



OPEN MEETING

REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

**Monday, July 27, 2020 – 9:30 a.m.
Virtual On-line Meeting**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions regarding virtual meetings using one of two options:

1. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Name and unit number must be included.
2. By calling (949) 268-2020 beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of the Meeting Report for June 19, 2020
5. Chair Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update

Reports

8. Wall Hangings & Anchors in Stucco
9. Mutual Consents Report

Future Agenda Items:

- Concrete slabs for exterior electrical panels
- New building material information (hard surface flooring)

Concluding Business:

10. Committee Member Comments
11. Date of next meeting – August 24, 2020
12. Adjournment

Steve Parsons, Chair
Robbi Doncost, Staff Officer
949-268-2281



OPEN MEETING

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

**Friday, June 19, 2020 – 9:30 a.m.
Virtual On-line Meeting**

REPORT

MEMBERS PRESENT: Steve Parsons - Chair, John Frankel, Lynn Jarrett, Ralph Engdahl, Robert Mutchnick, Advisors, Mike Plean and Mike Butler

MEMBERS ABSENT: None

OTHERS PRESENT: Doug Gibson

STAFF PRESENT: Ernesto Munoz, Gavin Fogg, Laurie Chavarria

1. Call to Order

Chair Parsons called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

None.

3. Approval of February 24, 2020 Meeting Report

The meeting report for February 24, 2020 was approved as written.

4. Approval of the Agenda

Chair Parsons added a previous variance request from 5598-A as Item #9 and the consideration for a revision to the February 24, 2020 meeting report as Item #10. The agenda was approved as amended.

5. Committee Chair Remarks

Chair Parsons remarked on getting this Committee up and running again and was appreciative of the members in attendance.

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

Chris Powers (5191) emailed in a comment about the way open meetings are held during the pandemic and the difficulty residents have trying to participate.

Various Committee members responded to the comment.

7. Department Head Update

Staff Officer Ernesto Munoz updated the Committee on the virtual reopening of the Manor Alterations Division. There are processing time delays for the extensive amount of permit applications being received, in addition to the open positions that still need to be filled.

Reports

8. Alternate Heat Source Policy for Alterations

The Alterations Supervisor summarized the proposed policy and answered questions from the committee.

Discussion ensued regarding repair of ceiling heat system; compromised heating coils; responsibility to provide an alternate heat source; realtors using portable heaters; disconnection of thermostat; separate or common circuit breakers for each heating source; the requirement for a certified electrician to disconnect the ceiling heater coils and Garden Villa ceiling heat systems.

By consensus, the Committee recommended that the Board approve the proposed Alternate Heat Source Policy for Alterations and the proposed Resolution.

9. 5598-A (D. Ferraro) – Request to extend entryway onto exclusive use common area and to replace the Planter with a Concrete Slab on Previously Extended Common Area

Staff Officer Ernesto Munoz and the Alterations Supervisor summarized the variance requests and answered questions from the committee. This is a two-part variance request for the addition of a concrete slab to replace the existing planters on the rear patio and to extend the double door front entryway to the roof line which is within the existing footprint. This variance was originally heard by the Committee in October 2019. Both requests were subsequently placed as a future agenda item for further discussion.

Discussion ensued regarding why the concrete slab request should be denied and why extending the double-door entryway underneath the existing roof line should be approved.

Chris Powers (5191) emailed in a comment that the entryway extension should be denied based on the CC&R's and the Davis-Stirling Act.

A motion was made to recommend the Board approve the request to extend the double-door entry way onto Exclusive Use Common Area with the conditions 2-28 stated in Appendix A, and deny the request to replace the existing planters with a concrete slab. However, should the Board approve the request to replace the planters with concrete, staff recommends that the approval include the additional condition #1 as stated in Appendix A of the staff report.

10. Consider a revision to Item #6 on the February 24, 2020 meeting report

Chair Parsons summarized the request by Lynne Corboz (3505-C) to amend Item #6 on the February 24, 2020 meeting report to include a more thorough explanation on why her variance request was denied and why it doesn't meet the exception of the Davis-Stirling Act 4600, section (b)(3)(E).

Discussion ensued regarding the verbiage, as described by Advisor Butler, which could be added to the meeting report as an explanation for the denial of Ms. Corboz's variance request.

By consensus, the Committee decided to submit the proposed verbiage to legal counsel for review. If approved, the meeting report for February 24, 2020 will be amended to reflect the explanation requested by Ms. Corboz.

Future Agenda Items:

- Stucco wall hangings/anchors (July)
- Concrete slabs for exterior electrical panels
- New building material information (hard surface flooring)

Concluding Business:

11. Committee Member Comments

There were no Committee Member Comments.

12. Date of next meeting – July 27, 2020

13. Adjourned at 10:30 a.m.

DRAFT

Steve Parsons, Chair

Item #8 - Wall Hangings & Anchors in Stucco



STANDARD 12: EXTERIOR WALL ATTACHMENTS

MARCH 1983

REVISED APRIL 1996, RESOLUTION M3-96-28

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED JUNE 2018, RESOLUTION 03-18-88

1.0 GENERAL REQUIREMENTS

SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

2.0 APPLICATIONS

- 2.1 No attachments may cover any electrical outlets or junction boxes.
- 2.2 No attachments may cover over plumbing access covers, cleanouts, or shutoffs.
- 2.3 No attachments may cover any vents, openings, or related items that will violate building code or hinder access in any way.
- 2.4 All attachments must be permanent in nature and not subject to extreme weathering or deterioration.
- 2.5 Any exterior wall attachment will be limited to only those walls which face Exclusive Use Common Areas, such as patios or atriums with the exception of American Flags.

