



OPEN MEETING

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

**Monday, June 25, 2018 – 9:30 a.m.
Laguna Woods Village Community Center Sycamore Room
24351 El Toro Road**

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the May 29, 2018 Report
4. Approval of the Agenda
5. 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.

Items for Discussion and Consideration:

8. 3142-A (Las Flores, PL203C, 42) Room Addition on Back Patio
9. 3235-C (La Reina, SB703R_B, 43R) Replace Enclosed Patio with Room Addition
10. 3374-B (Navarro, P203RC, 46R) Replace Wrought Iron Fence with Glass Windbreak
11. 5405 (Trinidad, C11RC_2) Add/Modify Windows and Doors, Room Addition and Bathroom Remodel
12. Review Architectural Standard 30: Storage Cabinets
13. Review Architectural Standard 31: Washer/Dryer Installations

Reports:

None.

Items for Future Agendas

Concluding Business:

14. Committee Member Comments
15. Date of next meeting – Monday, July 23, 2018
16. Adjourn

Bill Walsh, Chair
Kurt Wiemann, Staff Officer
Eve Morton, Alterations Coordinator: 949-268-2565



OPEN MEETING

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

**Tuesday, May 29, 2018 – 1:30 p.m.
Laguna Woods Village Community Center Cypress Room
24351 El Toro Road**

REPORT

COMMITTEE MEMBERS PRESENT: Chair – Bill Walsh, Roy Bruninghaus, Rosemarie diLorenzo, Steve Parsons, John Frankel

COMMITTEE MEMBERS ABSENT: Bunny Carpenter

ADVISORS PRESENT: Bob Hatch, Mike Butler, Mike Plean

STAFF PRESENT: Kurt Wiemann, Gavin Fogg, Eve Morton

1. Call to Order

Chair Walsh called the meeting to order at 1:30 p.m.

2. Acknowledgement of Media

No media were present.

3. Approval of April 23, 2018 Report

President diLorenzo moved to approve the Report. Director Bruninghaus seconded. The motion passed with a unanimous vote.

4. Approval of the Agenda

Chair Walsh stated that he would like to begin with the "Items for Discussion" variance request agenda items to accommodate the residents who were present at the committee. Director Parsons moved to approve the Agenda with this change. Director Bruninghaus seconded. The motion passed with a unanimous vote.

5. Committee Chair Remarks

Chair Walsh stated that the Board met with their attorney and, by a majority vote, has decided that the Board won't be granting any requests for land that extends beyond the original footprint of the Manor, including patios.

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

Several Members commented on various topics.

7. Department Head Update

Mr. Wiemann reported that he is working with the Public Relations staff to disseminate the information to residents that permits are needed before any alterations can be started. Also, there is a new Demolition Permit that is required and must be signed off before any alterations may begin. This information will also be disseminated to the residents and contractors.

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

Reports:

8. Review Proposed Dumpster Policy

Mr. Wiemann reviewed the proposed Dumpster Policy with the Committee.

The Committee requested that following information be included in the policy before sending it on for Board approval:

- The contractor and the Member must ensure there are reflectors on the dumpsters.
- Indicate who will responsible for removing the orange cones.
- State the dumpster must be removed within seven days or when full, whichever comes first.
- State that a resident should call Security if they see that a dumpster rule isn't being followed.
- State that dumpster placement in parking spaces is prohibited.

President diLorenzo moved to approve this proposed policy with the committee's additions. Director Parsons seconded. The motion passed with a unanimous vote.

9. Review After-the-Fact Permit Fees

Mr. Wiemann stated that the Staff time involved in a Stop Work Notice, as well as the follow up time, was considered in this fee.

The committee requested that it be specified in both the resolution and the Staff Report that the fee is an administrative fee and to also include the process executed by Staff.

The committee requested that even if the resident pays the after-the-fact fee for not having a permit prior to commencement of work on their alteration, they still need to be called into Compliance so the fact that they broke the permit rule is recorded and is a matter of record.

Mr. Wiemann was asked to have Chair Walsh and Director Bruninghaus review the committee's additions before this item goes on to the Board for approval.

Director Parsons moved to accept Staff's recommendation, with the additions. President diLorenzo seconded. The motion passed with a unanimous vote.

10. Review Resale Correction Policy

Mr. Wiemann reviewed the proposed Resale Correction Policy with the committee.

Director Frankel requested to define the word "correction" by using the wording "non-conforming conditions or alterations."

President diLorenzo made a motion to accept Staff's recommendation and Director Bruninghaus seconded. All were in favor of the motion with the exception of Advisor Butler who abstained.

Items for Discussion and Consideration:

11. 3456-B (Andaluz, P302RC) - Room Additions, A/C Relocation, Increase Electrical Service, Window additions and Enlarge Courtyard

The neighbors from 3455-A and 3241-C were present at the meeting and expressed disapproval of these variance request items.

President diLorenzo made a motion for Staff to obtain the Mutual attorney's opinion on allowing the tub on Common Area and to have Staff resubmit this variance request for the next Closed Board meeting. Director Parsons seconded. The motion passed with a unanimous vote.

12. 5227 (Villa Terraza, C10B_1) - Window Modification and Relocate A/C Unit

The neighbor from 5226 was present at the meeting and expressed her disapproval of the proposed variance.

Director Bruninghaus made a motion to deny Staff's recommendation. Director Frankel seconded. The motion passed with a unanimous vote.

13. 5387-A (Cabrillo, RP203A) - Window to Door on Room Addition

Director Parsons made a motion for Staff to obtain the Mutual attorney's opinion on this request and to have Staff resubmit this variance request for the next Closed Board meeting. Director Frankel seconded. The motion passed with a unanimous vote.

Items for Future Agendas

Discuss including water heaters, low flow toilets, and washer/dryers as part of the resale inspection.

Concluding Business:

14. Committee Member Comments

Various comments were made.

15. Date of next meeting – Monday, June 25, 2018

16. Adjourned at 4:55 p.m.

A handwritten signature in cursive script, appearing to read "William M. Walsh", is written over a horizontal line.

Chair, Bill Walsh

Kurt Wiemann, Staff Officer

Eve Morton, Alterations Coordinator, 268-2565



STAFF REPORT

DATE: June 25, 2018
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Ms. Yu-Hsiung Chen of 3142-A (Las Flores, PL203C, 42)
Room Addition on Back Patio

RECOMMENDATION

Staff recommends the Board approve the request to construct a room addition on the rear patio with the conditions stated in Appendix A.

BACKGROUND

Ms. Chen of 3142-A Via Vista, a Las Flores style manor, is requesting Board approval of a variance to construct a room addition on the same footprint as the existing enclosed patio (Attachment 1).

The cost of the proposed alteration would be borne by the Member.

In 1973, a 3'9" high concrete block wall (measuring 19' wide by 12'3" long) with an aluminum patio cover was installed via Mutual Consent. There is no record of a Common Area Usage Agreement being recorded, which is typical for alterations during this time. The installation involved extending the original patio footprint by 1 foot in width and 6 inches in length.

There are no Architectural Standard plans for a room addition on this style of unit and so a Variance is required.

DISCUSSION

The proposed room addition will be constructed on the existing patio footprint (19' wide by 12'3" long) and will consist of a wood frame structure with exterior stucco finished to match the existing building. Due to the proposed plan showing measurements of 19' wide by 12'6" long, Staff added a condition that the length may not exceed the existing footprint of 12'3" inches and new plans must be provided prior to a Mutual Consent being issued that shows the correct measurement.

The rear elevation will have two sliding windows measuring 5' wide by 4' tall and the left elevation will have a single window measuring 4' wide by 3'6" tall. A French door will be recessed in an alcove to allow the required landing to be placed within the existing patio footprint.

All windows and doors will be white vinyl to match the existing building.

The proposed roof would consist of a new built-up flat roof (1/4:12 pitch) and will be constructed to match the existing roof in materials and appearance.

Also shown on the plans provided is a new skylight installation in the living room that can be processed over-the-counter with a Mutual Consent.

A City permit that would ensure Title 24 is met will be required for Mutual approval.

Staff determined there would be no impairment of the structural integrity or mechanical systems of the surrounding buildings or lessening of its support.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes to include light, ventilation, and egress.

Previous requests for similar rear patio room additions have been approved for 3174-C in January 2018, 3178-C in December 1998, 3179-C in November 1996, 3232-B in October 1997, and 3259-D in October 1996.

At the time of preparing this report, there are no open Mutual Consents for Manor 3142-A.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 3142-A.

Staff does not believe the styling of the alteration would cause any negative effect on the surrounding units and would keep consistency with the Community's aesthetics.

A Neighbor Awareness Notice was sent to Units 3138-A, 3138-B, 3139-A, 3141-C and 3142-B on June 12, 2018 due to line of sight and/or effects of construction noise/debris within 150' of the alteration.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Kurt Wiemann, Permits, Inspections & Restoration Manager

Eve Morton, Alterations Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval
Attachment 1: Site Plan
Attachment 2: Variance Request, May 11, 2018
Attachment 3: Photos
Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

1. Plans must be corrected to show the proposed dimensions of the patio not to exceed 19' width by 12'3" length.
2. No improvement shall be installed, constructed, modified or altered at unit **3142-A**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a 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 Member Owner or Owners ("Member Owner") 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.
3. A Variance for Unit Alterations has been granted at **3142-A** for **Room Addition on Back Patio**, subject to the attached plans stamped approved and is subject to the 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 Member.
4. Prior to the issuance of a Mutual Consent for Unit 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.
5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 3142-A and all future Mutual members at 3142-A.
6. 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.
7. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
8. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
9. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Agreement" for a proposed improvement that

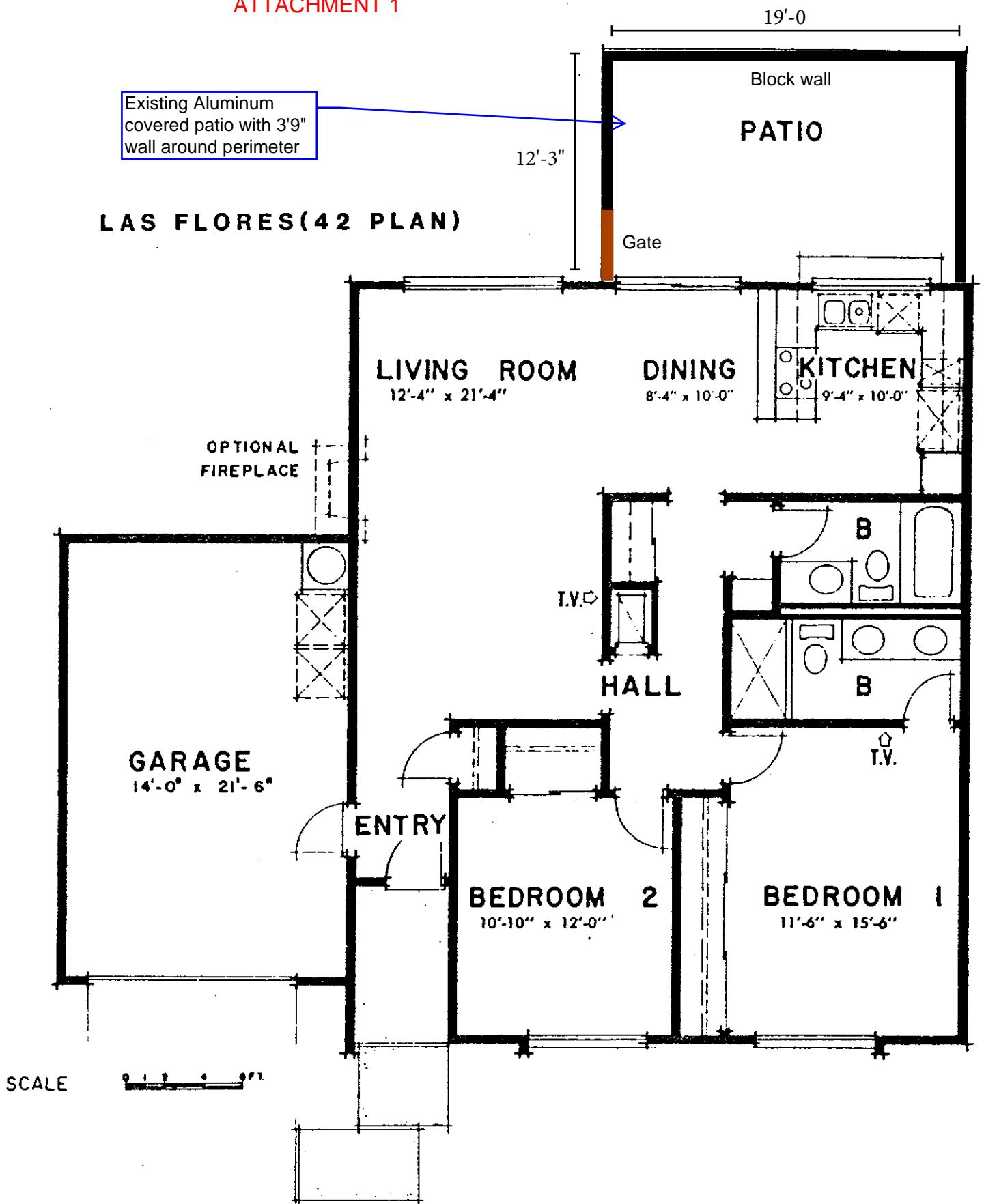
would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Unit Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.

10. 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 Unit 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.
11. Prior to the issuance of a Mutual Consent for Unit Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Member Owner may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Member Owner's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member Owner's expense during construction of the improvement.
12. Prior to the issuance of a Mutual Consent for Unit Alterations, the Member Owner 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 Member Owner. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
13. Prior to the issuance of a Mutual Consent for Unit 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 "Third Laguna Hill Mutual Color Selections" at Resident Services, located at the Community Center first floor.
14. Member Owner 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, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
15. Member Owner 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.
16. Member Owner shall be liable for any violation of the Mutual's Governing Documents by

any invitee, including any fine, assessment, traffic or other charge levied in connection therewith.

17. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
18. Member Owner's contractors and other invitees shall have business signage on vehicles and 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.
19. Prior to the Issuance of a Mutual Consent for Unit Alterations, the Member 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 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.
20. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be 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 Member Owner; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Member Owner'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.
21. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Member Owner 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.
22. Any remaining Conformance Deposit is refundable if the Member Owner 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 Member Owner's address of record with the Mutual. Under no circumstances shall Member Owner 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 Member Owner 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.
23. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.

24. 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.
25. During construction, both the Mutual Consent for Unit Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
26. 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.
27. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. Any dumpster must be covered and locked at the end of each day. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
28. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
29. The Mutual Consent for Unit 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.
30. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, 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 Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
31. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.



A1 FLOOR PLAN, ROOF, ELEV, SECTION
A2 FRAMING, SLAB, STRUCT CALCS
A3 ENERGY CALCS

1. PROJECT SHALL COMPLY WITH THE 2016 CRC, CMG, CPC, CEC, CAL ENERGY CODE, CGBC AND LOCAL ORDINANCES

- ELECTRICAL NOTES

ELECTRICAL LEGEND:

- FLOOR PLAN NOTES:

BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION FOR ACTION OR CLARIFICATION

- ## SECTION NOTES

1 EXTERIOR PLASTER (STUCCO) WITH FINISH TO MATCH EXISTING—7/8" MIN THICK 3-COAT PORTLAND CEMENT OVER PAPER BACKED METAL LATH PER 2508 CEC.

- ## SECTION NOTES

1	ROOF SHEATHING PER STRUCTURAL DRAWINGS
2	ROOF RAFTERS PER STRUCTURAL DRAWINGS

- 7 CONCRETE SLAB AND F
STRUCTURAL PRINCIPLES

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

Project Name:

- Any roof area covered by building-integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
- Liquid-filled cool roofs must comply with installation criteria from section 310.8.04.

CA Building Energy Efficiency Standards - 2016 Residential Compliant

Keywords: *work, stress, coping, organizational commitment, organizational citizenship behavior*

California Energy Efficiency Standards - 2016 Residential Compliance

Book 1000000

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Temporary blocks shall not be removed before verification by the Building Inspector.

