OPEN MEETING



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

Thursday, November 21, 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 October 17, 2019
- 5. Committee Chair Remarks
- 6. Member Comments (Items Not on the Agenda)
- 7. Division Manager 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. 2159 - D (Valencia, FG04): Request to Install Access Ramp at Entry

Reports:

9. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

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

Carl Randazzo, Co-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, October 17, 2019 – 9:30 a.m. Laguna Woods Village Community Center Elm Room 24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Co-Chair Carl Randazzo, Reza Bastani, Elsie Addington

DIRECTORS PRESENT: Andre Torng

COMMITTEE MEMBERS ABSENT: Chair Brian Gilmore

ADVISORS PRESENT: Mike Mehrain, Walt Ridley

STAFF PRESENT: Brett Crane, Gavin Fogg, Alisa Rocha

1. Call to Order

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Co-Chair Randazzo called the meeting to order at 9:34

2. Acknowledgement of Media

Not present

3. Approval of the Agenda

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

4. Approval of the Report for September 19, 2019

Director Bastani moved to accept the report. Director Addington seconded. The committee had no objection.

5. Committee Chair Remarks

Co-Chair Randazzo stated he does not have the need for the agenda packets to be in a binder. Committee was in agreement.

6. Member Comments

Anthony Anton of 769-A expressed a few concerns regarding the location of the garden window and the water heater for 769-B. Staff addressed his

concerns by showing him the exact location on the plans. No other concerns were expressed.

Director Torng questioned if the paint program is running through an area where construction is occurring, is the building painted? Mr. Crane will look into that question and get back to the committee.

7. Division Manager Update

Mr. Brett Crane welcomed the new members and thanked the existing members for returning. He also mentioned we have reduced the amount of our variances within the past year and the goal is to do eliminate them completely.

Consent:

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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. 769-B (La Corona, 3B) Extend Dining Room into Front Patio

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

Staff will look into a minor issue the committee had regarding the roofline.

Reports:

9. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Director Torng stated he is having a hard time interpreting the report and it may be useful to have the cumulative count on the Mutual Consent Report. He expressed his concern for the many alterations. Co-Chair Randazzo commented cumulative reporting would not make much of a difference because it is up to the member to close the mutual consent. He would like to see a column in the report stating number of outstanding/inprogress mutuals on the report. Tweaking the report was suggested.

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments

Advisor Mehrain stated regarding the Mutual Consent Report, it's not the absolute number that is important, but the variation. Co-Chair Randazzo agreed and mentioned a graph would be a better option than a bar chart for the Mutual Consent Report. Advisor Ridley expressed his concern regarding the SCE shut-down notification and wanted to be sure staff was aware of it in case there is influx of complaints. Mr. Crane responded that that information is not provided to Alterations Division.

Advisor Ridley also wanted to know if the meeting with The City has been scheduled. Mr. Crane responded no for 2 reasons; one, Ernesto Munoz had suggested to The City the idea of having a city employee situated in our office. The cost he was given for this individual was outrageous. Two, The City will not put a government employee in our private sector due to conflict of interest. The City Manager has been and still is on medical leave, the communication between Ernesto Munoz and the City Manager is currently on hold. Co-Chair Randazzo commented if it would be possible to have a staff member situated at The City. Mr. Crane responded he is not certain The City would permit that either.

Director Bastani mentioned a few members have stated they are receiving inaccurate information from the Alteration Division. He suggested if all responses could be in writing. Mr. Crane responded we do not have the staff power to do this, emails to the specific inspector is the best form of communication. Co-Chair Randazzo suggested a form for the member to complete online, if they have online access.

Director Bastani suggested adopting more architectural standards for similar Mutual Consent requests.

Co-Chair Randazzo inquired about the meeting staff was looking into setting up with the contractors. He stated Director Pearlstone is trying to put together a task force to see how we can get more contractors together to come up with drawings we can adopt into standards to obtain a permit. Co-Chair Randazzo has been asked to join that task force. Mr. Crane commented some of our existing standard plans are actual structural drawings that have been approved by an engineer and can be used to submit to the city. Legal has advised United to not have a contractor referral list because of liability issues. Mr. Crane will email Co-Chair Randazzo a few of the existing standard plans.

Advisor Ridley inquired about unit 126-D and the glass patio and Mr. Crane and Mr. Fogg mentioned that issue is still with Compliance.

11.Date of Next Meeting - November 21, 2019

12. Adjournment at 10:41 a.m.

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Carl Randazzo, Co-Chair Brett Crane, Staff Officer Alisa Rocha, Alterations Coordinator 949-268-2301



STAFF REPORT

DATE: November 21, 2019 FOR: Architectural Control and Standards Committee SUBJECT: Variance Request Ms. May Lan of 2159-D (Valencia, FG04) Request to Install Access Ramp at Entry (on Common Area)

RECOMMENDATION

Staff recommends the Board approve the request to install an access ramp at the entry of the unit with the conditions stated in Appendix A.

BACKGROUND

Ms. May Lan of 2159-D Via Mariposa East, a Valencia style unit, requests Board approval of a variance to install an access ramp in common area outside of her unit adjacent to the existing entry way (see Attachment 1 and 2).

