



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE**

**August 15, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road**

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for June 20, 2019
5. Committee Chair Remarks
6. Member Comments - (Items Not on the Agenda)
7. Department Head Update

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. Introduction of Alternate Heat Source Policy

Reports:

9. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments
11. Date of Next Meeting - September 19, 2019
12. Adjournment

Cash Achrekar, Chair
Brett Crane, Staff Officer
Alisa Rocha, Coordinator: 949-268-2301



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE**

Thursday, June 20, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Chair Cash Achrekar, Reza Bastani, Gary Morrison, Carl Randazzo

DIRECTORS PRESENT: Juanita Skillman

COMMITTEE MEMBERS ABSENT:

ADVISORS PRESENT: Janey Dorrell, Walt Ridley

STAFF PRESENT: Brett Crane, Gavin Fogg, Eve Morton, Alisa Rocha

1. Call to Order

Chair Achrekar called the meeting to order at 9:30

2. Acknowledgement of Media

No media present.

3. Approval of the Agenda

Director Morrison moved to accept the agenda. Director Bastani seconded. The committee had no objection.

4. Approval of the Report for April 18, 2019

Director Randazzo moved to accept the agenda. Director Morrison seconded. The committee had no objection.

5. Committee Chair Remarks

Chair Achrekar commented on building 359 sewer back-ups. There was a similar clogging problem with building 360 in which the problem was corrected, but occurred three more times. Engineering department involvement was suggested.

6. Member Comments

Bill Lofholm 359-A expressed his concern with some sewer work being done and the current sewer system code. STP is the general contractor, but there are 2 sub-contractors doing the work. Mr. Lofholm had a conversation with Ian Barnette and it was explained to him the work is being done to code, Mr. Lofholm believes the work is not being done correctly. Mr. Crane will look into the situation and contact the resident. Director Randazzo stated this is already being addressed at a different level, but this new information is helpful.

7. Department Head Update

Mr. Crane made a statement regarding a future agenda item for any outstanding Mutual Standards that have not been revised. There are approximately 8-10 Mutual Standards remaining.

Director Randazzo inquired about Standard 18: Gutters & Downspouts and mentioned a discussion with Ernesto Munoz regarding the material being used. Director Morrison inquired about when the work is considered a repair and when is it considered a replacement in which Director Randazzo was in agreement. Director Morrison questioned when replacing, are screens being used to keep debris out. President Skillman responded no and that using screens is not in the Standard. Director Randazzo recalled a discussion that took place in the 2020 Budget Meeting that galvanized is being used and he will follow-up with Ernesto Munoz.

Brett Crane introduced Ms. Rocha as his new assistant.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. 327-D (Seville, 5) Room Addition on the Front Patio

Director Randazzo made a motion to accept Staff's recommendation and approve this request. Director Morrison seconded. The committee was in unanimous support.

Director Randazzo expressed the concern that there are no rain gutters on some sections of building 327 which can result in water gushing down. Mr. Crane stated a condition that the member, based on approval, follows the standard for gutters. Member must submit gutter plans to make sure there is no water cascading out of the incline gutter.

9. Reports:

10. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Items for Future Agendas

Revise Mutual Standards

Concluding Business:

11. Committee Member Comments

Director Randazzo mentioned a concern that his contractor, Mykaton, and other contractors, are facing regarding a City requirement in which in any instance where plumbing is being replaced in a wall, another wall must be placed in front of it. Mr. Crane mentioned hearing about instances the City is requiring additional or new modifications of certain items and that he will follow up with the City.

Advisor Dorell requested from Mr. Crane that he update the committee with any City changes that may pertain to Laguna Wood Village.

12. Date of Next Meeting - July 18, 2019

13. Adjournment at 10:14 am



Cash Achrekar, Acting Chair
Brett Crane, Staff Officer
Alisa Rocha, Alterations Coordinator 268-2301



STAFF REPORT

DATE: August 15, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Alternative Heat Source Policy

RECOMMENDATION

Approve a Resolution to introduce the Alternative Heat Source Policy.

BACKGROUND

The original heat source for bedroom and living rooms for United Mutual units is provided through radiant heat from conductive coils in the ceiling.

Many alterations such as skylights, solar tubes, ceiling fans or recessed lighting can compromise the radiant heat due to breaking the circuit required to conduct the electrical current.

Per the California Residential Building Code, a bedroom or living room is required to have a dedicated heat source to be considered a habitable area.

When a Member applies for a Mutual Consent to install a ceiling fan, or a ceiling fan has been found to be installed without prior approval, the existing policy requires a Member to provide a letter from a certified electrician that confirms the heating coils were not affected by the ceiling fan installation and are still operable, or to provide an alternative heat source. The alternative heat source can be provided by a Central HVAC system that vents into the room, or a wall heater installed, both would require an approved Mutual Consent on file.

DISCUSSION

Recently, staff has found that the City of Laguna Woods has approved the use of plug-in wall mounted heaters as an acceptable alternative heat source to the radiant heat. Such plug-in heaters do not require a City permit for installation.

California Building Code, section 1204.8 only requires the alternative heat source to maintain a room temperature of 68 degrees and be installed 3ft. above floor level.

During interior inspections, staff have found wall heaters un-plugged and stored in closets, unable to perform their function of providing heat to the room in which they were intended for use.

The proposed policy would allow Staff to require a hard wired, dedicated circuit for a wall heater, which would require an electrical permit from the City of Laguna Woods to be provided in order to obtain a Mutual Consent for the alternative heat source. This would mean the heating unit would be a fixed appliance and act to guarantee the rooms meet heating requirements at all times.

