



OPEN MEETING

**REGULAR MEETING OF THIRD LAGUNA HILLS MUTUAL
ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE***

**Monday, January 23, 2023 – 9:30 a.m.
Laguna Woods Village Board Room/Virtual Meeting
24351 El Toro Road, Laguna Woods, California**

REPORT

COMMITTEE MEMBERS PRESENT: Jim Cook – Chair, Cush Bhada, Ralph Engdahl, Nathaniel Ira Lewis, Cris Prince, Advisors: Michael Butler, Lisa Mills, Mike Plean

STAFF PRESENT: Bart Mejia – Maintenance & Construction Assistant Director, Abraham Ballesteros – Inspector II, Manor Alterations, Gavin Fogg – Manor Alterations Interim Manager (via Zoom), Josh Monroy – Manor Alterations Coordinator

1. Call Meeting to Order

Chair Cook called the meeting to order at 9:31 a.m.

2. Approval of the Agenda

Hearing no objection, the agenda was unanimously approved as written.

3. Approval of the Meeting Report for December 19, 2022

Hearing no objection, the meeting report was unanimously approved as written.

4. Remarks of the Chair

None.

5. Member Comments - (Items Not on the Agenda)

None.

6. Response to Member Comments

None.

7. Department Head Update

Mr. Mejia advised the committee that there are revisions to the matrix for the variance requests, conditions of approvals, and their respective resolutions for manors 3213-D and 5440.

- 8. Consent Calendar:** 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.

The Monthly Mutual Consent Calendar was approved unanimously.

9. Variance Requests

- a. 2206-B: Converting previous variance bedroom expansion to a new room addition

The variance was introduced by Mr. Ballesteros. Discussion ensued and staff answered questions from the committee.

Two members commented on the variance request and staff responded.

A motion was made to approve the variance as described. The variance was approved by majority vote. (Director Prince abstained.)

- b. 3213-D: Front patio slab extension 16' and installation of a vinyl fence surrounding extension

The variance was introduced by Mr. Ballesteros with the new revisions. Discussion ensued and staff answered questions from the committee.

A member commented on the variance request and staff responded.

A motion was made to approve the variance with revisions. The motion failed unanimously.

- c. 5440: Pavers and decorative block wall

The variance was introduced by Mr. Ballesteros with the new revisions. Discussion ensued and staff answered questions from the committee.

A member commented on the variance request and staff responded.

A motion was made to approve the variance with revisions. The variance was approved unanimously.

10. Items for Discussion and Consideration

a. Revision to Architectural Standard 4: Air Conditioning Units/Heat Pumps

Mr. Mejia introduced the item and answered questions from the Committee. The Committee recommended ground installation of compressors. Staff was asked to revise and combine Paragraphs 3.4, 3.5 and 3.6 to give preference to ground level installations and reserve roof mounted installation only when ground level installations are not feasible, remove references to Neighbor Awareness forms. Other revisions include Manor Alterations approval of the location of the units and consideration for enhanced landscape improvements to screen the units where feasible.

A motion was made to recommend the Third Board approve the standard with the suggested edits. Hearing no objection, the motion was approved by unanimous consent.

11. Items for Future Agendas

- a. Revised Resale Inspection Fee Schedule
- b. Under 32 SF and Under 100 SF Asbestos Abatement To Be Performed As a Chargeable Service
- c. Repair of Prior Alteration Work to Be Performed as a Chargeable Service
- d. Incentive to Upgrade Pipes in Walls
- e. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings
- f. Reenact Architectural Standard 48 (Previously 45) Solar Panels, 2 Story Buildings
- g. Revision to Architectural Standard 1: General Requirements

12. Committee Member Comments

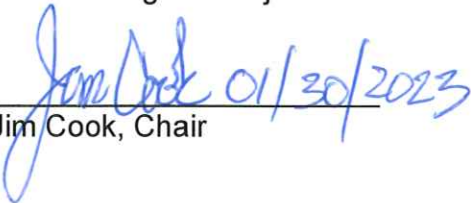
- Advisor Mills commented on Assembly Bill No. 1414 regarding solar panel fees.
- Advisor Butler commented on providing clarification with respects to common area use for members.
- Director Ira Lewis thanked staff for addressing updated solar panel fees next month.
- Director Bhada concurred with Advisor Butler.
- Chair Cook shared his sentiments that while the board considers member requests, the board is bound to look at what is best for the community as a whole and the corporate interests. The board also has restrictions imposed by state statute and governing documents.

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13. **Date of Next Meeting:** February 27, 2023 at 9:30 a.m.

14. **Adjournment**

The meeting was adjourned at 11:10 a.m.

 01/30/2023

Jim Cook, Chair

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Baltazar Mejia, Staff Officer
Telephone: 949-597-4616