There is an existing Mutual Standard #36 for Ramps; however, due to the proposed ramp being located on Common Area, the request requires a Variance to obtain Board approval.

Plans and specifications have been submitted for review (Attachment 1).

DISCUSSION

The proposed ramp will be required to meet existing Mutual Standards (see appendix A) regarding width and length in order to meet the rise of approx. 12 inches needed to get to the top of the steps at the entry of the unit. The maximum slope allowance for the ramp is eight percent.

Mutual Standard 36: Ramps, requires a top landing that is a minimum of sixty inches in length and width to allow for wheelchair maneuverability along with a bottom landing that runs 72 inches in length and be the same width of the ramp (48" minimum).

As part of the ramp installation; a handrail will be installed on one side of the ramp that continues the length of the entire ramp. A 4" tall (maximum) by 4" wide curb will be installed on both sides of the ramp to meet Mutual Standards.

Currently, there are no open Mutual Consents for Unit 2159-D.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes.

A Neighbor Awareness Notice was sent to Units 2157-A, 2157-B, 2157-C, 2157-D, 2158-A, 2159-A, 2159-B, 2159-C, 2161-C, 2161-D, 2184-A, 2184-B, 2184-C, 2184-D, 2184-N, 2184-O, 2184-P, 2184-Q, 2185-A, 2185-B, 2185-C, 2185-N, 2185-O and

United Laguna Woods Mutual Variance Request 2159-D November 21, 2019 Page 2

2185-P on November 6, 2019, due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, there have been no responses to the Neighbor Awareness Notices.

Staff recommend approval of the request with the conditions stated in Appendix A, based on the proposal meeting existing Mutual Standards. While the location falls on common area, the Mutual may allow exclusive use to common area for a Member to construct the ramp, in order to provide reasonable accommodation for a disability.

Previous requests for ramps to replace steps in entry ways have been approved for 317-D in August 2016 and 360-A in May 2017. In January 2018, a request to add a ramp in addition the existing exterior steps was approved at 2048-A.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 2159-D.

- **Prepared By:** Gavin Fogg, Inspections Supervisor
- **Reviewed By:** Brett Crane, Permits, Inspections & Restoration Manager

Alisa Rocha, Alterations Coordinator

ATTACHMENT(S)

Appendix A:	Conditions of Approval
Attachment 1:	Site Plans
Attachment 2:	Variance Request, October 24, 2019
Attachment 3:	Photos
Attachment 4:	Мар

United Laguna Woods Mutual Variance Request 2159-D November 21, 2019 Page 3

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of Approval:

- 1. A letter from a licensed medical practitioner explaining the need for the requested ramp.
- 2. Plans provided for Mutual Consent approval must meet requirements set forth by Mutual Standard 36: Ramps.
- 3. No improvement shall be installed, constructed, modified or altered at Unit 2159-D, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder ") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- 4. A Variance for Alterations has been granted at **2159-D** for **installing an access ramp at entry of unit**, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
- 5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **2159-D** and all future Mutual Shareholders at **2159-D**.
- 6. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- 7. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or

other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.

- 8. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
- 9. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder . All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
- 10. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.
- 11. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
- 12. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.

- Shareholder is responsible for following the gate clearance process (<u>http://www.lagunawoodsvillage.com</u>) in place to admit contractors and other invitees.
- 14. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- 15. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
- 16. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder 's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
- 17. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
- 18. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on

any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.

- 19. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See http://www.lagunawoodsvillage.com.During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
- 21. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- 22. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- 23. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 24. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- 25. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- 26. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
- 27. Violations of the forgoing conditions or the Mutual's Governing Documents (See <u>http://www.lagunawoodsvillage.com)</u>, including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- 28. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and