FINANCIAL ANALYSIS

None

Prepared By: Gavin Fogg, Inspections Supervisor
Reviewed By: Brett Crane, Permits, Alterations and Restoration Manager
Committee Routing: Architectural Controls and Standards Committee

ATTACHMENT(S)

Attachment 1: Alternative Heat Source Policy

ATTACHMENT 1

Alternative Heat Source Policy Resolution 01-19-XX

WHEREAS, the original heat source for many units is provided through radiant heat from conductive coils in the ceiling;

WHEREAS, the installation of a ceiling fan may have caused the radiant heat to stop functioning and an alternative heat source be required to maintain a 'habitable' area according to California Residential Building Code;

WHEREAS, the ceiling radiant heat is the primary heat source for the room;

WHEREAS, the Committee desires to simplify the approval process for alterations and minimize the time for review of these alterations;

NOW THEREFORE BE IT RESOLVED, September 10, 2019, the Board of Directors adopts Resolution 01-19-XX (Alternative Heat Source Policy); and

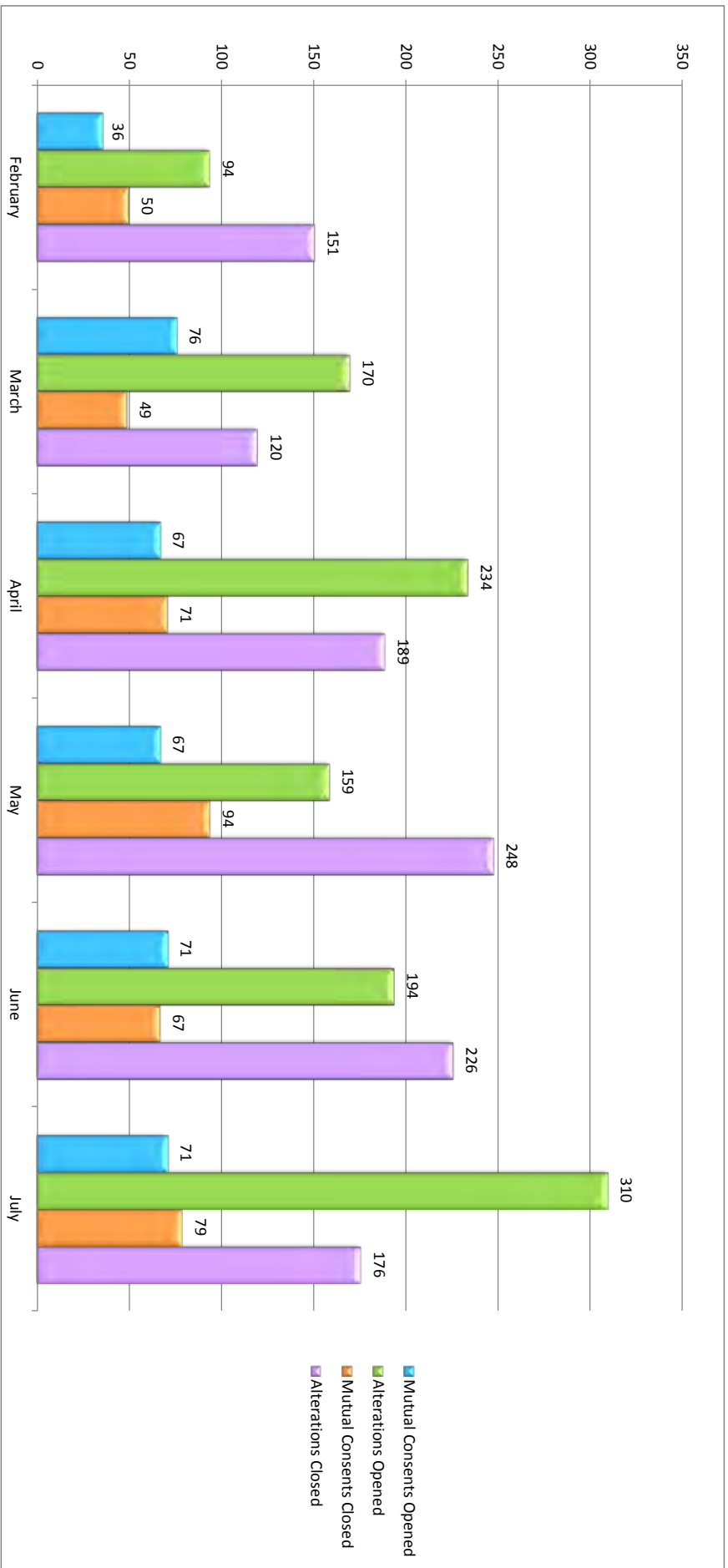
RESOLVED FURTHER, any new primary alternative heat source will require a City Permit and Mutual Consent; and

RESOLVED FURTHER, no new ceiling fan Mutual Consents will be issued without having a corresponding alternative heat source listed on the same Mutual Consent.; and

RESOLVED FURTHER, all alternative heat sources shall be hardwired and installed on a dedicated circuit; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out the purpose of this resolution.

Permits and Alterations Division Mutual Consents Report United Mutual



	February	March	April	May	June	July	Total
Opened							
Mutual Consents	36	76	67	67	71	71	388
Alterations	94	170	234	159	194	310	1161
Closed							
Mutual Consents	50	49	71	94	67	79	410
Alterations	151	120	189	248	226	176	1110

* One Mutual Consent may contain multiple individual Alterations