Project Log #:	ADDITION
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404 李 强

CA Build the Energy Efficiency Standards - 2016 Residential Compliance

Project Name	Project Manager	Project Status
Project A	John Doe	Completed
Project B	Jane Smith	In Progress
Project C	Mike Johnson	On Hold
Project D	Sarah Brown	Planned
Project E	David White	Completed
Project F	Emily Green	In Progress
Project G	Chris Black	On Hold
Project H	Alexander Grey	Planned
Project I	Olivia Blue	Completed
Project J	Benjamin Yellow	In Progress
Project K	Sophia Purple	On Hold
Project L	Lucas Brown	Planned
Project M	Isabella Green	Completed
Project N	Ethan Red	In Progress
Project O	Ava Orange	On Hold
Project P	Noah Silver	Planned
Project Q	Mia Gold	Completed
Project R	Liam Copper	In Progress
Project S	Zoe Iron	On Hold
Project T	William Steel	Planned
Project U	Charlotte Aluminum	Completed
Project V	James Zinc	In Progress
Project W	Amelia Lead	On Hold
Project X	Robert Tin	Planned
Project Y	Grace Nickel	Completed
Project Z	Henry Copper	In Progress

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more than 33 percent upper voils. Middle and lower voils are rec-

CA Building Energy Efficiency Standards - 2016 Residential Compliance


 Laguna Woods Village
MANOR # 3142-A☐ ULWM☒ TLHM

Variance Request Form

SA 821255590

Model: <u>LAS Flores</u>	Plan: <u>PL203C</u>	Date: <u>5-11-2018</u>
Member Name: <u>Yu-Hsiung L. CHEN</u>	Signature: <u>Yu-Hsiung L. Chen</u>	
Phone: [REDACTED]	Email: <u>N/A</u>	
Applicant Name/Co: <u>BRAIDON CHAE (Lighthouse Construction)</u>	Phone: [REDACTED]	Email: [REDACTED]

Description of Proposed Variance Request ONLY:

12 1/2' x 19' Back patio to Room Add

Dimensions of Proposed Variance Alterations ONLY:

FOR OFFICE USE ONLY

 RECEIVED BY: Joe DATE RECEIVED: 5/11/18 Check# 107426 BY: 948090 Marygram

Alteration Variance Request

Check Items Received:

- ☒ Drawing of Existing Floor Plan
☒ Drawing of Proposed Variance
☒ Dimensions of Proposed Variance
☐ Before and After Pictures
☐ Other: _____

Complete Submittal Cut Off Date: 5/25/18

Meetings Scheduled:

Third AC&S Committee (TACSC): 6/25/18

United M&C Committee: _____

Board Meeting: 7/17/18☐ Denied☐ Approved☐ Tabled☐ Other _____

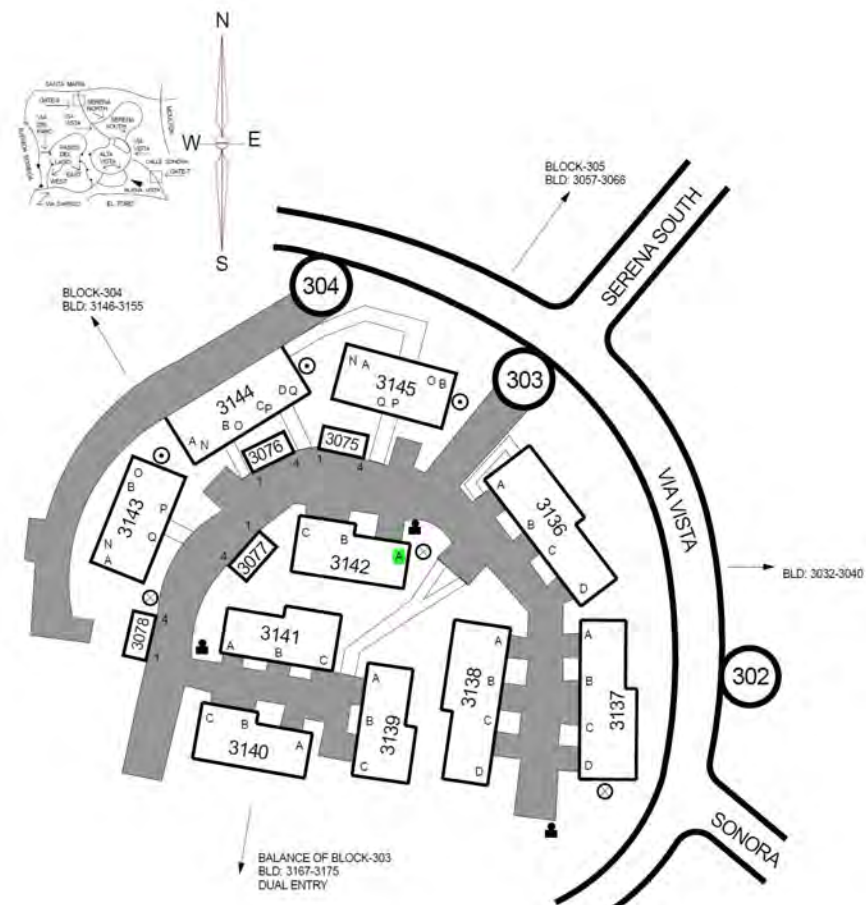
Agenda Item #8 Page 11 of 14

Attachment: 3



Attachment: 4







STAFF REPORT

DATE: June 25, 2018
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request - Mr. Michael Epstein of 3235-C (La Reina, SB703R_B, 43R) Replace Enclosed Patio with Room Addition

RECOMMENDATION

Staff recommends the Board approve the request to replace the enclosed patio with room addition with the conditions stated in Appendix A.

BACKGROUND

Mr. Epstein of 3235-C San Amadeo, a La Reina style manor, is requesting Board approval of a variance to construct a room addition on the same footprint as the existing enclosed front patio (Attachment 1). The front patio shown on the condominium plan is designated as Exclusive Use Common Area.

There is an Architectural Standard Plan (Plan #300) for a room addition on the front patio of this style of unit. This request differs from the Standard Plan in that it proposes to only enclose a portion of the patio area.

The cost of the proposed alteration would be borne by the Member.

DISCUSSION

Mr. Epstein proposes to use Standard Plan 300 as a basis to add a room addition measuring 7'4" wide by 9'10" long on the front patio using wood frame and stucco to match the existing building exterior.

The proposal calls to remove the existing patio enclosure (16'2" wide by 9'10" long), including the existing master bedroom sliding glass door. The existing door opening width would be reduced from 8' wide to 6' wide; the existing height would remain at 6'8" tall. The remaining 2' space would be filled in with drywall and stucco to match the rest of the wall.

The proposed front elevation of the room addition would have a 6' wide by 6'8" tall sliding glass door adjacent to a 3' wide by 3' tall window.

Due to the patio slab being lower than the master bedroom and garage floor, the proposal calls for a 3" build-up of concrete to be used to bring the floor level with the rest of the house. Per Code, the proposed and existing sliding glass doors will require landings. Due to the existing sliding glass door being adjacent to the proposed door, the patio slab will need to be built up in front of both doors, creating an uneven surface for the remainder of the patio. To create a harmonious appearance in the patio, the proposal is to raise the patio slab for the remainder of the patio section between the garage and the Manor.

A built up roof per Standard 300 will be used with a single sky light measuring 2' wide by 3' long.

Acoustic considerations have been added to the conditions of approval by requiring noise dampening insulation on the common wall of the room addition.

Staff determined there would be no impairment of the structural integrity or mechanical systems of the surrounding buildings or lessening of its support.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes to include electrical loads, light, ventilation, and egress.

The La Reina floor plan has an Architectural Standard for a room addition on the front patio; there is a previous example of a non-standard room addition in the same location for Unit 3238-B that was approved for approved in March 2018.

A Neighbor Awareness Notice was sent to units 3235-B, 3242-1D, 3242-2D and 3242-3D on June 12, 2018 due to sharing common walls or being within line of sight of the alteration.

At the time of preparing this report, there are no open Mutual Consents for Manor 3235-C.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 3235-C.

Staff recommends approval of the request as the variation from the standard plan is minimal and is of the opinion that the alteration would not cause any negative effect on the surrounding units while remaining consistent with the Community aesthetics.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Kurt Wiemann, Permits, Inspections & Restoration Manager

Eve Morton, Alterations Coordinator

ATTACHMENT(S)

- Appendix A: Conditions of Approval
- Attachment 1: Site Plan
- Attachment 2: Variance Request, May 24, 2018
- Attachment 3: Photos
- Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

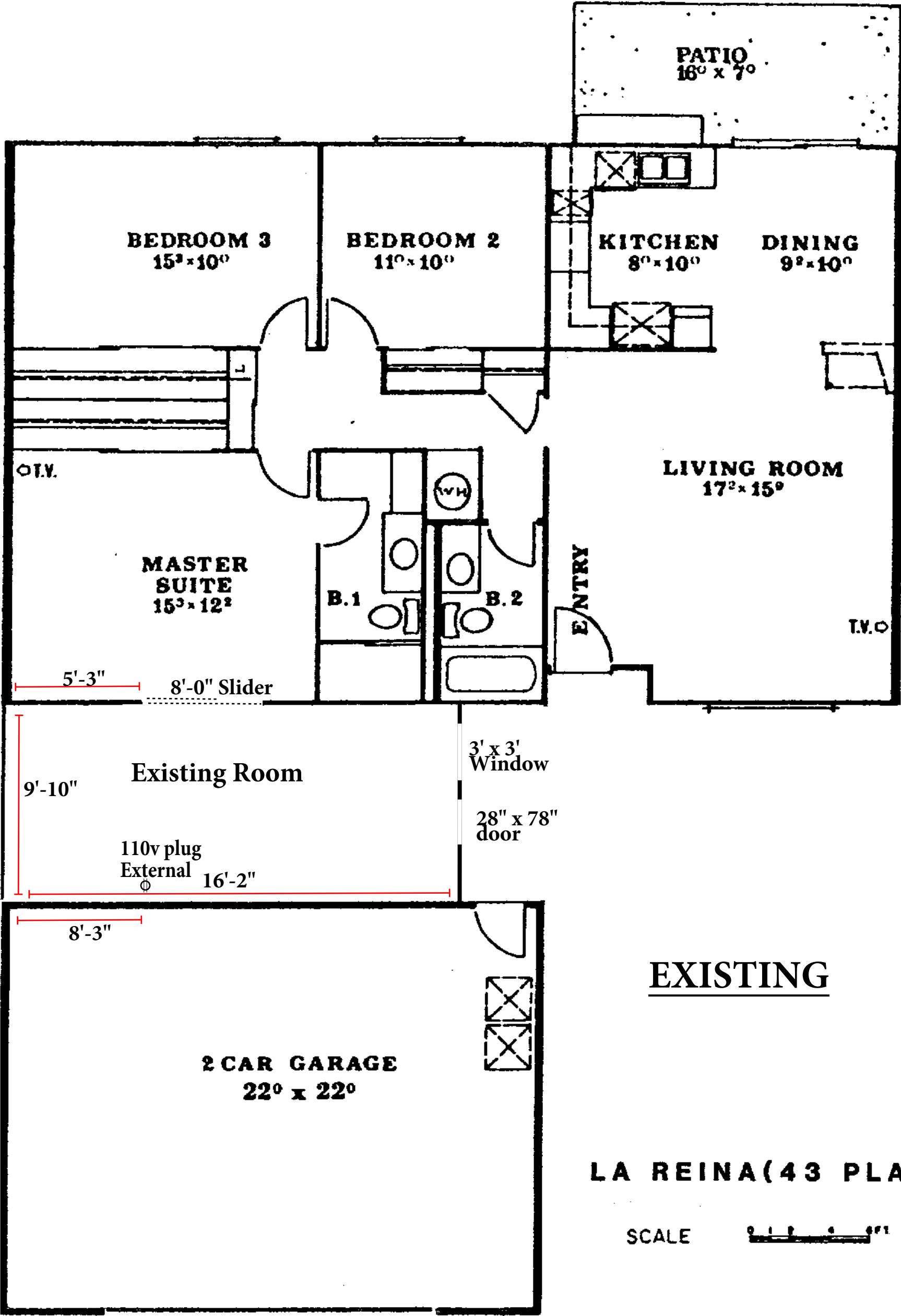
1. No improvement shall be installed, constructed, modified or altered at unit **3235-C**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management 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 Member Owner or Owners ("Member Owner") 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.
2. A Variance for Unit Alterations has been granted at **3235-C** for **Replace Patio Enclosure with Room Addition**, subject to the attached plans stamped approved and is subject to the 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 Member.
3. Prior to the issuance of a Mutual Consent for Unit 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.
4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 3235-C and all future Mutual members at 3235-C.
5. 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.
6. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
7. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
8. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Agreement" for a proposed improvement that

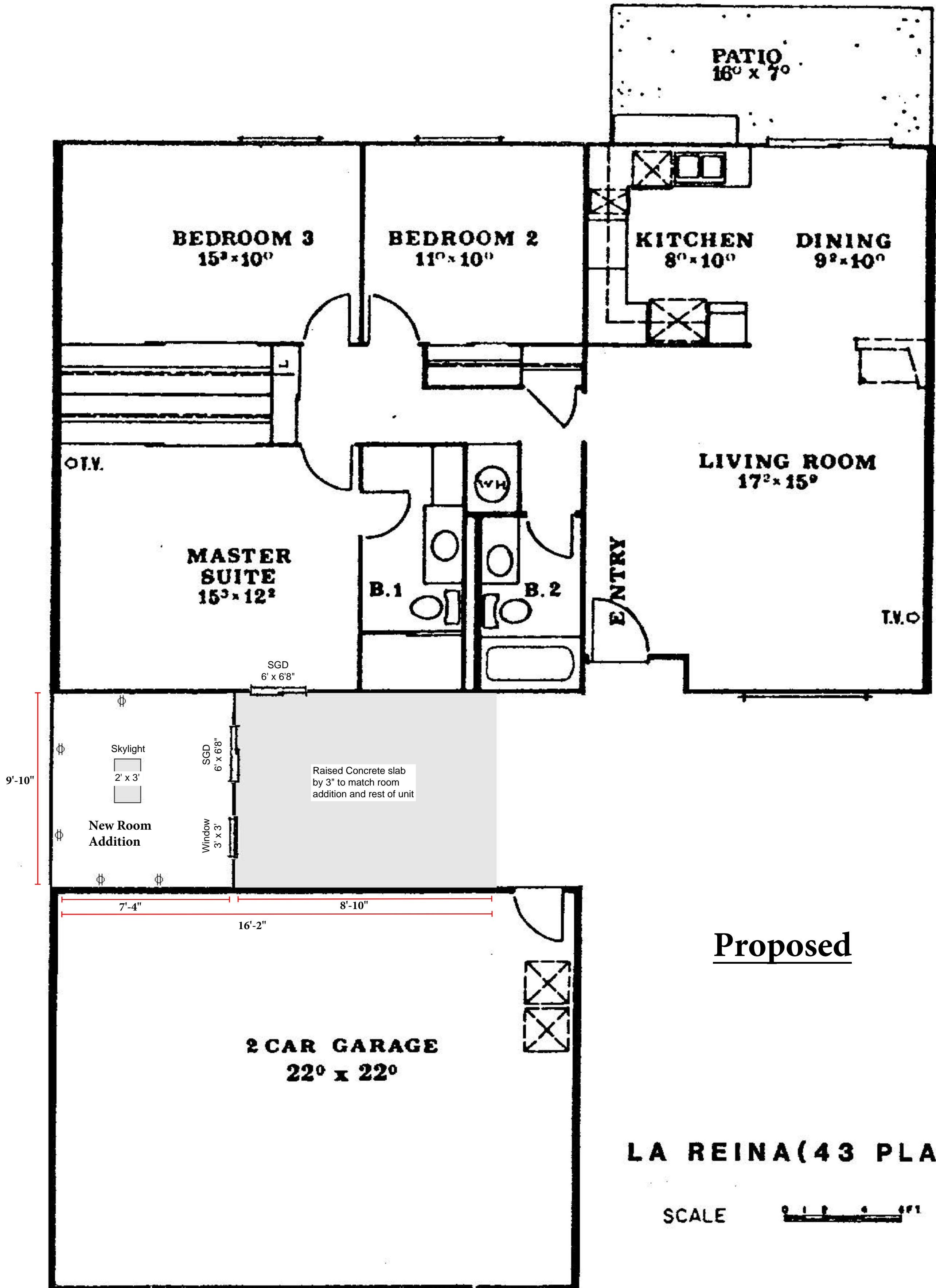
would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Unit Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.

9. 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 Unit 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.
10. Prior to the issuance of a Mutual Consent for Unit Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Member Owner may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Member Owner's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member Owner's expense during construction of the improvement.
11. Prior to the issuance of a Mutual Consent for Unit Alterations, the Member Owner shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.
12. Prior to the issuance of a Mutual Consent for Unit 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 "Third Laguna Hill Mutual Color Selections" at Resident Services, located at the Community Center first floor.
13. Member Owner 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, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
14. Member Owner 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.
15. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment, traffic or other charge levied in connection therewith.

16. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invites.
17. Member Owner's contractors and other invitees shall have business signage on vehicles and 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.
18. Prior to the Issuance of a Mutual Consent for Unit Alterations, the Member 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 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.
19. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be 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 Member Owner; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Member Owner'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.
20. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Member Owner 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.
21. Any remaining Conformance Deposit is refundable if the Member Owner 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 Member Owner's address of record with the Mutual. Under no circumstances shall Member Owner 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 Member Owner 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.
22. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.
23. 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.

24. During construction, both the Mutual Consent for Unit Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
25. 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.
26. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. Any dumpster must be covered and locked at the end of each day. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
27. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
28. The Mutual Consent for Unit 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.
29. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, 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 Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
30. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