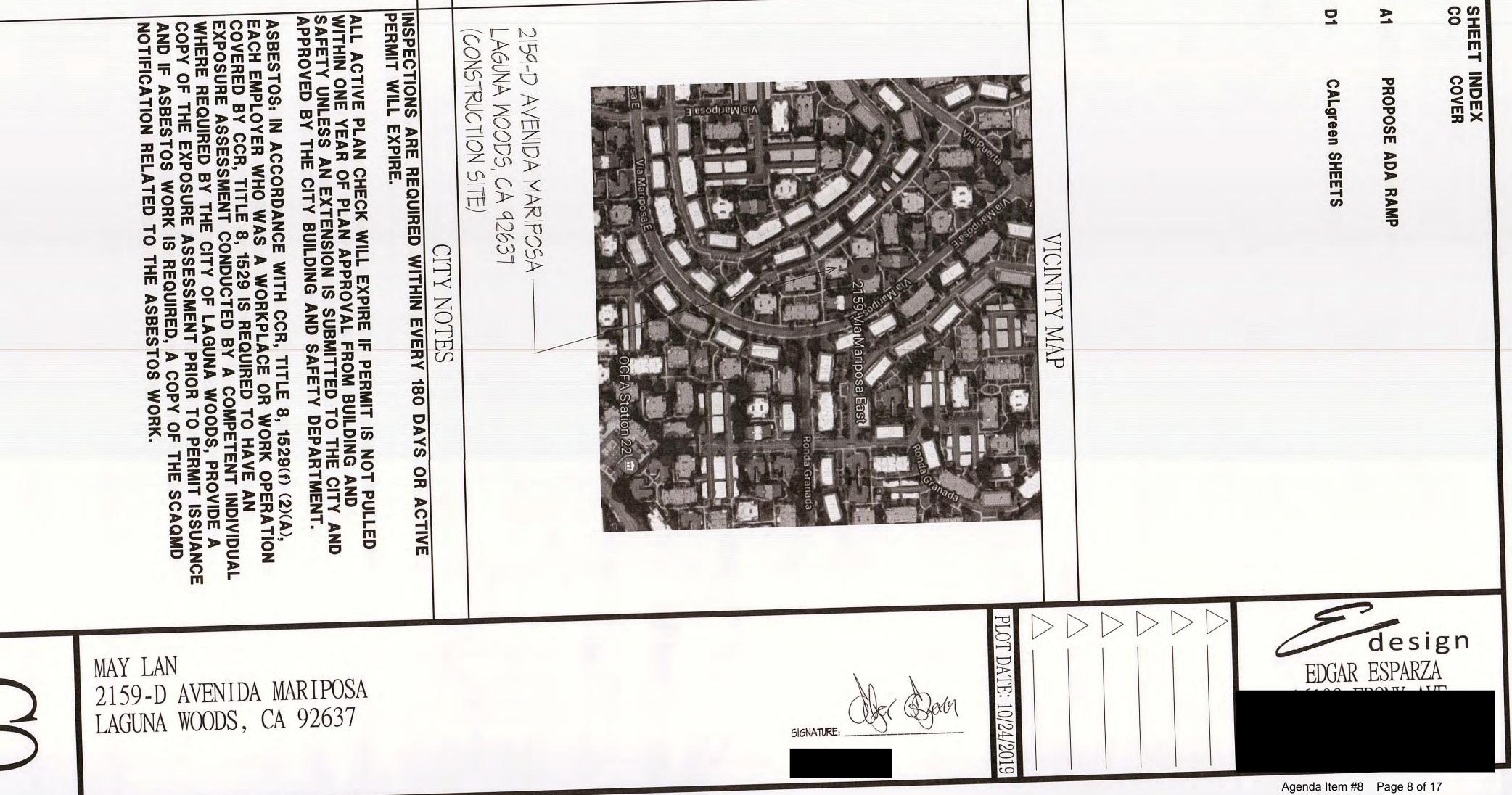
United Laguna Woods Mutual Variance Request 2159-D November 21, 2019 Page 7

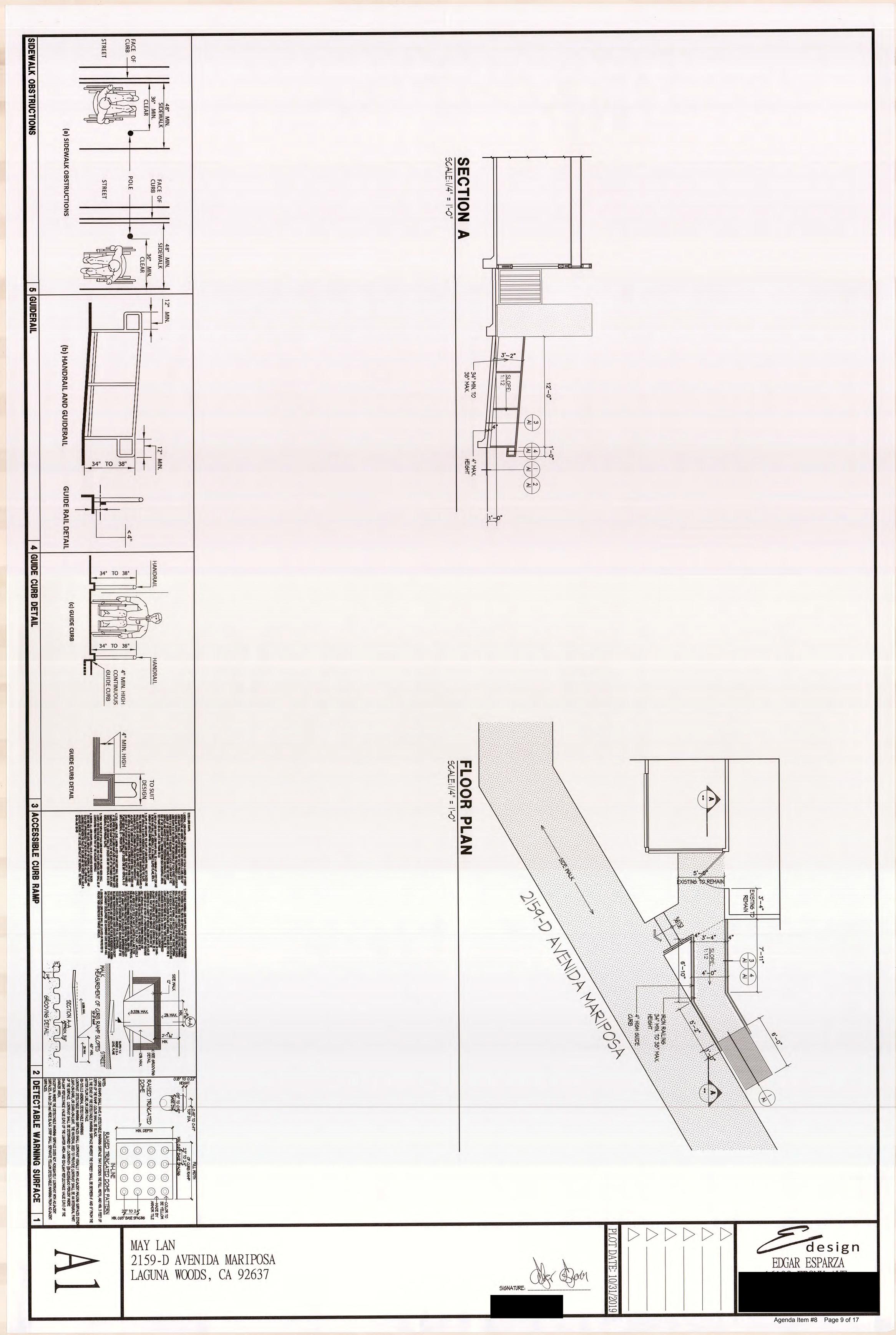
all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.