3.0 TILE AND VENEER

- 3.1 Tile and veneer used on a vertical surface exterior wall must be attached with thin set/epoxy mortar mixes.
- 3.2 Tile and veneer will be limited to use on stucco covered exterior chimneys and entryway columns.
- 3.3 Tile must match in color, design, and size as close as possible any existing brickwork on building.

4.0 TRELLIS AND WROUGHT IRON DESIGNS

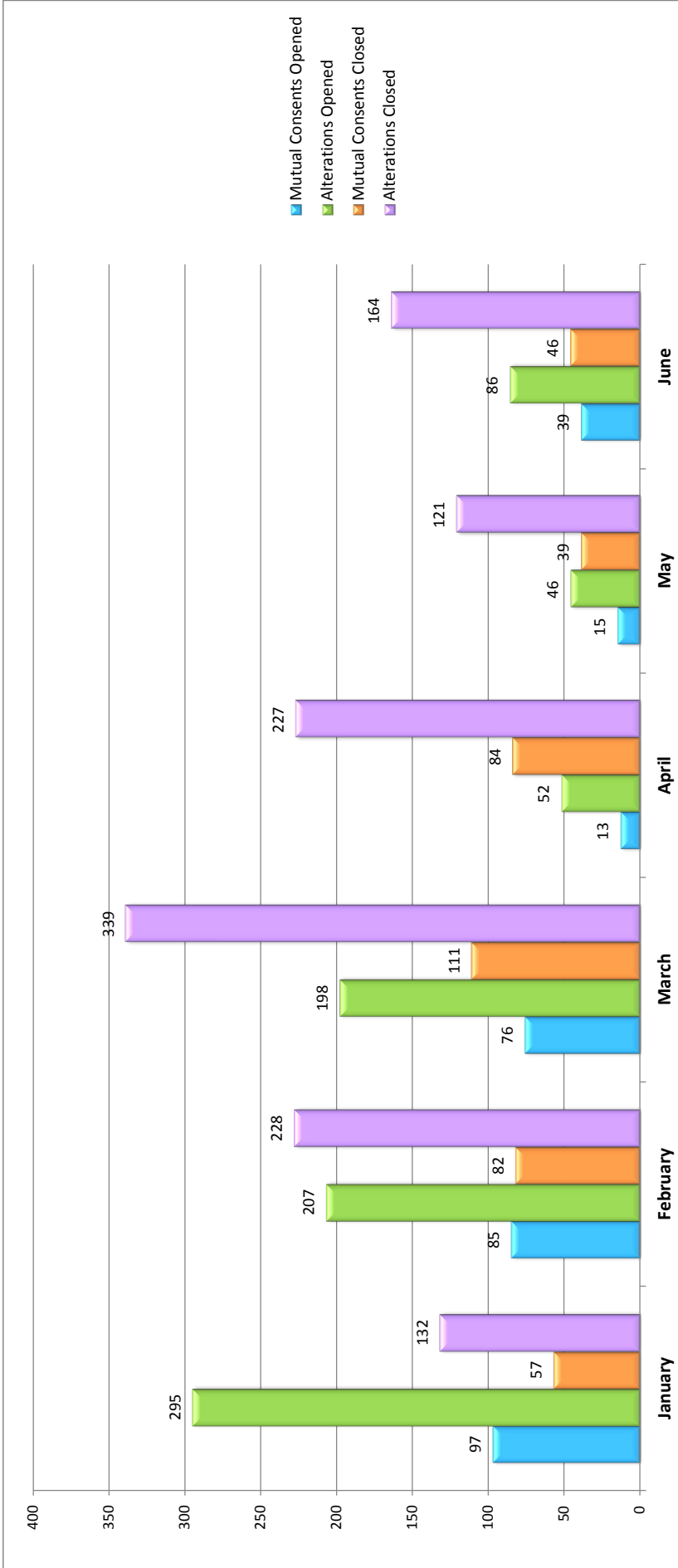
- 4.1 Any trellis attached to a wall must be painted the same color as the wall.
- 4.2 Trellis and wrought iron shall be within 12" of walls and not used as screens, shades, or shields, nor higher than wall to which it is attached.

- 4.3 Wrought iron shall be easily removable for access to the wall for painting purposes.
- 4.4 All lags or screws into walls must be sealed prior to installation to prevent water penetration.
- 4.5 All trellis and wrought iron shall be mounted vertically.

5.0 MURALS AND WALL HANGINGS

- 5.1 Any installation of murals or wall hangings shall be limited to patio and atrium locations. No installation will protrude above the height of a patio wall.
- 5.2 Visual access through a wrought iron gate will be considered to be within the above statement and not a factor.

**Manor Alterations Division
Mutual Consents Report
January 2020 - June 2020**



	January	February	March	April	May	June	Total	
Opened	* Mutual Consents	97	85	76	13	15	39	325
	# of Alterations	295	207	198	52	46	86	884
Closed	* Mutual Consents	57	82	111	84	39	46	419
	# of Alterations	132	228	339	227	121	164	1211

*One Mutual Consent may contain multiple individual alterations