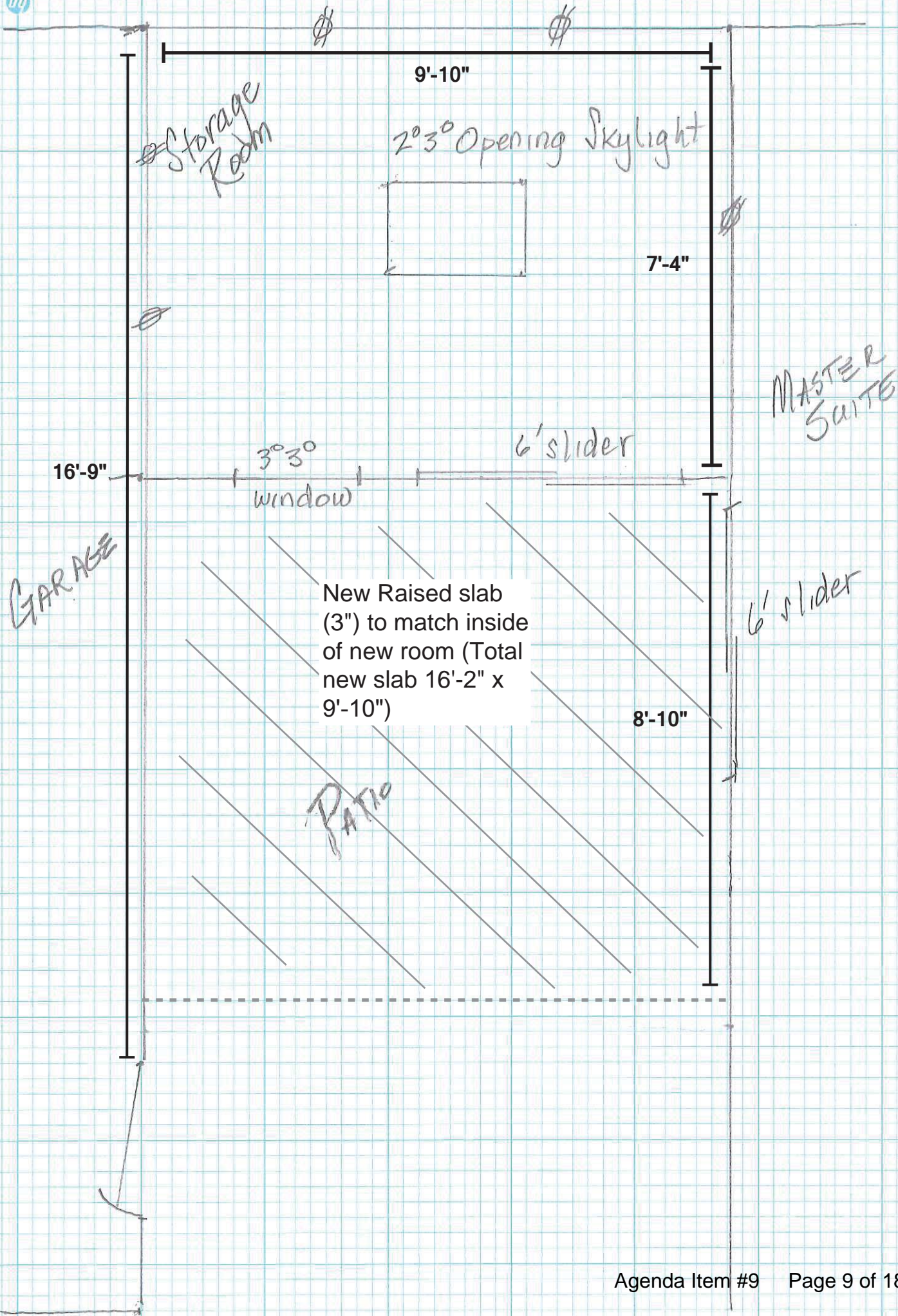




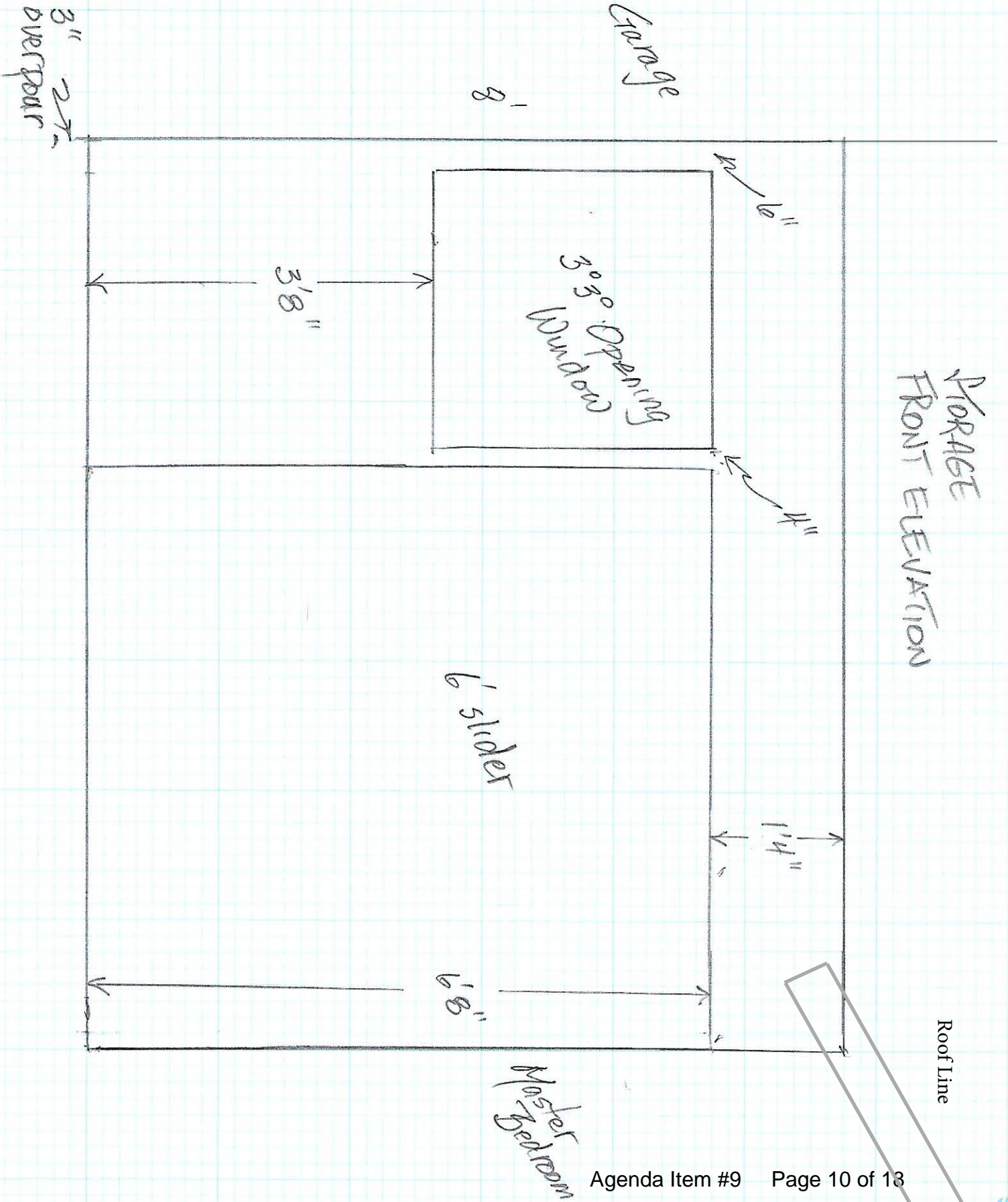
Proposed

LA REINA (43 PLAN)

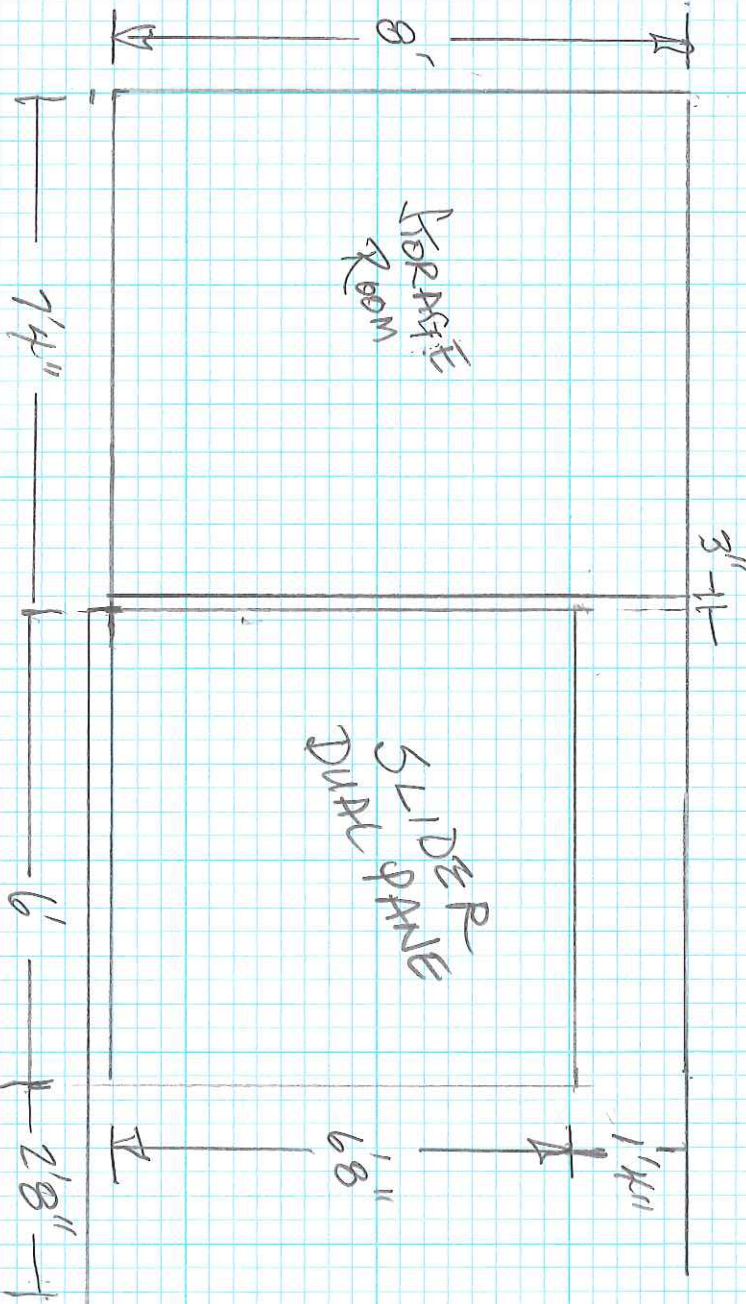
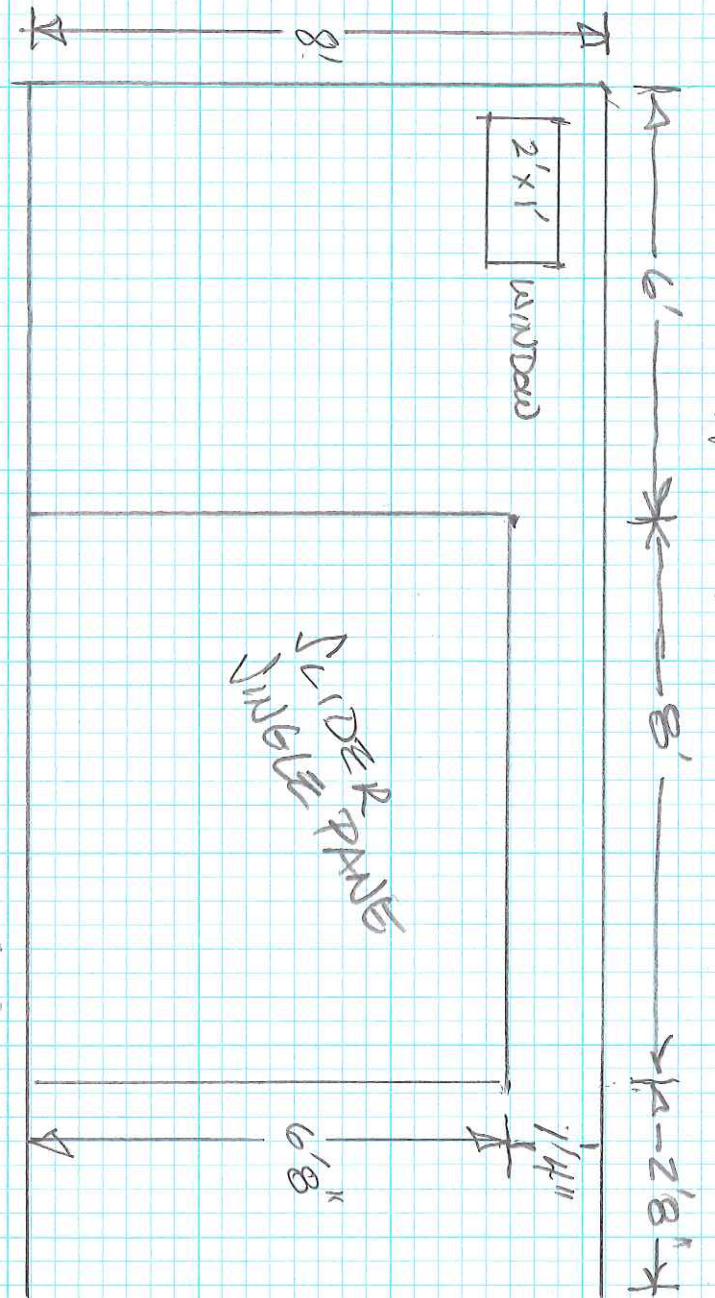
SCALE



Storage FRONT ELEVATION



MASTER SUITE



MANOR # 3235-C☐ ULWM☒ TLHM

Variance Request Form

SA 21259458

Model: <u>LAKEINA</u>	Plan: <u>SB703RB</u>	Date: <u>05-23-18</u>
Member Name: <u>MICHAEL ERSTEIN</u>	Signature: <u>Michael Erstein</u>	
Phone: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>	
Contractor Name/Co: <u>ISLANDER CONST.</u>	<u>[REDACTED]</u>	
Owner Mailing Address: (to be used for official correspondence) <u>31 HILLGATE PL, ALISO VIEJO, CA 92656</u>		

Description of Proposed Variance Request ONLY:

Room addition on patio.
Using Standard Plan 300's specifications but different
room size

Dimensions of Proposed Variance Alterations ONLY:

Enclose 7'4" (w) by 9'10" (L) at back of patio adjacent to middle unit.
Per Plan 300, install 3x3 window and 6'x6'8" slider for light & ventilation.
Room will have a 2'x3' opening skylight
Install five electrical duplex outlets
Change 8' slider master suite to a 6' dual pane slider

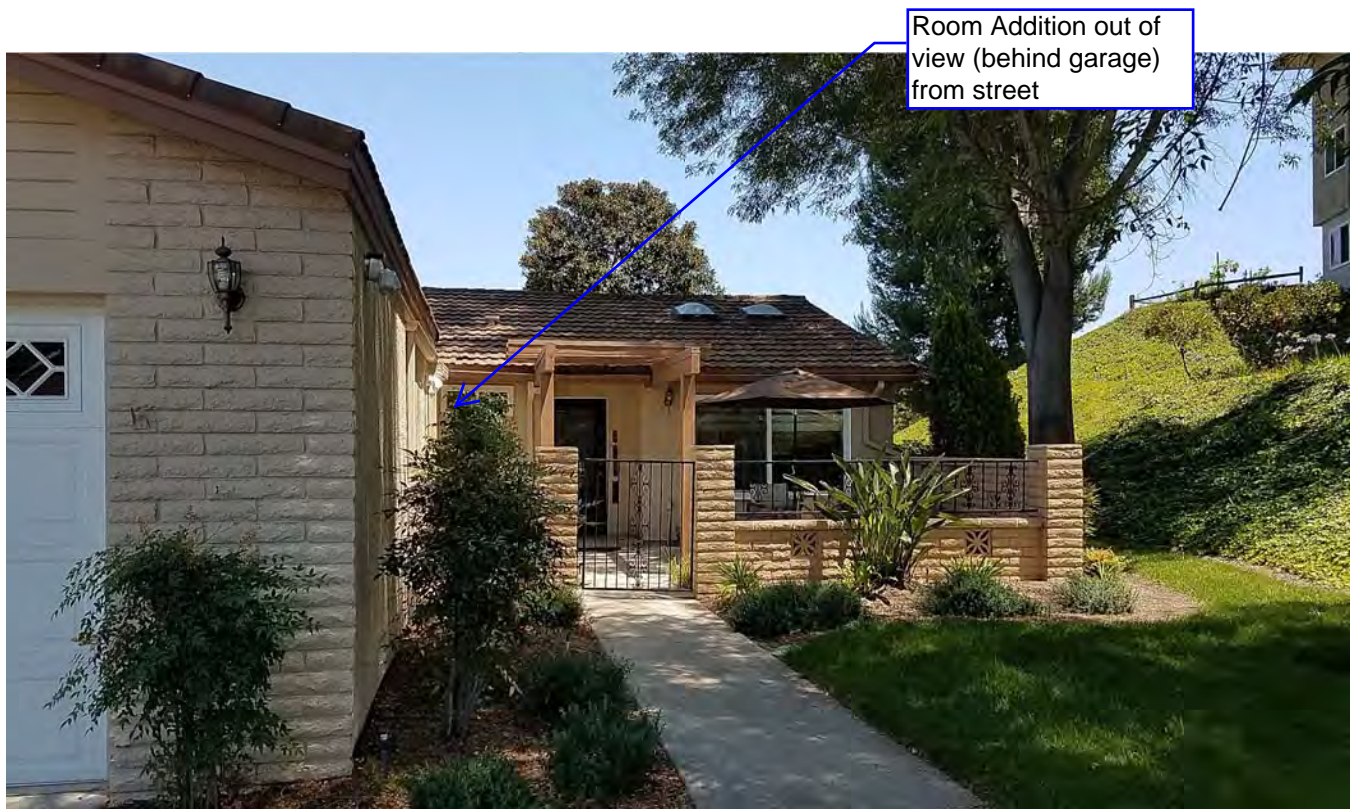
FOR OFFICE USE ONLY

RECEIVED BY: Joel DATE RECEIVED: 5/24/18 Check# 2833 BY: Carol/Michael Erstein

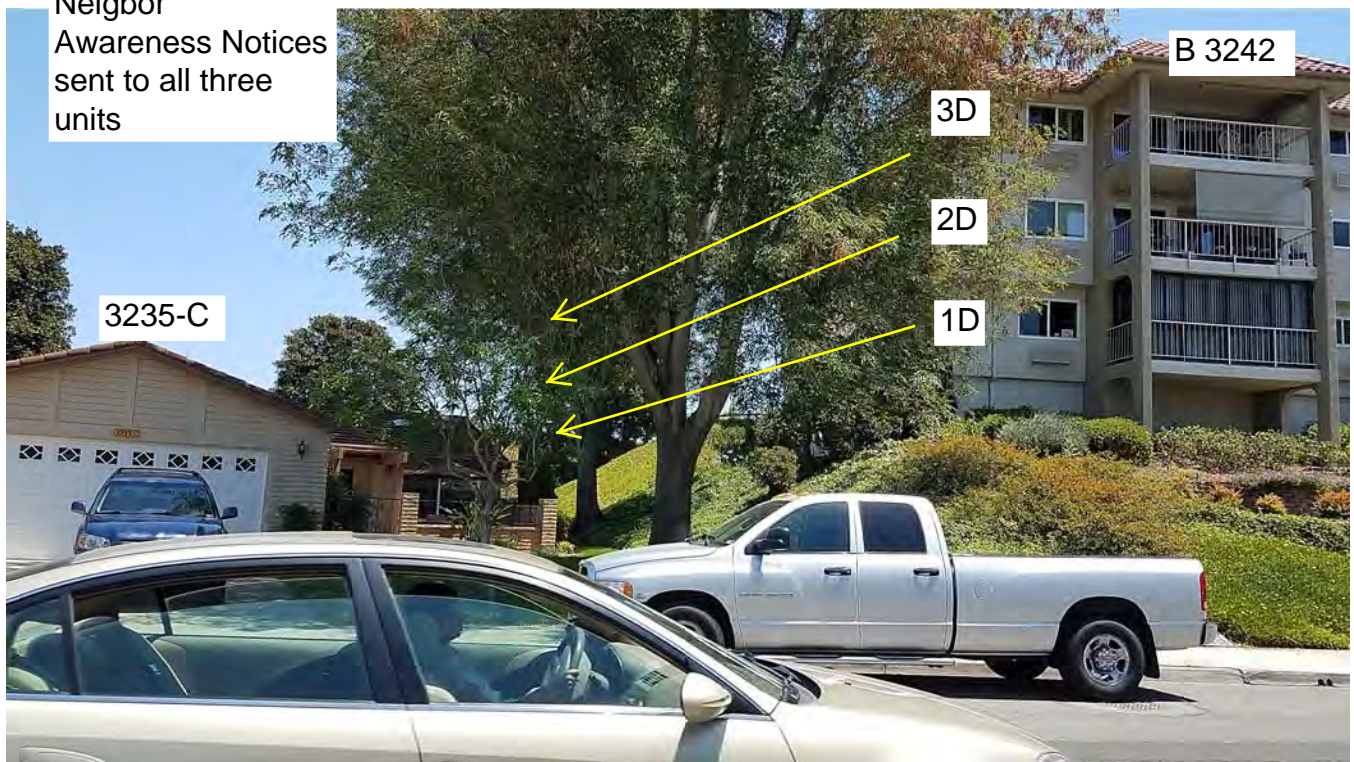
Alteration Variance Request	Complete Submittal Cut Off Date: <u>5/25/18</u>
Check Items Received: <input type="checkbox"/> Drawing of Existing Floor Plan <input type="checkbox"/> Drawing of Proposed Variance <input type="checkbox"/> Dimensions of Proposed Variance <input type="checkbox"/> Before and After Pictures <input type="checkbox"/> Other: _____	Meetings Scheduled: Third AC&S Committee (TACSC): <u>6/25/18</u> United M&C Committee: _____ Board Meeting: <u>7/17/18</u> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Tabled <input type="checkbox"/> Other: _____