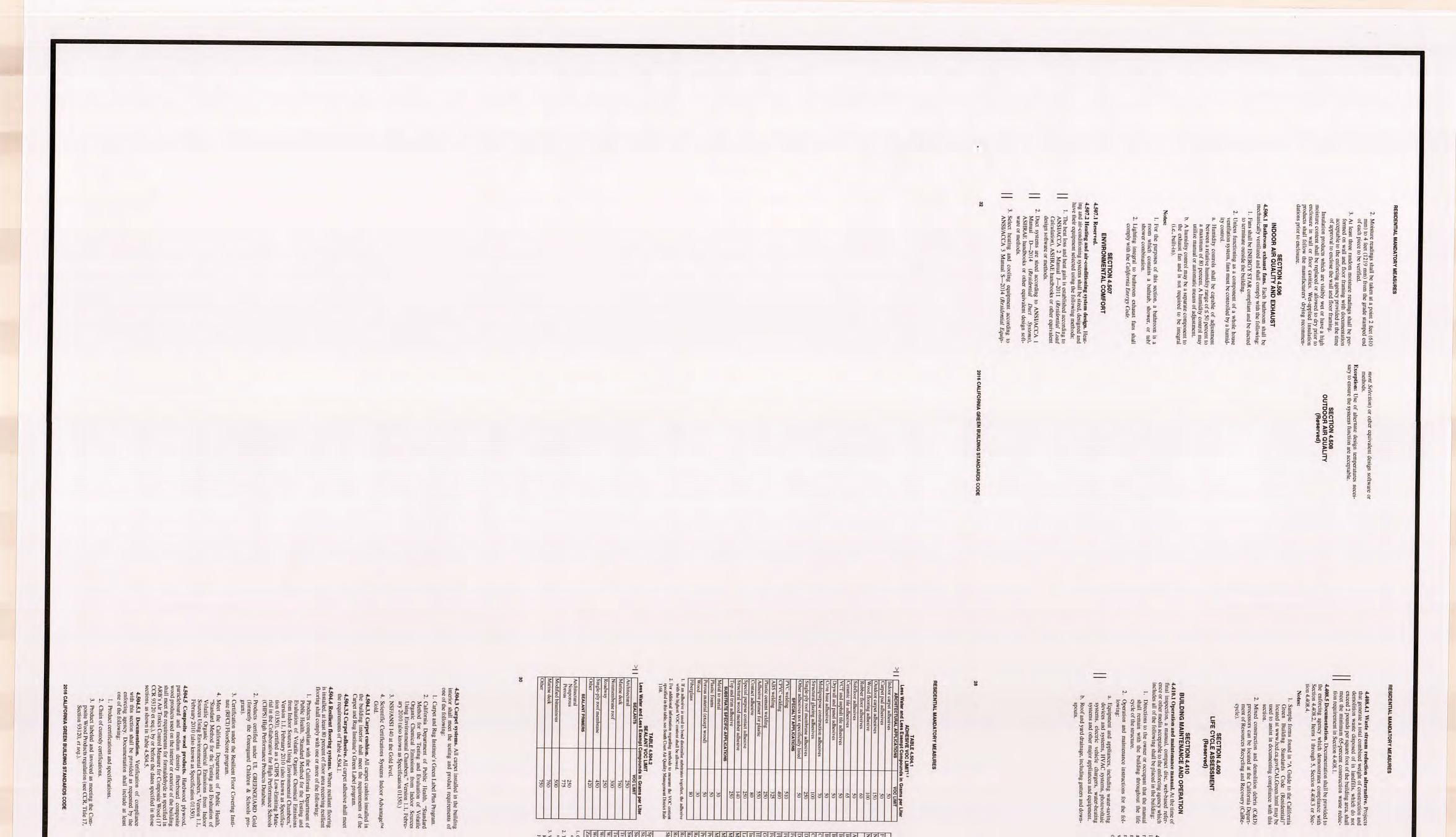
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wo.4 Waste stream reduction alternative [LR]. Projects at generate a total combined weight of construction and molition waste disposed of in landfills, which do not ceed 3.4 pounds per square foot of the building area shall bet the minimum 65 percent construction waste reduction purement in Section 4.408.1.

