 115-320-051
NAME: Daniel Taylor
SITE: 2100 Summer Drive
RE: Shed (2/8)
MOTION: Approved (Haberman/Sgamba) 5-0

The applicant attended the meeting and stated that the storage shed would be 30 feet behind the gate. He stated that he will be building his own shed and not purchasing a prefab building. The Committee and CC&R's require that the roof on the shed match the roofing material and color on the residence. The applicant was willing to change the roofing material on the shed from asphalt composition to tile and the Committee voted to approve it will tile roofing material.

NB6. VILLAGE: Governor Village, Unit 6, Lot 290, APN: 125-242-061
NAME: Jacob Grath
SITE: 2835 Stanford Lane
RE: Sunroom (2/10)
MOTION: Held Over

The sunroom was held over because the room will be constructed of glass and white aluminum for frame and roof. Per Cindy at Petkus Brothers, it will be a solid white roof and the Committee advised them that they need to have someone present at the next meeting to discuss the structure. The roofing material and the pitch of the roof need to match the existing residence. Detail A appears to indicate vinyl siding and the color must match the existing residence.

NB7. VILLAGE: Governors West, Lot 30, APN: 125-483-041
NAME: Ken Debruhi
SITE: 4062 Albert Circle
RE: Solar (2/11)
MOTION: Approved (Haberman/Sgamba (5-0

The committee review the plan for solar and all solar tile will be located on the roof at the rear of the residence. The Committee voted to approve the proposal as submitted.