Attachment: 3





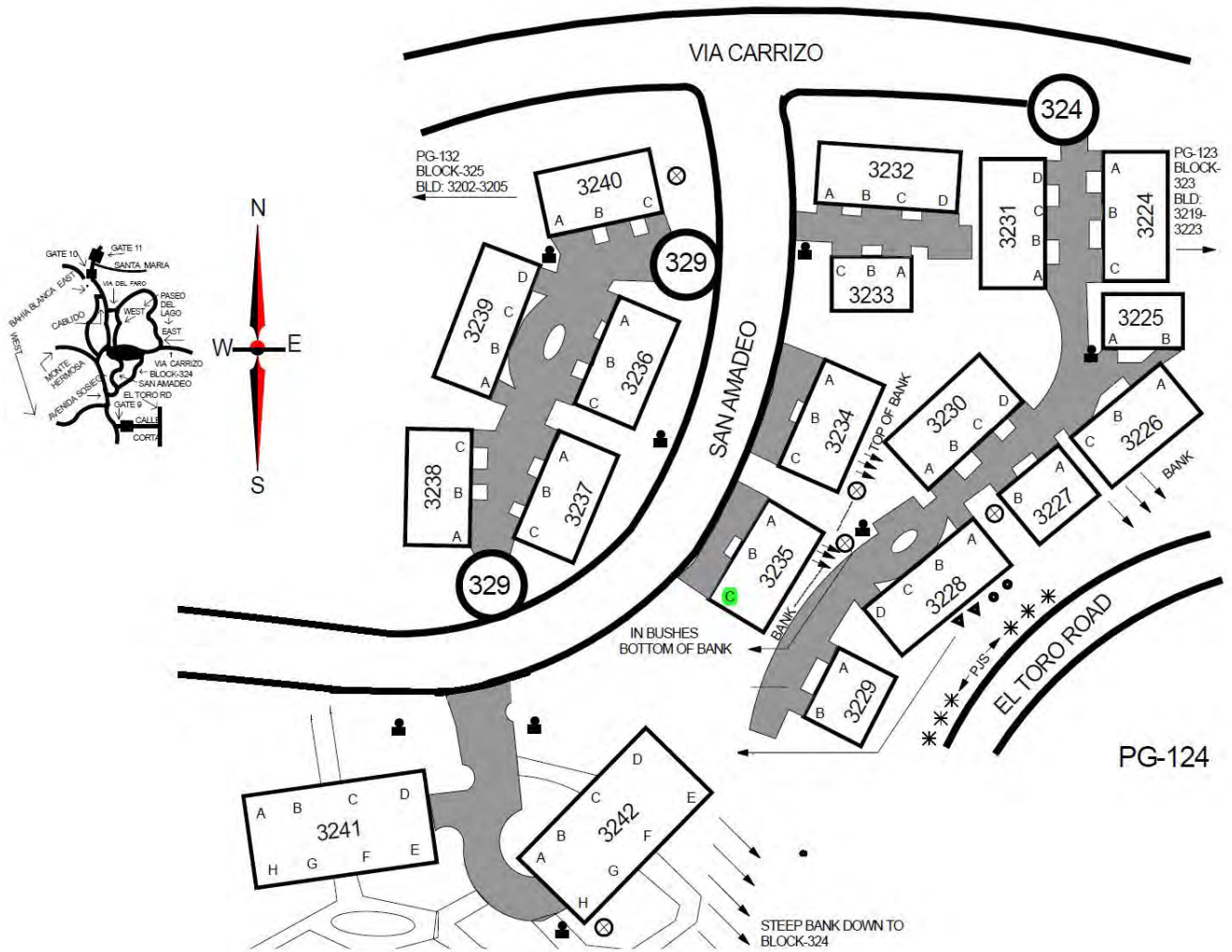
Neighbor
Awareness Notices
sent to all three
units



Attachment: 4









STAFF REPORT

DATE: June 25, 2018
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Mr. Michael Cunningham of 3374-B (Navarro, P203RC, 46R)
Replace Wrought Iron Fence with Glass Windbreak

RECOMMENDATION

Staff recommends the Board approve the request to replace the wrought iron fence around the existing front patio with a glass windbreak with the conditions as stated in Appendix A.

BACKGROUND

Mr. Cunningham of 3374-B Punta Alta, a Navarro style unit, is requesting Board approval of a variance to remove the previously approved wrought iron fence that exists around the perimeter opening of the front patio and replace with a glass windbreak with solid kick plate and transom.

The wrought iron is currently in an advanced state of corrosion and requires maintenance/removal.

The alteration would take place on the original patio footprint of the unit and would not encroach on Common Area.

Plans have been provided of the above-mentioned items (Attachment 1).

The cost of the proposed alteration would be borne by the Member.

Due to no existing Standards existing on file, Staff requires Board approval prior to issuing Mutual Consent.

DISCUSSION

Mr. Cunningham wishes to remove the existing wrought iron fence and install a glass windbreak consisting of a 24" tall kick plate, 42" wide by 60" tall windows and a 7" transom below the existing (original) patio roof.

The front elevation would consist of three openable windows, while the left elevation will consist of two openable windows and a 38" wide opening that is open up to the existing patio roof.

A drywall ceiling will be installed under the existing patio roof that would attach to the aluminum and vinyl framing system. The framing would be installed on the inside of the existing columns and be white in color.

The solid kick plate would have a stucco-like exterior finish to match the existing building.

Staff was unable to find any previous examples of variance for a Navarro floor plan for a similar style windbreak system. There are Mutual Standards that allow for a half and a full room addition available for the Navarro unit's front patio. This unit currently has the half patio room addition; it will remain as is.

Staff recommends approval of the request due to the removal of the wrought iron fence that would otherwise require maintenance. Staff does not feel the styling of the alteration would cause any negative effect on the surrounding units while keeping consistent with the Community's aesthetics.

At the time of preparing this report, there are no open Mutual Consent for Unit 3374-B.

A Neighbor Awareness Notice was sent to Units 3374-A, 3374-C, 3375-A, 3375-B and 3375-C June 12, 2018 due to line of sight and/or effects of construction noise/debris within 150' of the alteration.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 3374-B.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Kurt Wiemann, Permits, Inspections & Restoration Manager

Eve Morton, Alterations Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval

Attachment 1: Site Plan

Attachment 2: Variance Request, May 24, 2018.

Attachment 3: Photos

Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

1. No improvement shall be installed, constructed, modified or altered at unit **3374-B**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a 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 Member Owner or Owners ("Member Owner") 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.
2. A Variance for Unit Alterations has been granted at **3374-B** for **Replace Wrought Iron Fence with Windbreak**, subject to the attached plans stamped approved and is subject to the 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 Member.
3. Prior to the issuance of a Mutual Consent for Unit 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.
4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 3374-B and all future Mutual members at 3374-B.
5. 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.
6. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
7. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
8. Member Owner(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Agreement" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Unit Alterations, that "Recordable Common Area Agreement" must be filed with the Orange County Clerk/Recorder.

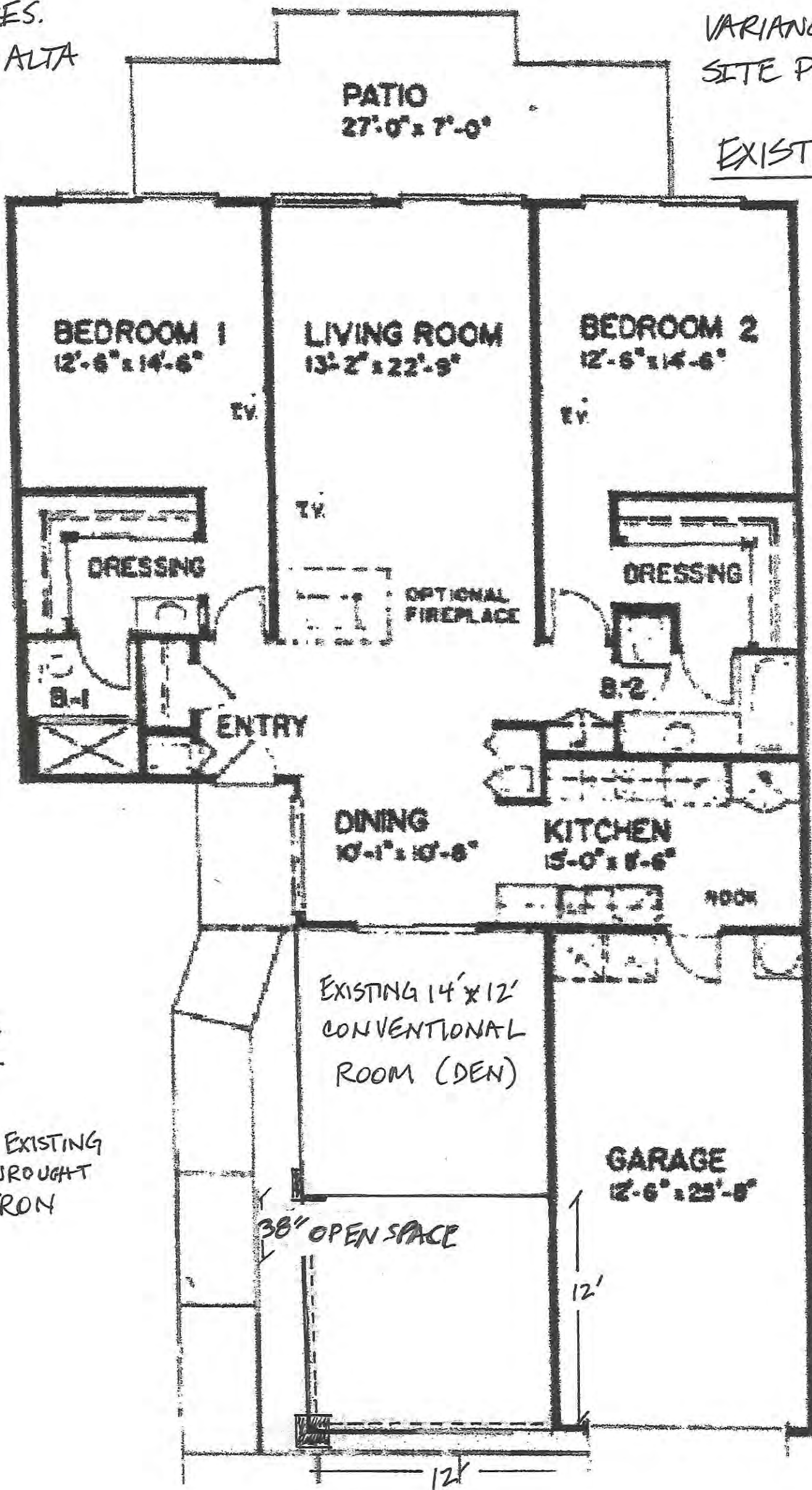
9. Prior to the issuance of a Mutual Consent for Unit Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "Third Laguna Hill Mutual Color Selections" at Resident Services, located at the Community Center first floor.
10. Member Owner 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, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
11. Member Owner 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. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment, traffic or other charge levied in connection therewith.
13. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invites.
14. Member Owner's contractors and other invitees shall have business signage on vehicles and 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 Unit Alterations, the Member 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 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 Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be 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 Member Owner; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Member Owner'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, Member Owner 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 Member Owner 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 Member Owner's address of record with the Mutual. Under no circumstances shall Member Owner 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 Member Owner 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. See <http://www.lagunawoodsvillage.com>.
20. 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 Unit 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. Any dumpster must be covered and locked at the end of each day. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
24. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
25. The Mutual Consent for Unit 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.
26. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, 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 Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
27. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

CUNNINGHAM RES.
3374 B PUENTA ALTA

VARIANCE REQUEST
SITE PLAN

EXISTING

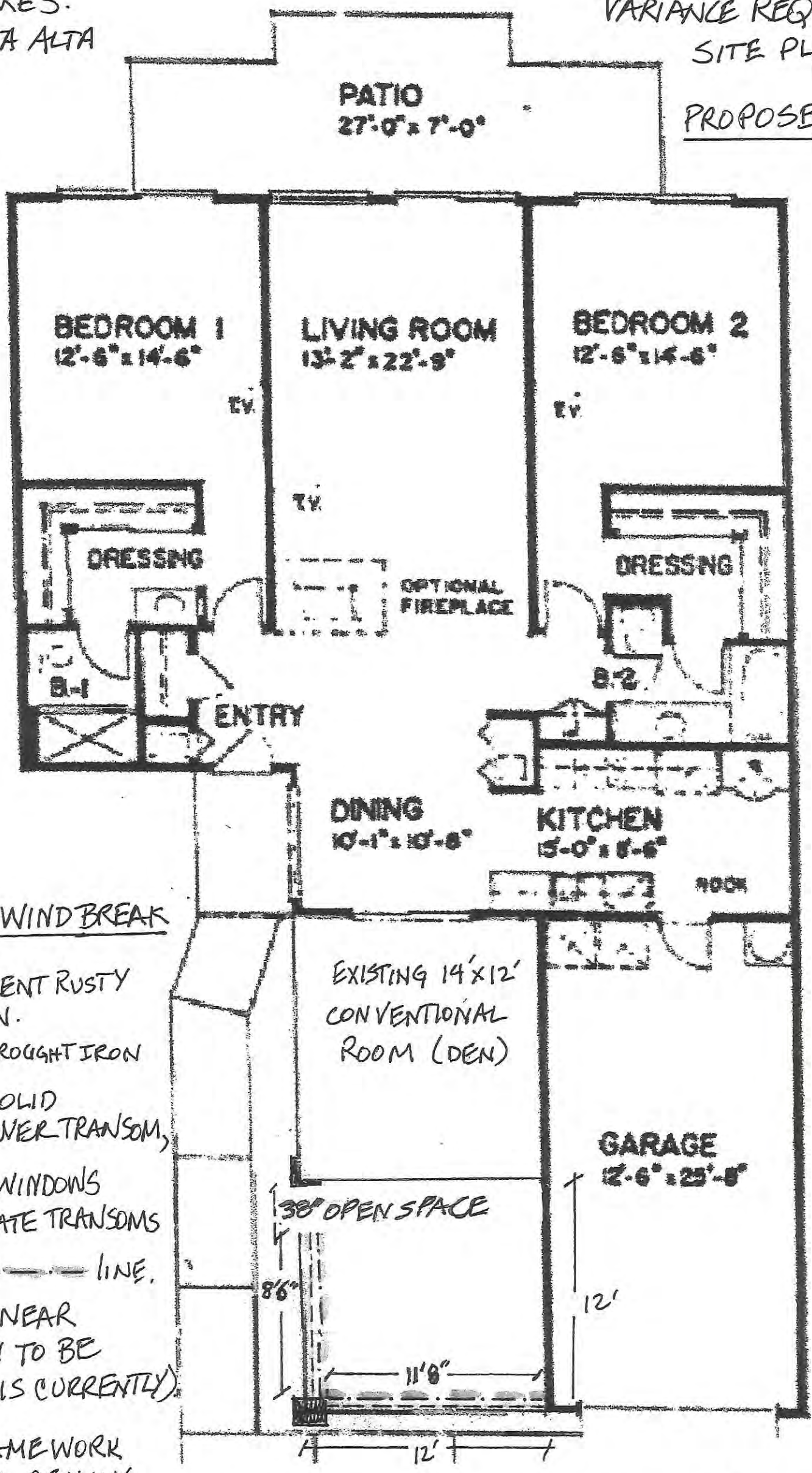


CURRENT

--- = EXISTING
WROUGHT
IRON

CUNNINGHAM RES.
3374 B PUERTA ALTA

VARIANCE REQUEST
SITE PLAN
PROPOSED



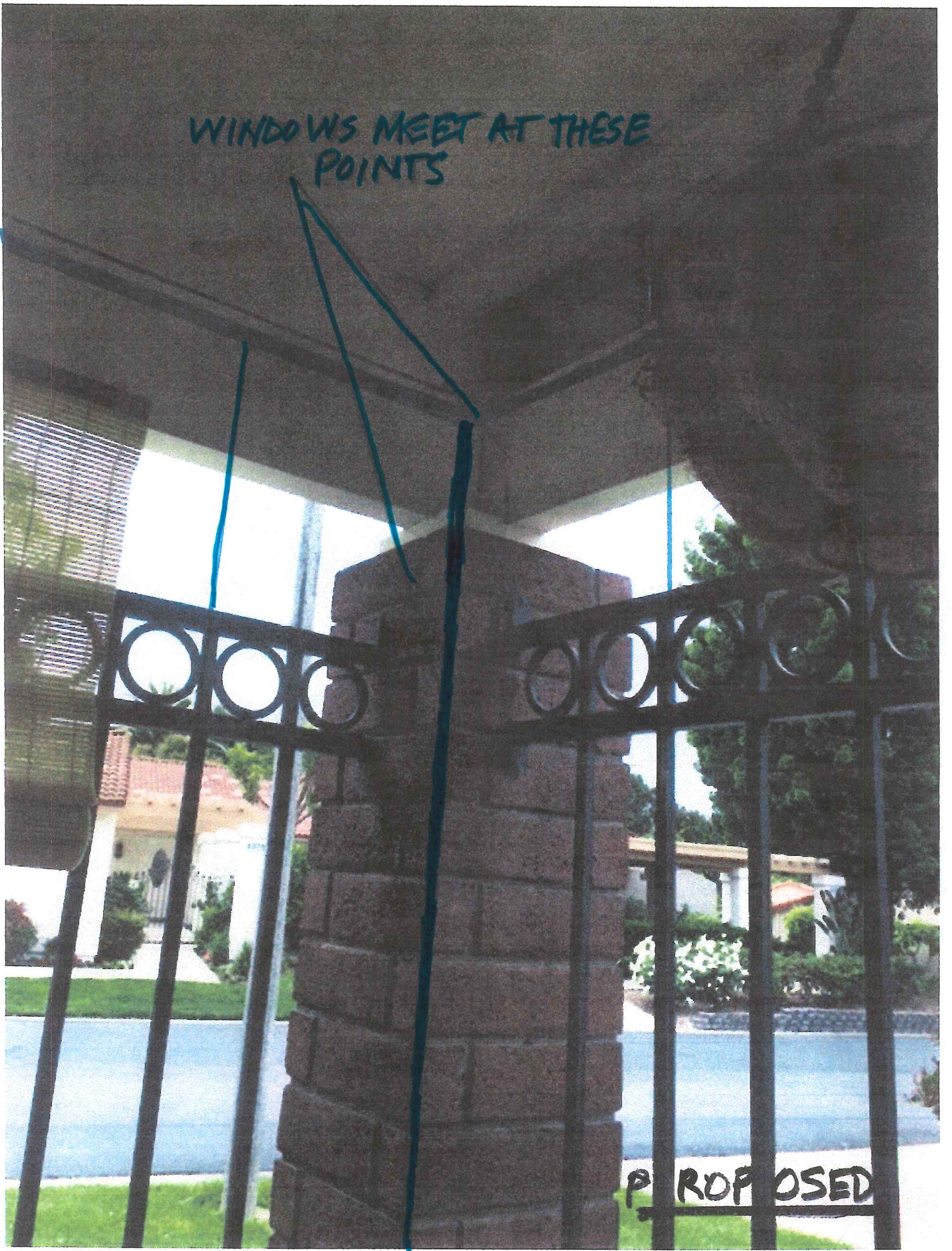
PROPOSED WINDBREAK

1. REMOVE CURRENT RUSTY WROUGHT IRON.
----- = WROUGHT IRON
2. INSTALL 24" SOLID KICK PLATE LOWER TRANSOM, AND 42"x60" WINDOWS ABOVE KICK PLATE TRANSOMS ALONG ----- LINE.
3. 38" AREA NEAR EXISTING DEN TO BE OPEN (AS IT IS CURRENTLY).
4. INSTALL FRAMEWORK AND DRYWALL CEILING UNDER CURRENT CEILING. WINDOWS/WINDBREAK TO BE ATTACHED TO NEW CEILING.