SECTION 4.408 DISPOSAL AND RECYCLING ORNIA GREEN BUILDING STANDARDS CODE

SECTION 4.407 WATER RESISTANCE AND MOISTURE MANAGEMENT (Reserved)

loisture content shall be determined with either a robe-type or contact-type moisture meter. Equivalent oisture verification methods may be approved by the florcing agency and shall satisfy requirements found Section 101.8 of this code.

Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
 4408.3 Waste management company. Utilize a waste man-gement company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
 Note: The owner or contractor may make the determina-tion if the construction and demolition waste materials will be diverted by a waste management company.

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE odent proofing. Annular spaces around pipes, elec-conduits or other openings in sole/bottom plates at valls shall be protected against the passage of closing such openings with cement mortar, con-nry or a similar method acceptable to the enforcing

SECTION 4.505
 INTERIOR MOISTURE CONTROL

 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.
 4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Residence of the Colifornia Residence of the Concrete Residence of the Residence of the

MATERIAL SOURCES (Reserved)

SECTION 4.404 SIENT FRAMING TECHNIQUES (Reserved)

Joosne.
 The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
 4408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
 Identify the construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
 Identify diversion facilities where the construction and demolition waste materials will be stream.
 Identify diversion facilities where the construction and demolition waste generated amount of construction methods employed to reduce the amount of construction and demolition waste generated.

SECTION 4.403 FOUNDATION SYSTEMS (Reserved)

SECTION 4.402 DEFINITIONS

 Medium density fiberboard
 0.11

 Thin medium density fiberboard²
 0.13

 1. Values in this table are derived from these specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code Resputiens. Title 17. Sections 99120 hough 93120.12.

 2. Thin medium density fiberboard has a maximum thickness of V_n inch (8 mm).

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazard-ous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
Exceptions:

Exceptions:
Exceptions:
Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this tiem do not exist or are not located reasonably close to the jobsite.

SECTION 4.401 GENERAL 4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource effi-ciency through protection of buildings from exterior mois-ture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and build-ing commissioning or testing, adjusting and balancing.

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

ision 4.4 - MATERIAL CONSERVATION AND SOURCE EFFICIENCY

Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Associa-tion, the Australian AS/NZS 2269, European 636 3S, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
 Other methods acceptable to the enforcing agency.

TABLE 4.504.5 FORMALDEHYDE LIMITS' ormaldehyde Emissions in Parts per Million PRODUCT CURRENT LIMIT 0.05

SECTION 4.303
A303.1 Water conserving plumbing fixtures and fittings fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Takk-type valer closets shall be certified to the performance criteria of the U.S. EFA WaterSense Specification for Tank-type Tollets.
Note: The effective flush volume of dual flush tollets is defined as the composite, average flush volume of two reduced flushes and one full flush.
4.303.1.2 Urinals. The effective flush volume of waltion or educed flushes and one full flush.
4.303.1.3 Showerheads.
4.303.1.3 Showerhead. Showerheads shall not exceed 0.125 gallons per flush volume of per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EFA WaterSense Specification for Showerheads shall be certified to the performance criteria of the U.S. EFA WaterSense specification for Showerheads shall be certified to the performance criteria of the U.S. EFA WaterSense specification for Showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. Showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. or the shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead. **4.303.1.4 Faucets. 4.303.1.4.1 Residential lavatory faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. SECTION 4.305 WATER REUSE SYSTEMS (Reserved)

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250 500 760

The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February I, 2008. More information is available from the Air Resources Board.

300 250 450 420

SECTION 4.304 OUTDOOR WATER USE
 4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one or the following options:
 1. A local water efficient landscape ordinance or the cur-rent California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
 2. Projects with aggregate landscape areas less than 2.500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.
 Notes:
 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: http://www.water.ca.gov/wateruseefficiency/land-scapeordinance/
 2. A water budget calculator is available at: http:// www.water.ca.gov/wateruseefficiency/landscapeor-dinance/

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4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute a 60 psi.
4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.
4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute a 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi. More the maximum flow rate of 1.8 gallons per minute at 60 psi.
4.303.2 Standards for plumbing faucets and fittings. Plumbing formers and fittings. Standards referenced in Table 1701.1 of the California Plumbing Code.

SECTION 4.301 GENERAL 901.1 Scope. The provisions of this chapter shall establish 2 means of conserving water used indoors, outdoors and in 1 stewater conveyance.

TER EFFICIENCY AND CONSERVA-

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

23

SECTION 4.302 DEFINITIONS

TABLE 4.504.3 Grams of VOC per Liter of Cc Less Water and Less Exempt Co COATING CATEGORY

VOC LIMIT

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

A copy of all special inspection verifications required by the enforcing agency or this code.
 10.2 Recycling by occupants. Where 5 or more multifam-dwelling units are constructed on a building site, provide dily accessible area(s) that serves all buildings on the site it is identified for the depositing, storage and collection of t-hazardous materials for recycling, including (at a mini-rhazardous materials for recycling, including (at a mini-rhazardous, or meet a lawfully enacted local recycling inance, if more restrictive.

tion on required routine maintenance mea-icluding, but not limited to, caulking, painting, around the building, etc. tion about state solar energy and incentive is available.

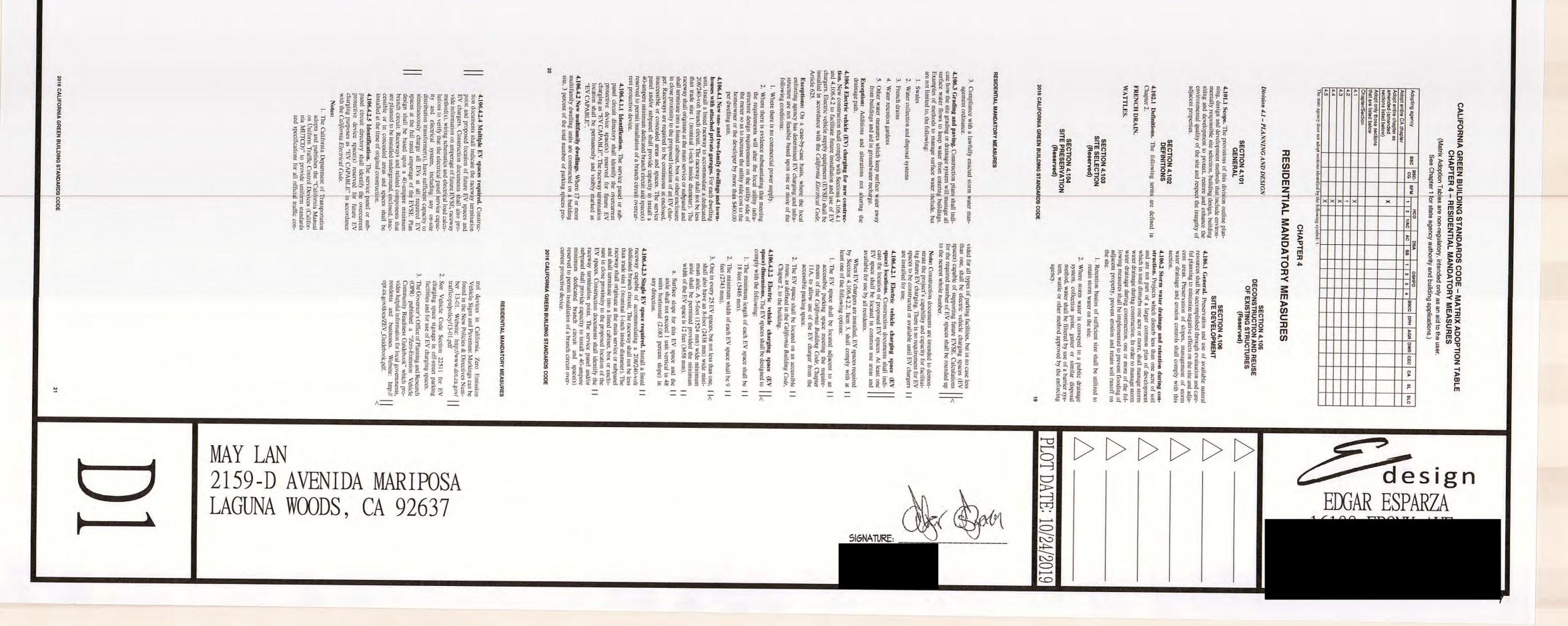
ions for maintaining gutters and downspouts importance of diverting water at least 5 feet on the foundation.

ional material on the positive impacts of an relative humidity between 30–60 percent and rethods an occupant may use to maintain the humidity level in that range. ation about water-conserving landscape and an design and controllers which conserve

tion from local utility, water and waste recov-iders on methods to further reduce resource ption, including recycle programs and loca-