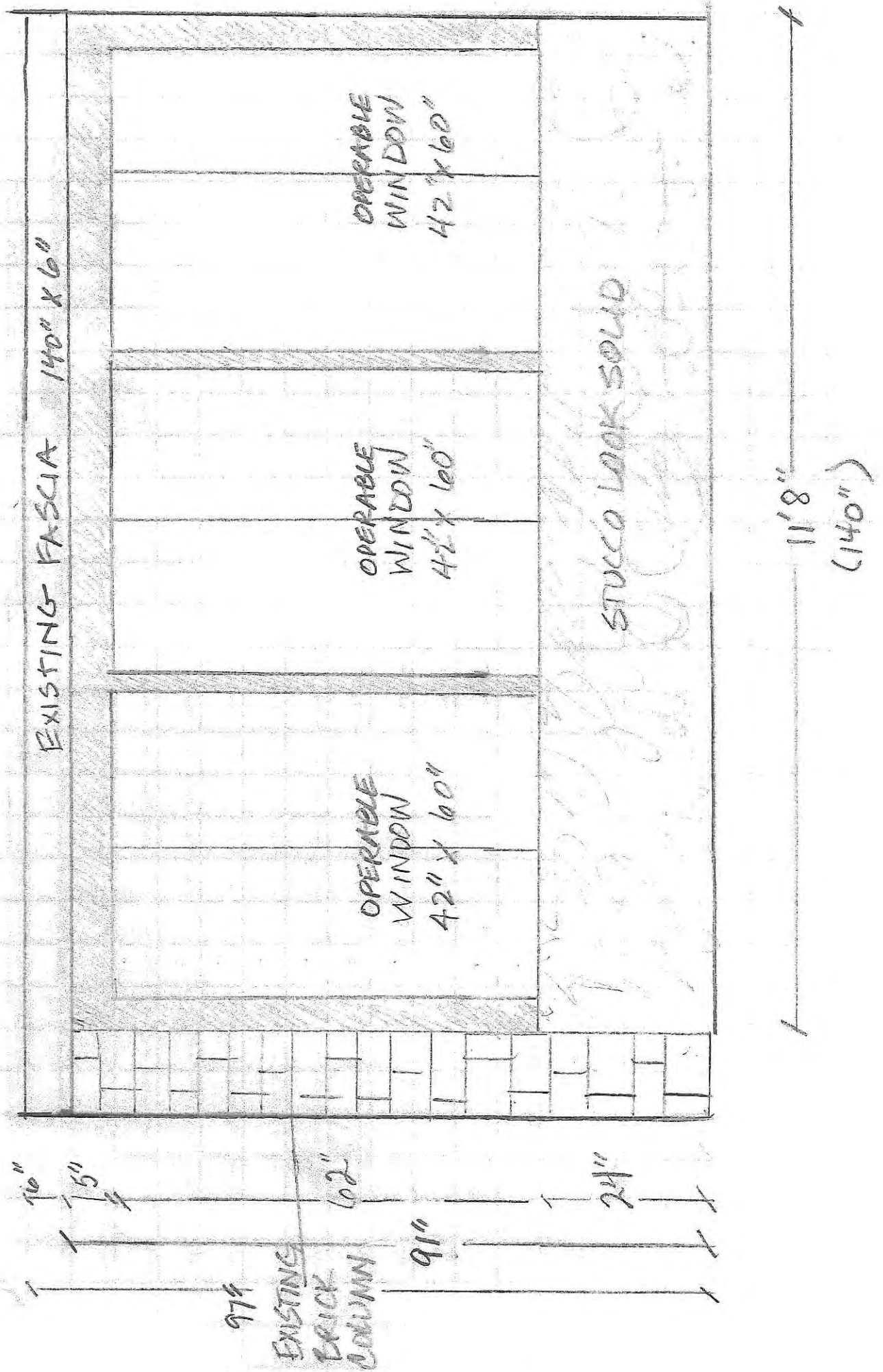




CUNNINGHAM RES
3374 E PUENTA ALTA
LAGUNA WOODS

VARIANCE REQUEST

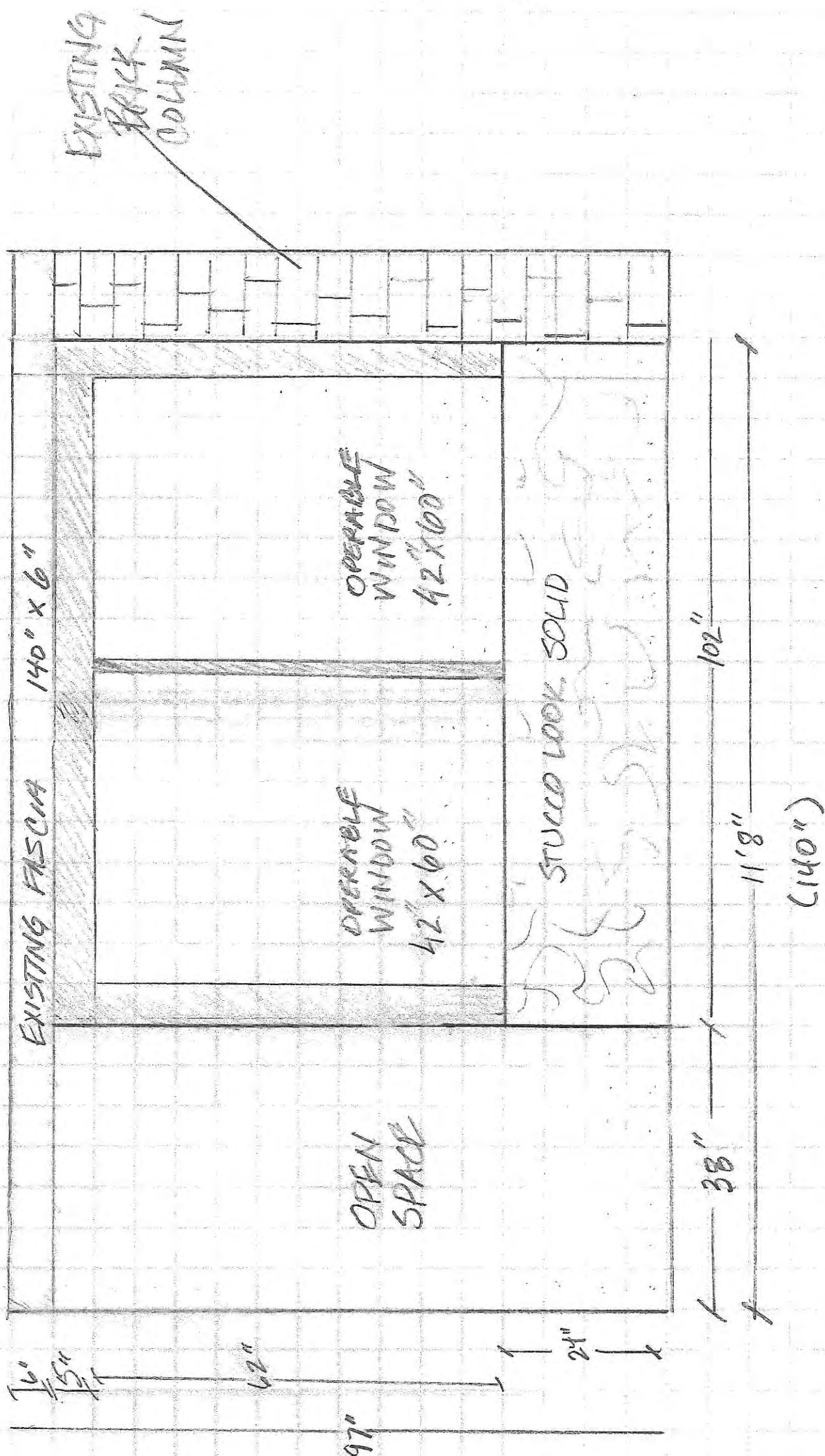
FRONT ELEVATION



CUNNINGHAM RES
3374 PUENTE ALTA B
LAGUNA WOODS

LEFT SIDE ELEVATION

VARIANCE REQUEST



☐ ULWM
☒ TLHM

Variance Request Form

SA ~~007~~ 2125464

Manor No: 3374 B	Model: NAVARRO	Plan: P203RC	Date: 5/24/18
Member Name: CUNNINGHAM	Phone: [REDACTED]	Email: [REDACTED]	
Applicant Name/Co: Laura Freese / CAPISTRANO SUNROOMS	Phone: [REDACTED]	Email: [REDACTED]	

Description of Proposed Variance Request ONLY:

REMOVE RUSTED WROUGHT IRON AROUND PATIO.
 REPLACE WROUGHT IRON WITH GLASS WINDOWS AS A WINDBREAK ON A
 24" SOLID KICKPLATE TRANSOM. KICKPLATE EXTERIOR WILL HAVE STUCCO-LIKE FINISH.
 WINDOWS FRAMED IN ALUMINUM AND VINYL. COLOR IS WHITE.
 INSTALL DRYWALL CEILING UNDER THE EXISTING ROOF/CEILING.
 WINDOWS TO ATTACH TO NEW CEILING, INSIDE FASCIA.
 ENTRANCE AREA TO STAY OPEN AS IT IS CURRENTLY.

Dimensions of Proposed Variance Alterations ONLY:

PATIO AREA FOR VARIANCE IS 12' x 12'.
 LENGTH + WIDTH OF WINDOW/WINDBREAK IS 8'6" x 11'8".
 HEIGHT OF SOLID KICKPLATE IS 24".
 WIDTH OF ENTRANCE AREA TO STAY OPEN AS IT IS CURRENTLY IS 38"
 HEIGHT OF PROPOSED WIND BREAK TO EXISTING FASCIA IS 91".

FOR OFFICE USE ONLY

RECEIVED BY: Joel C#460 DATE RECEIVED: 5/24/18 PAYMENT BY: Laura Freese

Alteration Variance Request:

5/25/18

Check Items Received:

- ☐ Drawing of Existing Floor Plan
☐ Drawing of Proposed Variance
☐ Dimensions of Proposed Variance
☐ Before and After Pictures
☐ Other: _____

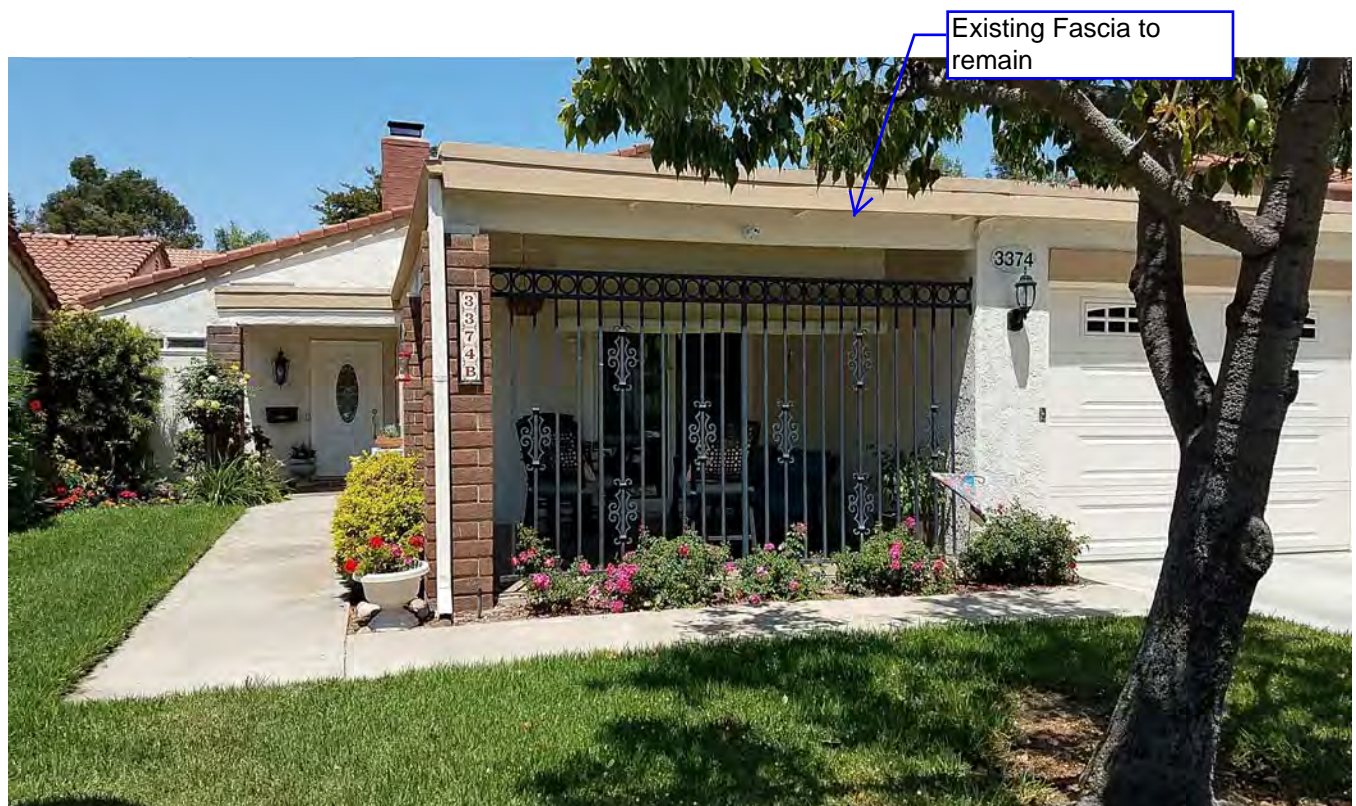
Meetings Scheduled

Third AC&S Committee (TACSC): 6/25/18

United M&C Committee: _____

Board Meeting: 7/17/18☐ Denied☐ Approved☐☐

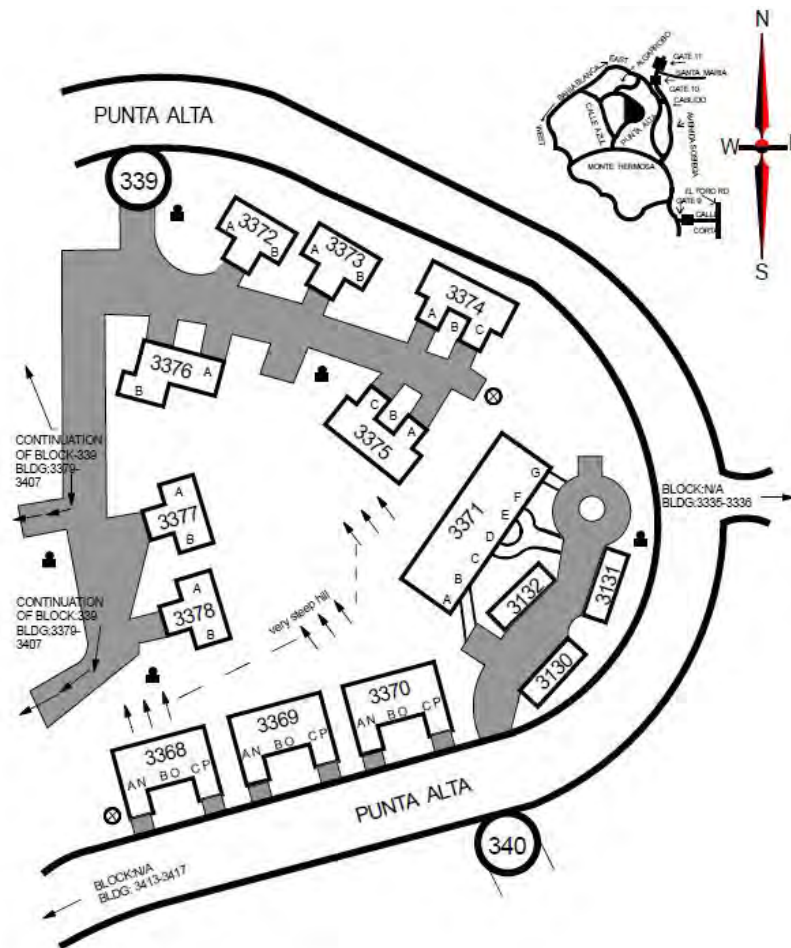
Attachment: 3





Attachment: 4







STAFF REPORT

DATE: June 25, 2018
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Ms. Grace Chen of 5405 (Trinidad, C11RC_2)
Add/Modify Windows and Doors, Room Addition and Bathroom Remodel

RECOMMENDATION

Staff recommends the Board approve the request to Add/Modify Windows and Doors, Room Addition and Bathroom Split with the conditions as stated in Appendix A.