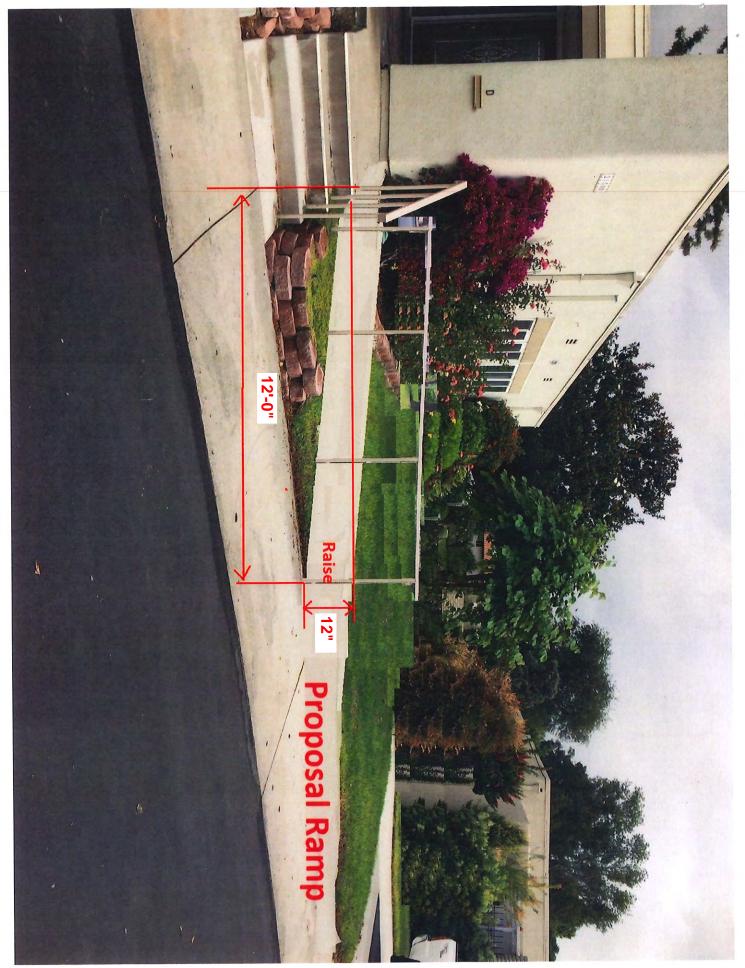
SECTION 4.201 GENERAL 4.201.1 Scope. For the purposes of mandatory energy effi-tiency standards in this code, the California Energy Commis-sion will continue to adopt mandatory standards