BACKGROUND

Ms. Chen of 5405 Via Carrizo, a Trinidad style unit, is requesting Board approval of a variance to perform the following alterations:

1. Replace sliding glass doors in both bedrooms with windows.
2. Replace the living room sliding glass door with a French door.
3. Reapportion space in the second bedroom to create a third bedroom.
4. Replace the dining room sliding glass door with a French door.
5. Reduce size of dining nook window.
6. Add a window in the garage.

Plans have been provided of the above-mentioned items and attached as Attachment 1.

The cost of the proposed alteration would be borne by the Member.

Due to modifications from doors to windows, changes in structural support, adding a room and resizing windows, Staff requires Board approval prior to issuing Mutual Consent.

DISCUSSION

(1) Replace Bedroom Sliding Glass Doors with Windows: Ms. Chen is proposing to remove the original sliding glass doors of both bedrooms (measuring 8' wide by 6'8" tall) and replacing them with white vinyl sliding windows measuring 8' wide by 4' tall. A City permit would verify that necessary requirements of building code are met for emergency egress. Staff recommends approval due to the unit being a stand-alone building and the rear of the property looks over a hill with no direct facing neighbors.

(2) Replace Living Room Sliding Glass Door with French Door: Ms. Chen is also proposing to remove the existing original sliding glass doors of the living room (measuring 10' wide by 6'8" tall) and replace it with a 12' wide by 6'8" French door. Due to requiring a larger

opening, wet stamped structural plans for accommodating the larger door have been added as a Condition of Approval. Staff recommends approval due to the unit being a stand-alone building and the rear of the property looks over a hill with no direct facing neighbors.

(3) Reapportion Space in Second Bedroom to Create a Third Bedroom: Ms. Chen requests to remove the existing second bathroom and closet space to relocate the bathroom towards the rear of the unit and construct a new “jack and jill” style bathroom that measures 8’ wide by 5’4” long. By adding a door along each of the new bathroom walls, Ms. Chen would create two bedrooms; one, 12’8” in length and the other, 10’8”. Both would be the original 12’ 9” in width. The new bedrooms are proposed to have new sliding door closets installed on the common wall shared with the living room.

In order to meet light, ventilation and egress requirements, both the new bathroom and bedroom would have new windows installed; the original bathroom window will be filled and finished with a matching stucco exterior to the rest of building. The new bathroom window would measure 3’ wide by 1’2” tall, while the bedroom window would be 5’ wide by 4’ tall, both of white vinyl to meet existing Mutual Standards. Staff recommends approval of the alterations outlined in Item 3, on the condition that Unit 5406 does not object to the window additions. Additionally, Staff recommends a Condition of Approval that states the Village amenities and maximum occupants for the manor remain unchanged with the addition of a bedroom.

(4) Replace Dining Room with French Door: Ms. Chen propose to replace the existing original sliding glass doors of the dining room (measuring 8’ wide by 6’8” tall) and replace it with a same size French door. Staff recommends approval due to alteration being aesthetic and not changing the structure or use of the opening.

(5) Reduce Size of Nook Window: Item Five requests the existing nook window be reduced from 6’ wide by 7’ tall to 5’ wide by 4’ tall. White vinyl framing will be used for consistency with the rest of the unit. Due to the window being behind a courtyard wall, Staff recommends approval due to having no adverse effect on any other unit.

(6) Add Window in Garage: Finally, Ms. Chen requests to add a 4’ wide by 4’ window in the garage/laundry. The window would be along the same wall as the nook window. Staff recommends approval as this window is also restricted from view due to facing the courtyard. The window will be of white vinyl in accordance to Mutual Standard Section 34: Windows & Window Attachments for consistency. As part of the room addition with bedroom window being added, the air conditioner condenser will be relocated towards the rear of the unit approx. three feet away from the new bathroom window. This alteration can be processed as an over-the-counter Mutual Consent. Staff was unable to find any previous examples of a variance for Trinidad floor plans on file. This window addition may be issued as an over-the-counter Mutual Consent, but is listed here to give the Committee the full project.

At the time of preparing this report, there are no open Mutual Consents for Unit 5405.

A Neighbor Awareness Notice was sent to Units 5404 and 5406 on June 12, 2018, due to line of sight and/or effects of construction noise/debris within 150’ of the alteration.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 5405.

Prepared By: Gavin Fogg, Alterations Inspector II

Reviewed By: Kurt Wiemann, Permits, Inspections & Restoration Manager

Eve Morton, Alterations Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval

Attachment 1: Site Plan

Attachment 2: Variance Request, May 18, 2018

Attachment 3: Photos

Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of approval would be as follows:

1. No improvement shall be installed, constructed, modified or altered at Unit **5405**, ("Property") within the Third Laguna Hills Mutual ("Mutual") unless and until a Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Unit 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 Member Owner or Owners ("Member Owner") 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.
2. A Variance for Alterations has been granted at **5405** for **Add/Modify Windows and Doors, Room Addition and Bathroom remodel**, subject to the attached plans stamped approved and is subject to the 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 Member.
3. 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.
4. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 5405 and all future Mutual members at 5405.
5. 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.
6. Prior to the Issuance of a Mutual Consent for Alterations, acoustical impacts shall be considered and will require noise reducing material such as sound dampening drywall on common walls of the alteration (such as QuietRock® drywall panels or similar approved products).
7. This approval does not change the maximum occupants permitted in the unit or any other Village amenities that are based upon the number of bedrooms.
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 Unit 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 Unit Alterations, **the Member Owner must have conducted an inspection of the waste lines, by a VMS Plumber, to assure no repairs are needed.** The inspection will be a chargeable service to the Member Owner. Inspection appointments are to be made with Resident Services, by authorized persons only. Findings from the video inspection will be recorded on the chargeable service ticket for Unit Alterations staff to review.
10. Prior to the issuance of a Mutual Consent for Unit Alterations, the Member Owner shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.
11. Prior to the issuance of a Mutual Consent for Unit 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 "Third Laguna Hill Mutual Color Selections" at Resident Services, located at the Community Center first floor.
12. Member Owner 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, and use of Mutual property for storage of equipment or materials without prior approval. Member Owner acknowledges and agrees that all such persons are his/her invitees. Member Owner shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
13. Member Owner 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.
14. Member Owner shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment, traffic or other charge levied in connection therewith.
15. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invites.
16. Member Owner's contractors and other invitees shall have business signage on vehicles and 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.

17. Prior to the Issuance of a Mutual Consent for Unit Alterations, the Member 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 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.
18. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Member Owner or the Property, to cover and/or recoup any costs whatsoever, including, but not be 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 Member Owner; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Member Owner'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.
19. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Member Owner 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.
20. Any remaining Conformance Deposit is refundable if the Member Owner 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 Member Owner's address of record with the Mutual. Under no circumstances shall Member Owner 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 Member Owner 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.
21. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards. See <http://www.lagunawoodsvillage.com>.
22. 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.
23. During construction, both the Mutual Consent for Unit Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
24. 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.
25. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. Any dumpster must be covered and locked at the end of each day.

Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.

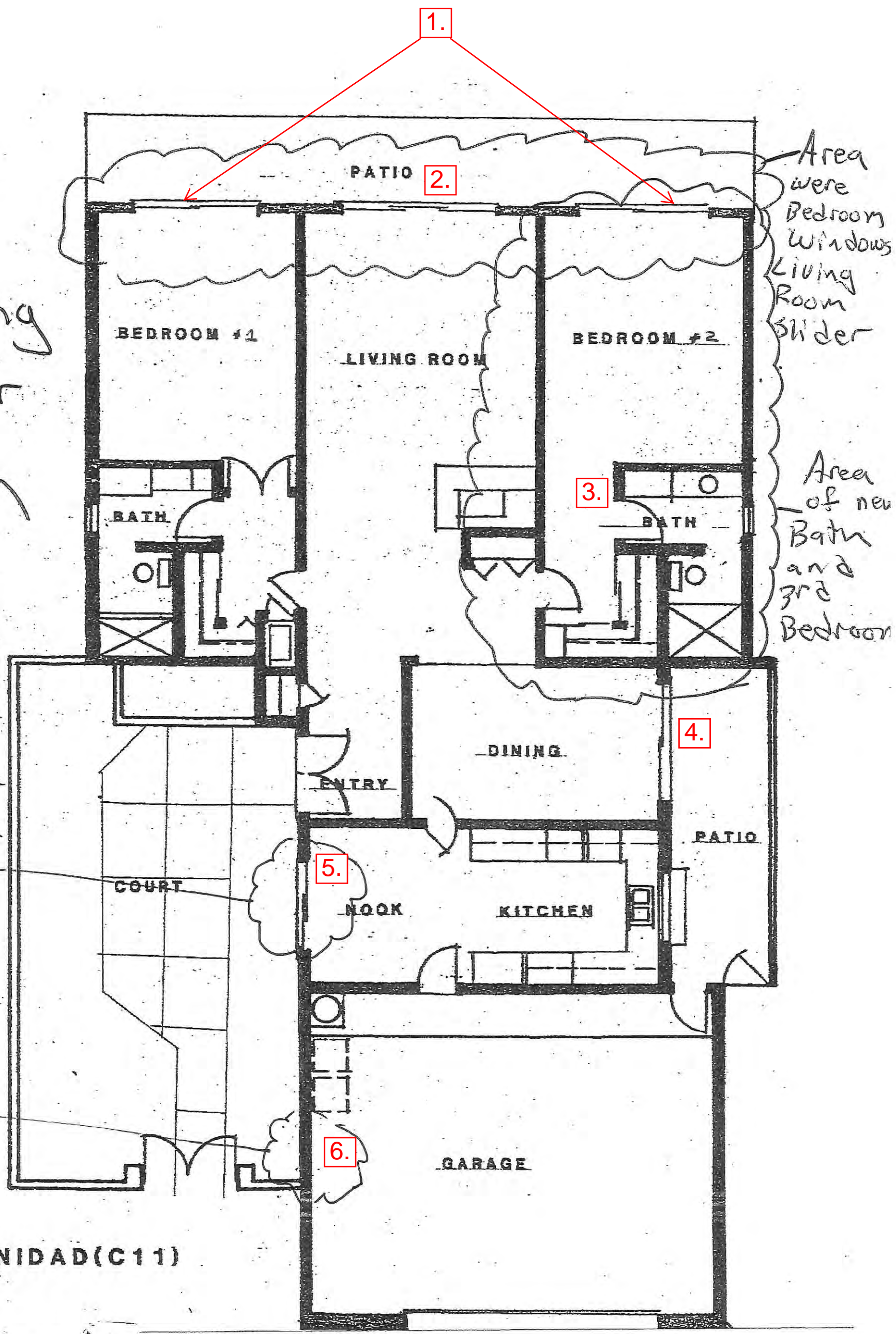
26. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
27. The Mutual Consent for Unit Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
28. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, 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 Owner Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
29. Mutual member shall indemnify, defend and hold harmless Third and its officers, directors, committee members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual member's improvements and installation, construction, design and maintenance of same.

Existing
Floor
Plan

Area Replace
Existing window
5'x4' with
6'-7'

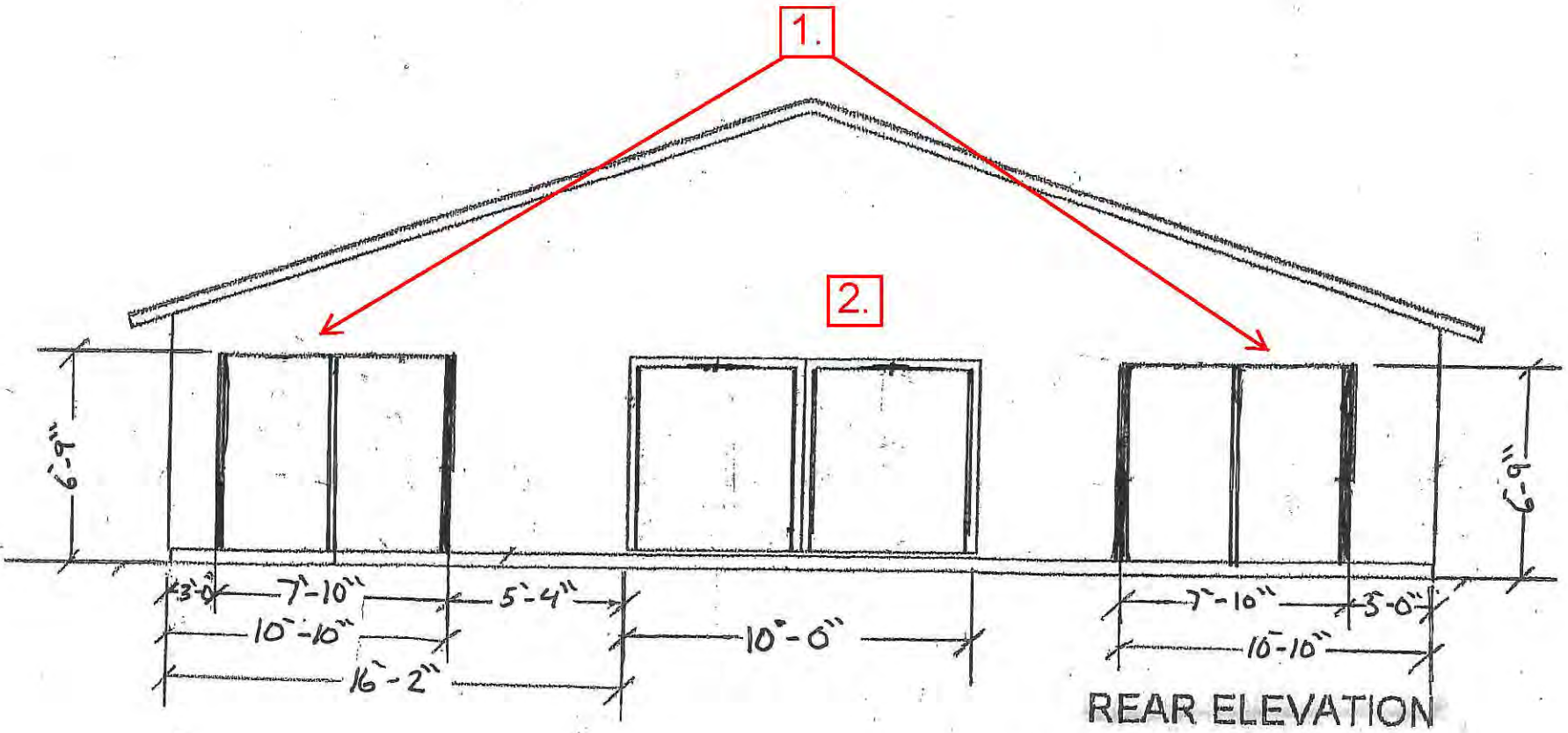
Area New
Window 4'x4'
Garage

TRINIDAD(C11)

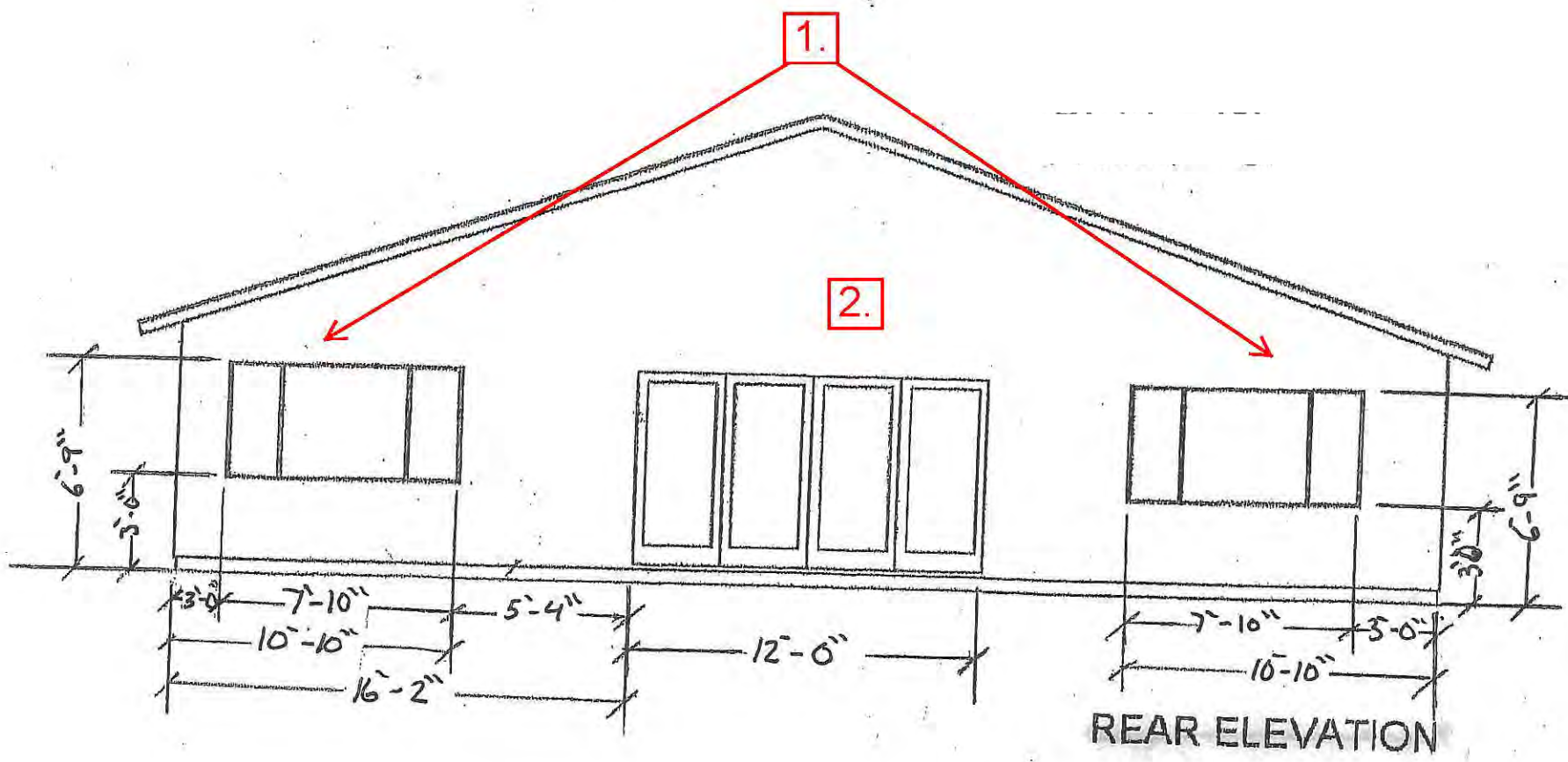


5405 Via CarriZO

Existing Rear Elevation

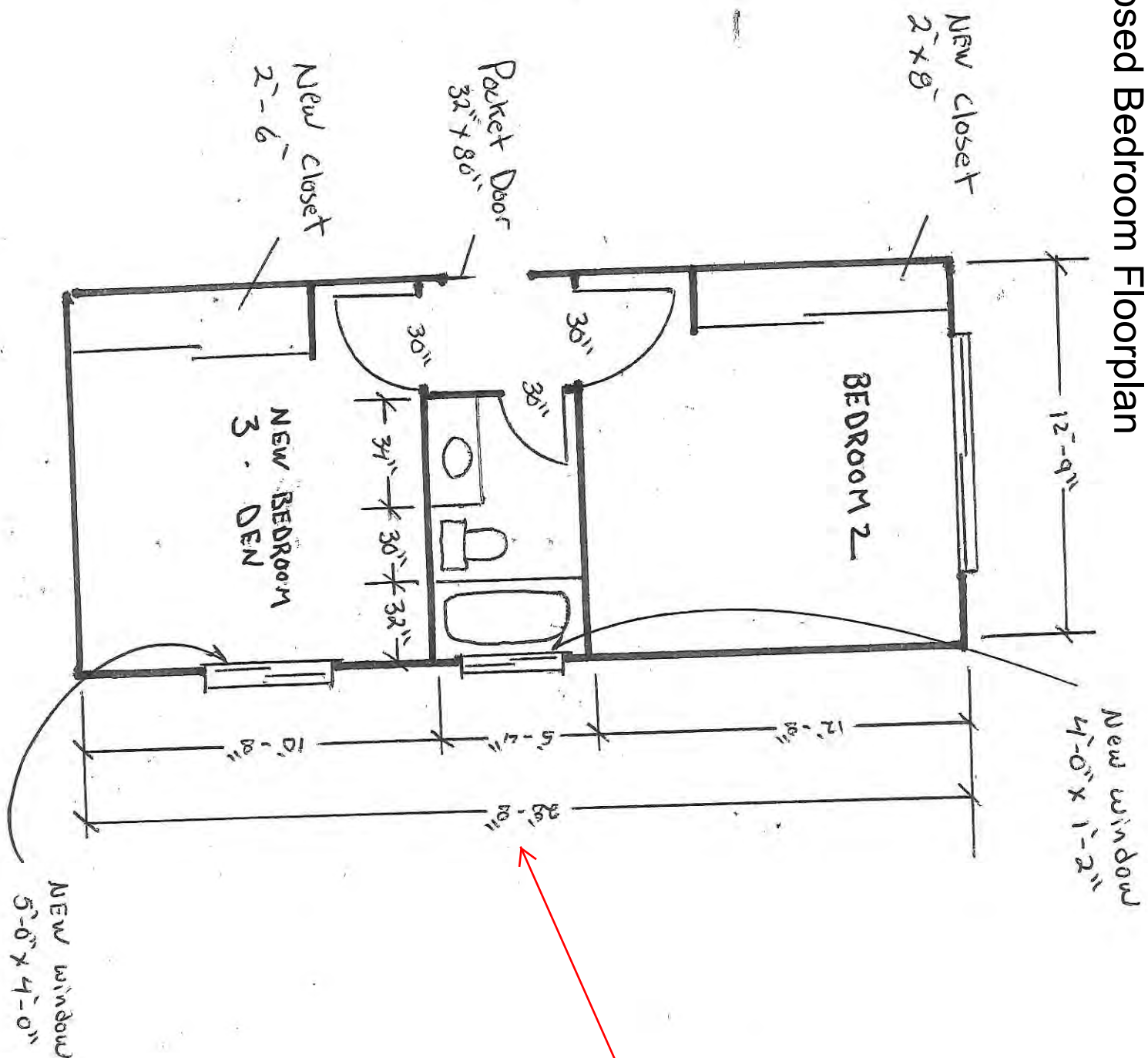


Proposed Rear Elevation

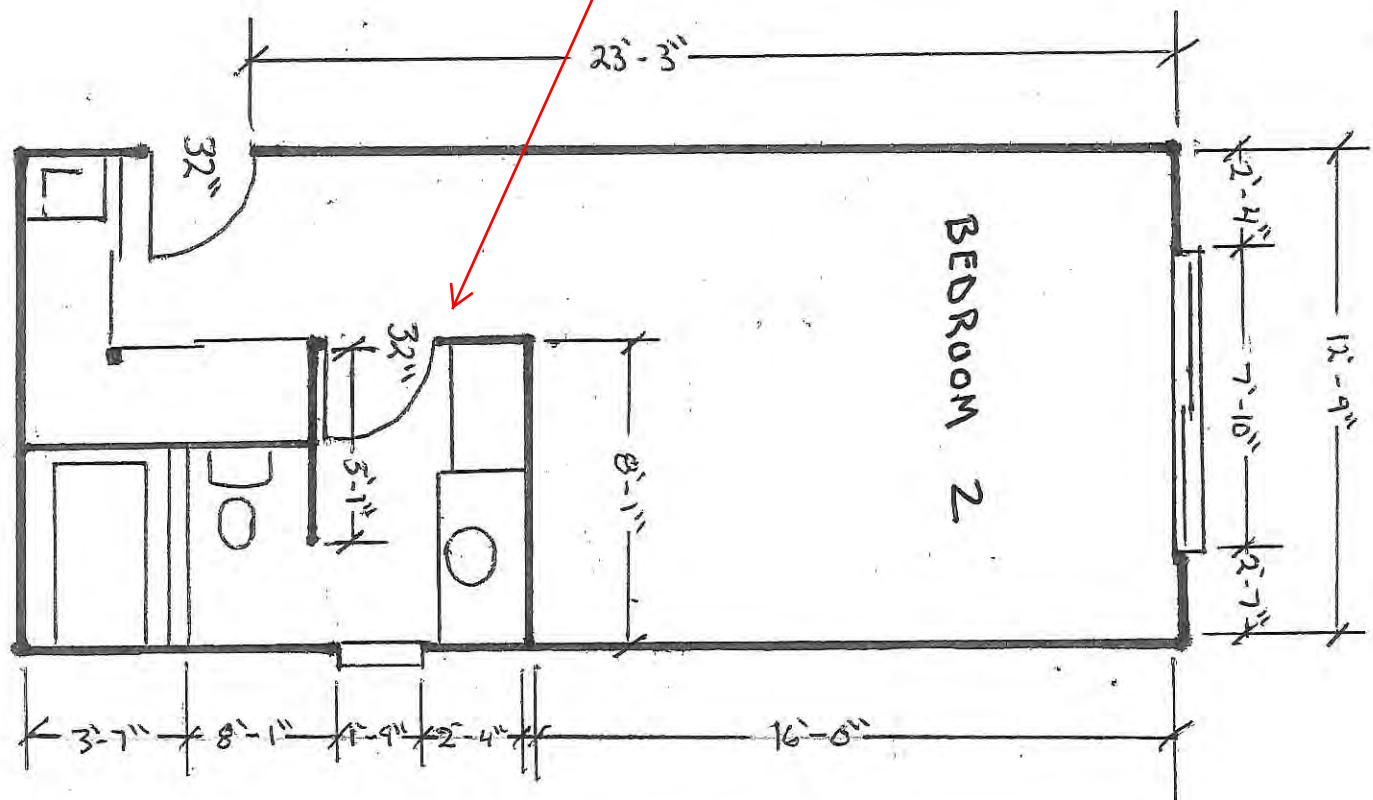


5405 Via Carrizo

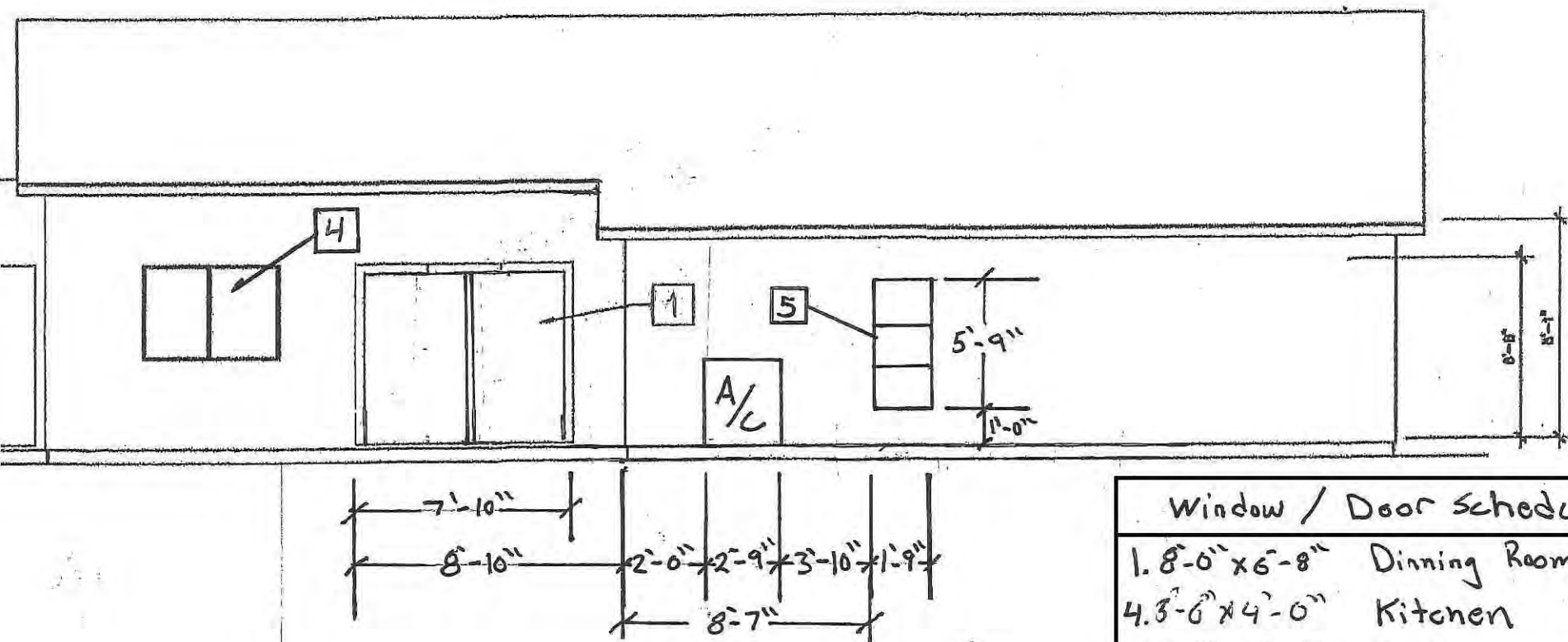
Proposed Bedroom Floorplan



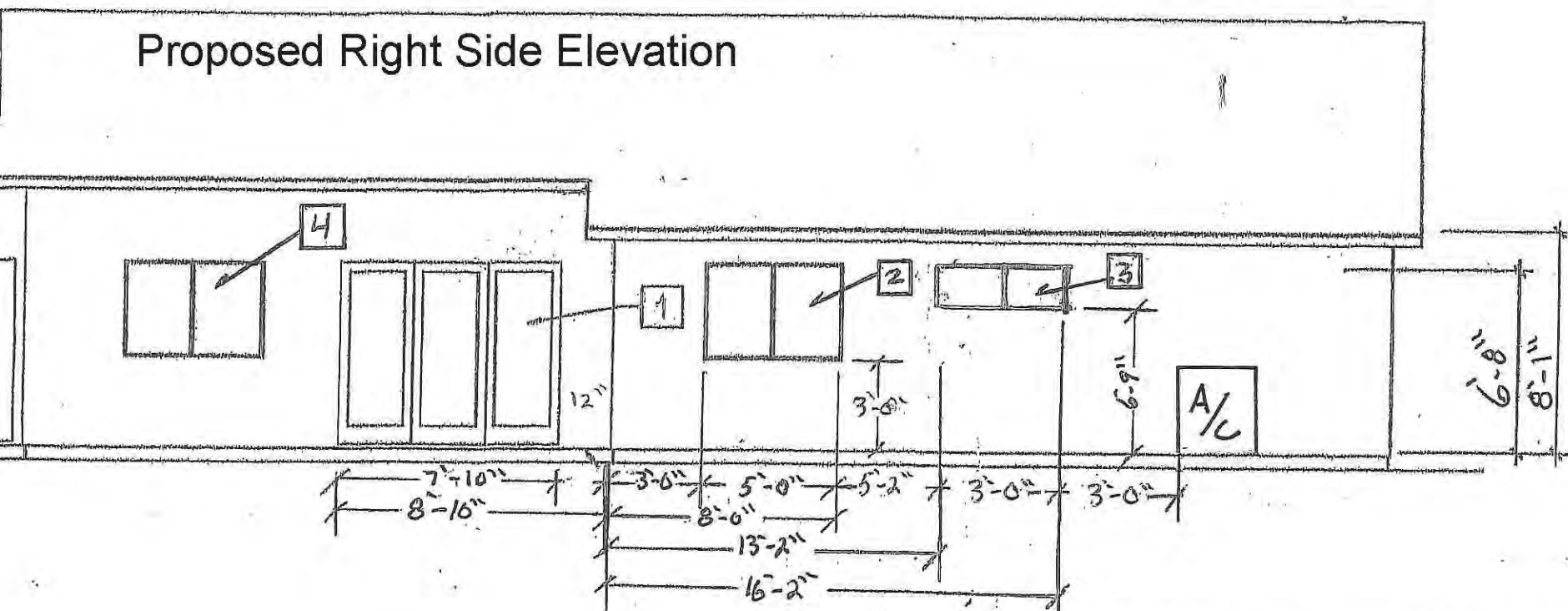
Existing Bedroom Floor Plan