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

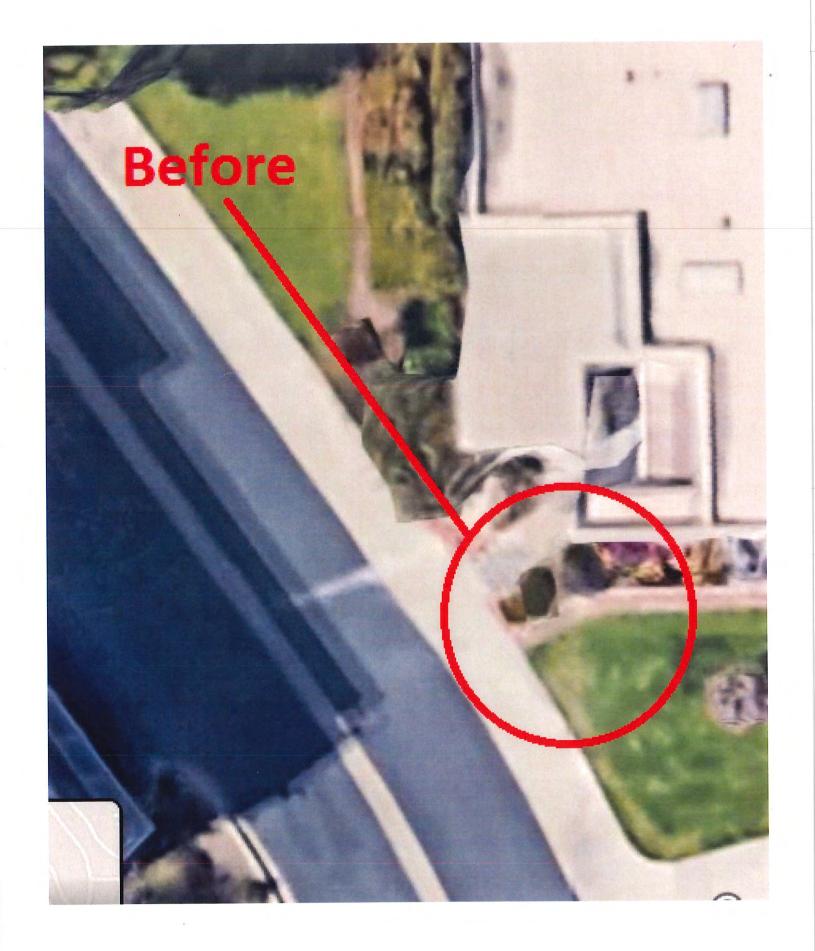


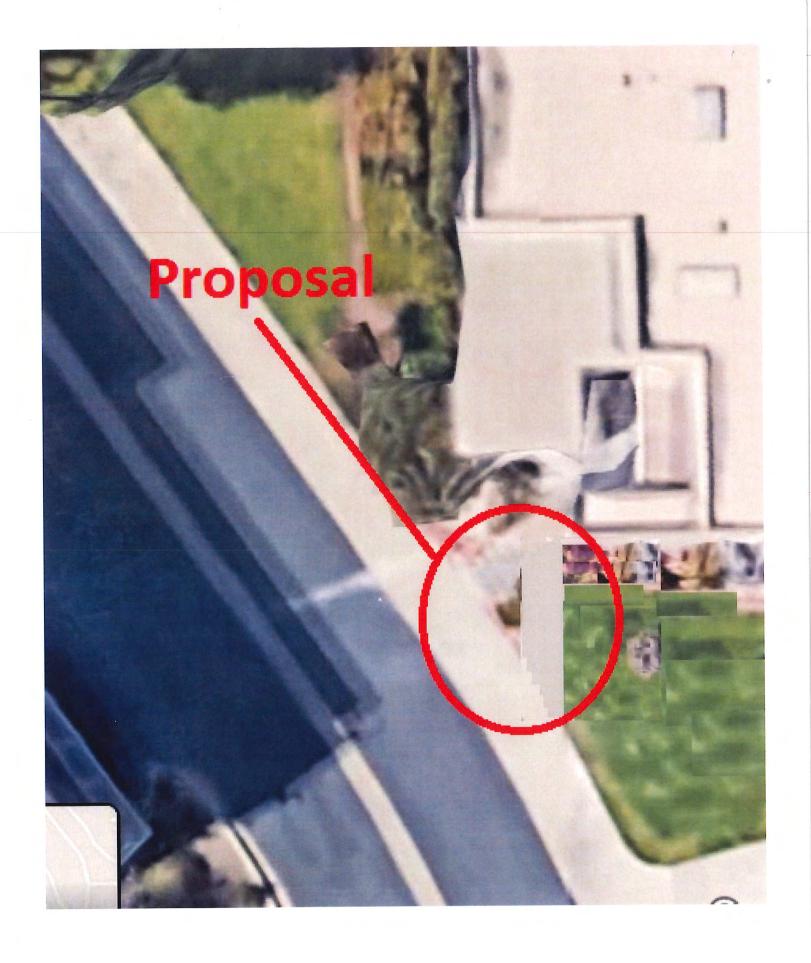
Laguna Woods Village	and the state of the state	MANOR # 2159 ₩ D
	nce Request Form	SA
Valencia		Date: 9/25/19
Member Name: May Low	Signature	
Phone:	E-mail:	
Contractor Name/Co: Ved Home Improvement		
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Alteration Variance Request	Complete Submittal Cu	11
Alteration variance Request	Meetings Scheduled:	it On Date. 10/11/1
Check Items Received:		X2.
Drawing of Existing Floor Plan	Third AC&S Committee (TAC	SC):
Drawing of Proposed Variance	United M&C Committee:	11/14/19
 Dimensions of Proposed Variance Before and After Pictures 	Board Meeting:	0/19
- Other:		proved
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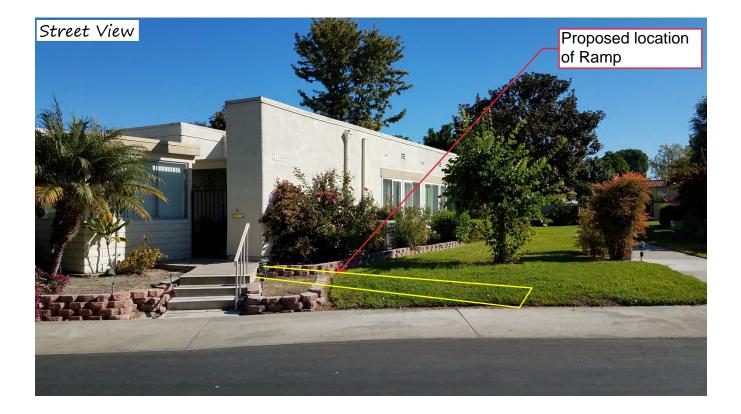








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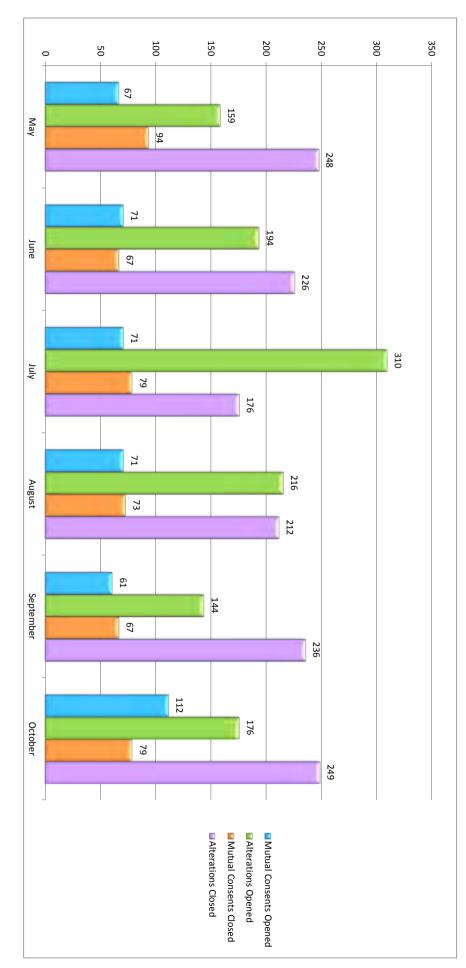
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May 2018 - October 2019

Permits and Alterations Division Mutual Consents Report United Mutual



	Mutual Consent	Alterations	Mutual Consent	
May	s 67	159	s 94	278
June	71	194	67	966
July	71	310	79	176
August	71	216	73	212
September	61	144	67	926
October	112	176	79	249
Total	453	1199	459	1347

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