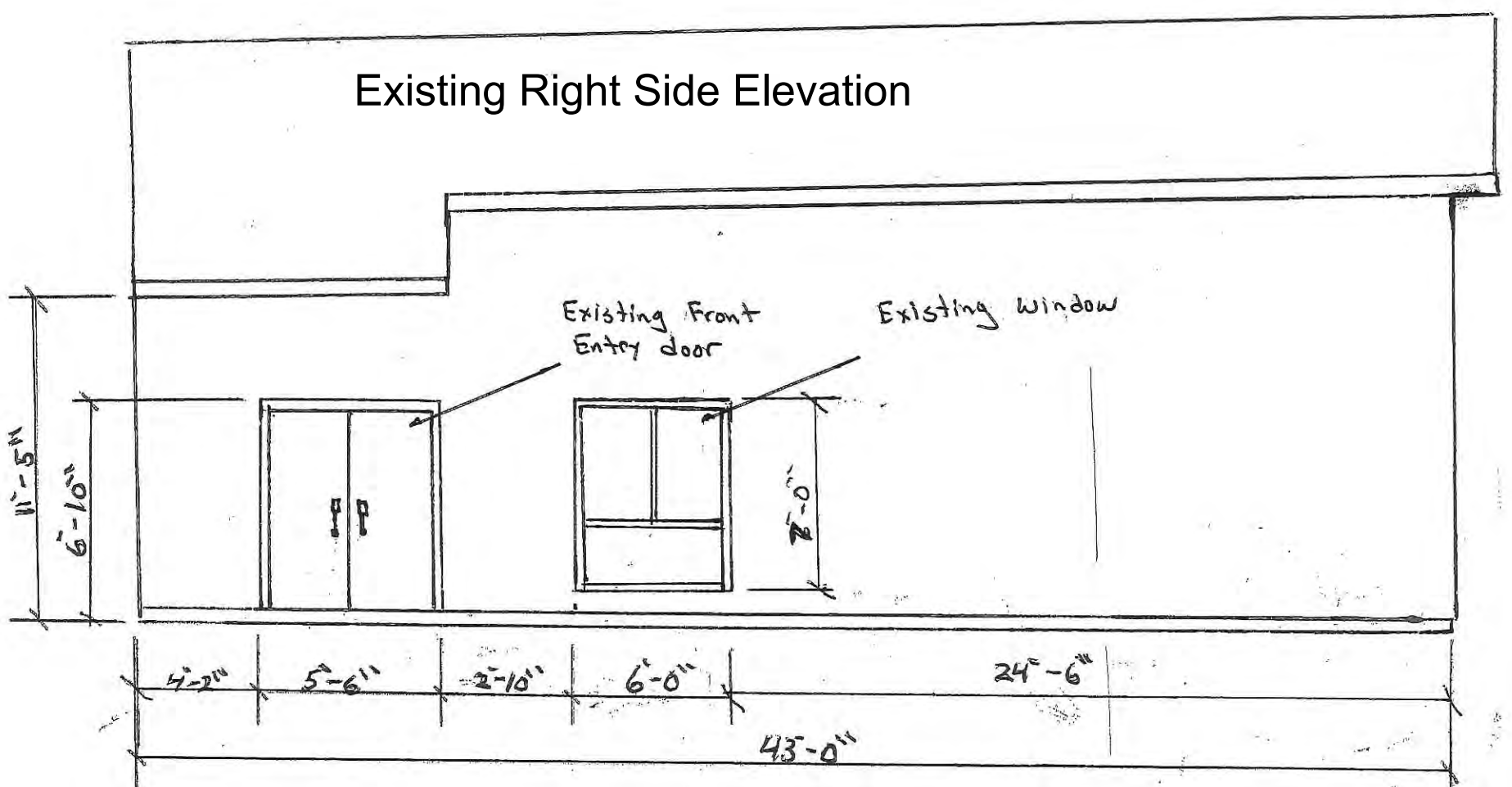
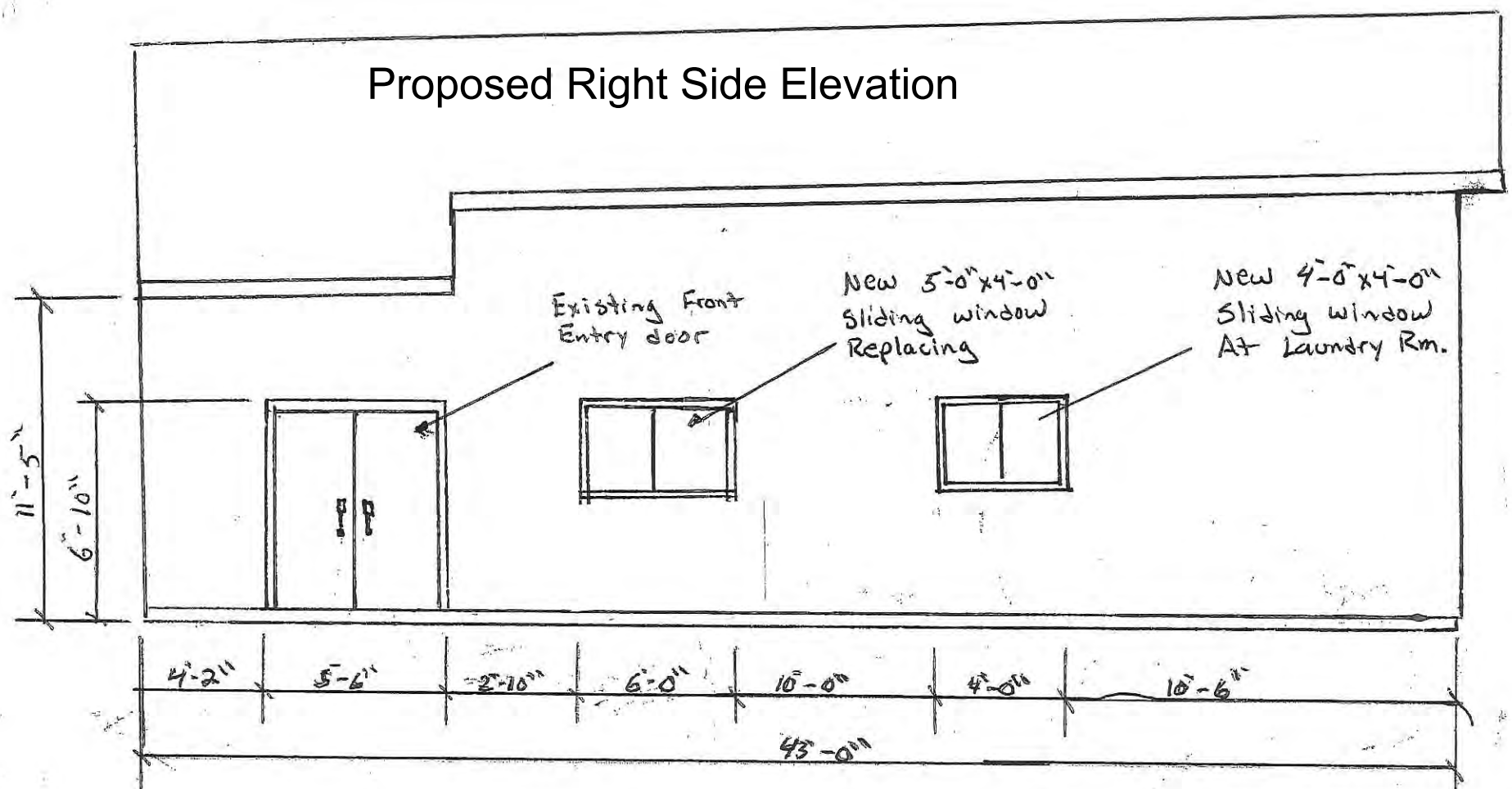
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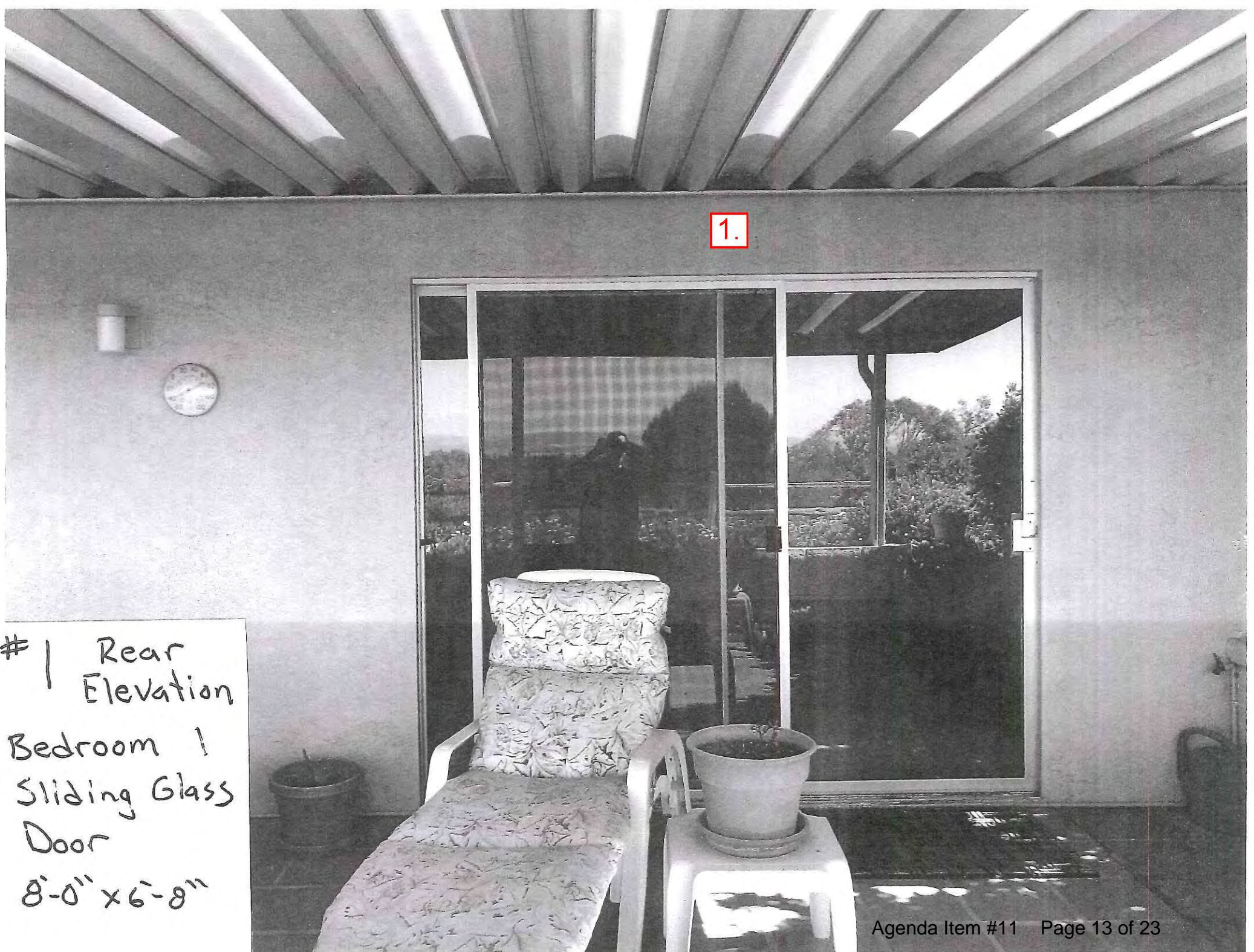
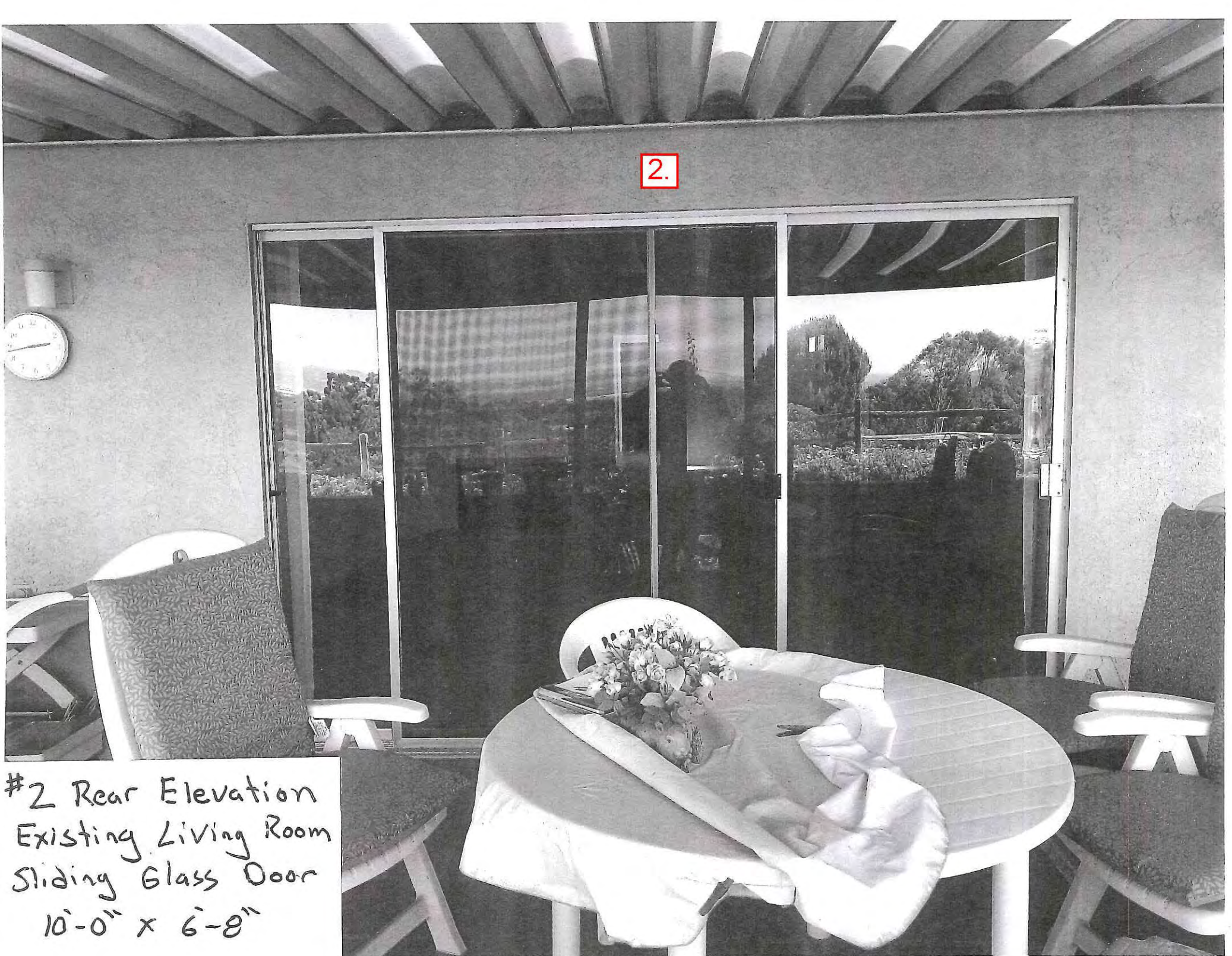


Existing Right Side Elevation



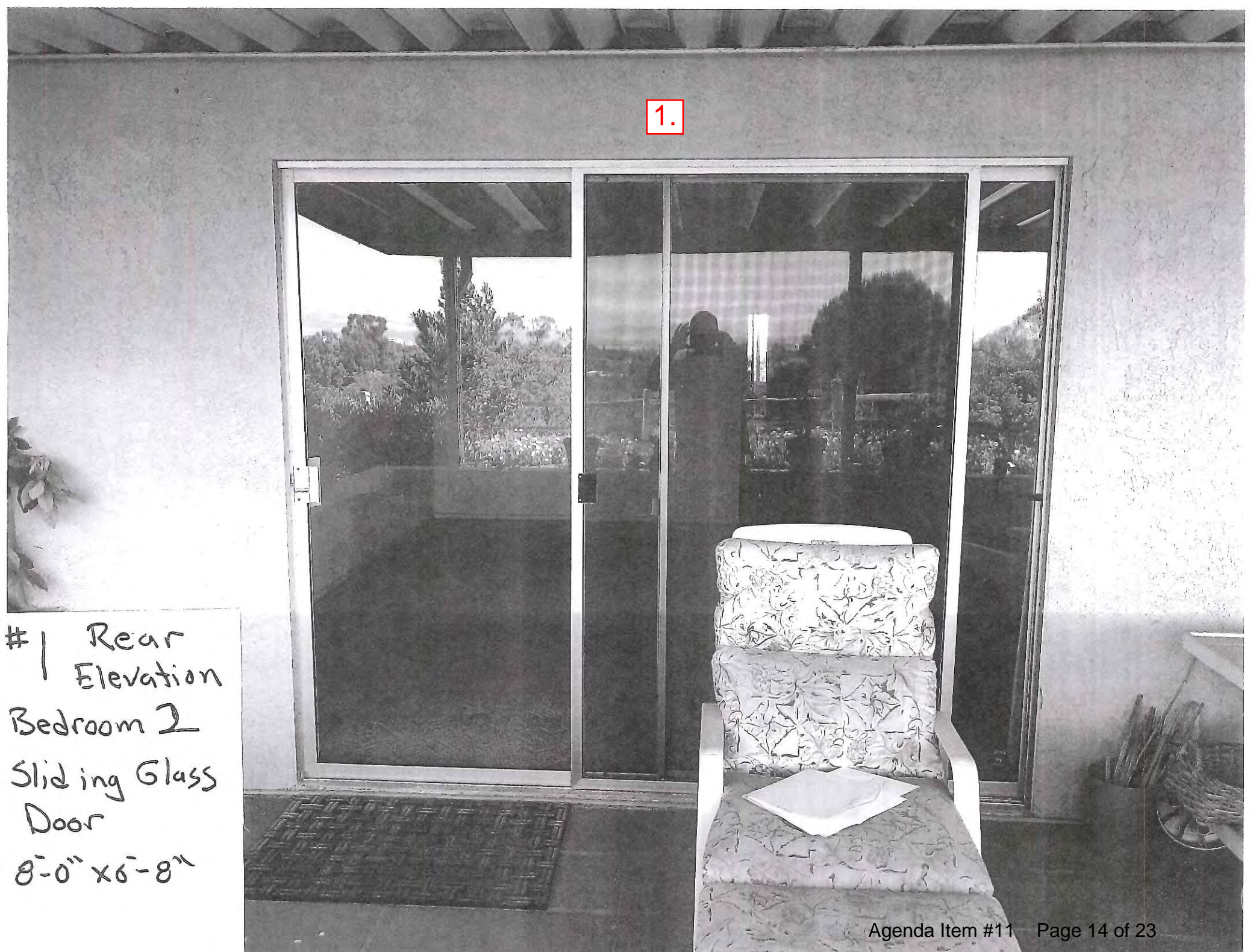
Proposed Right Side Elevation



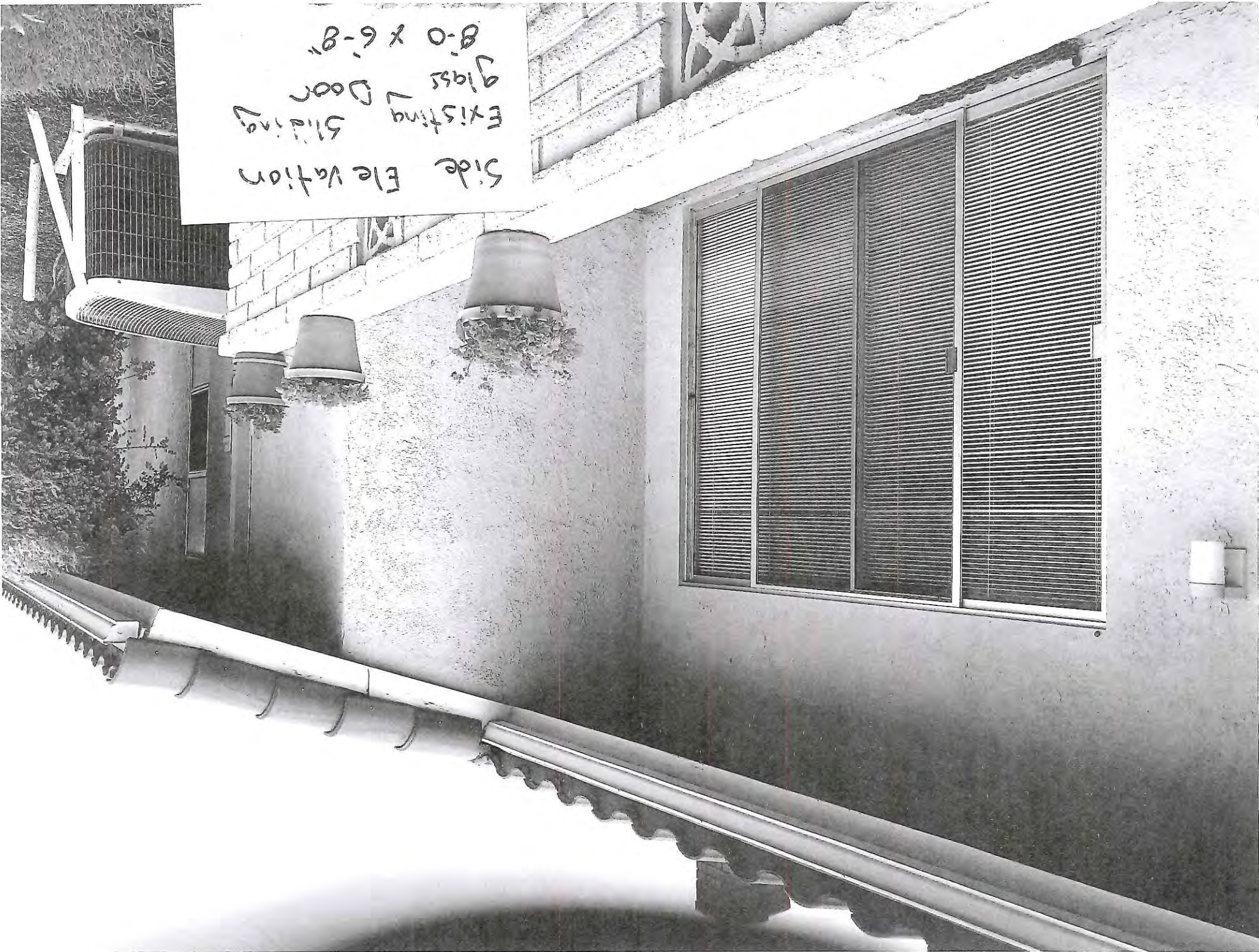




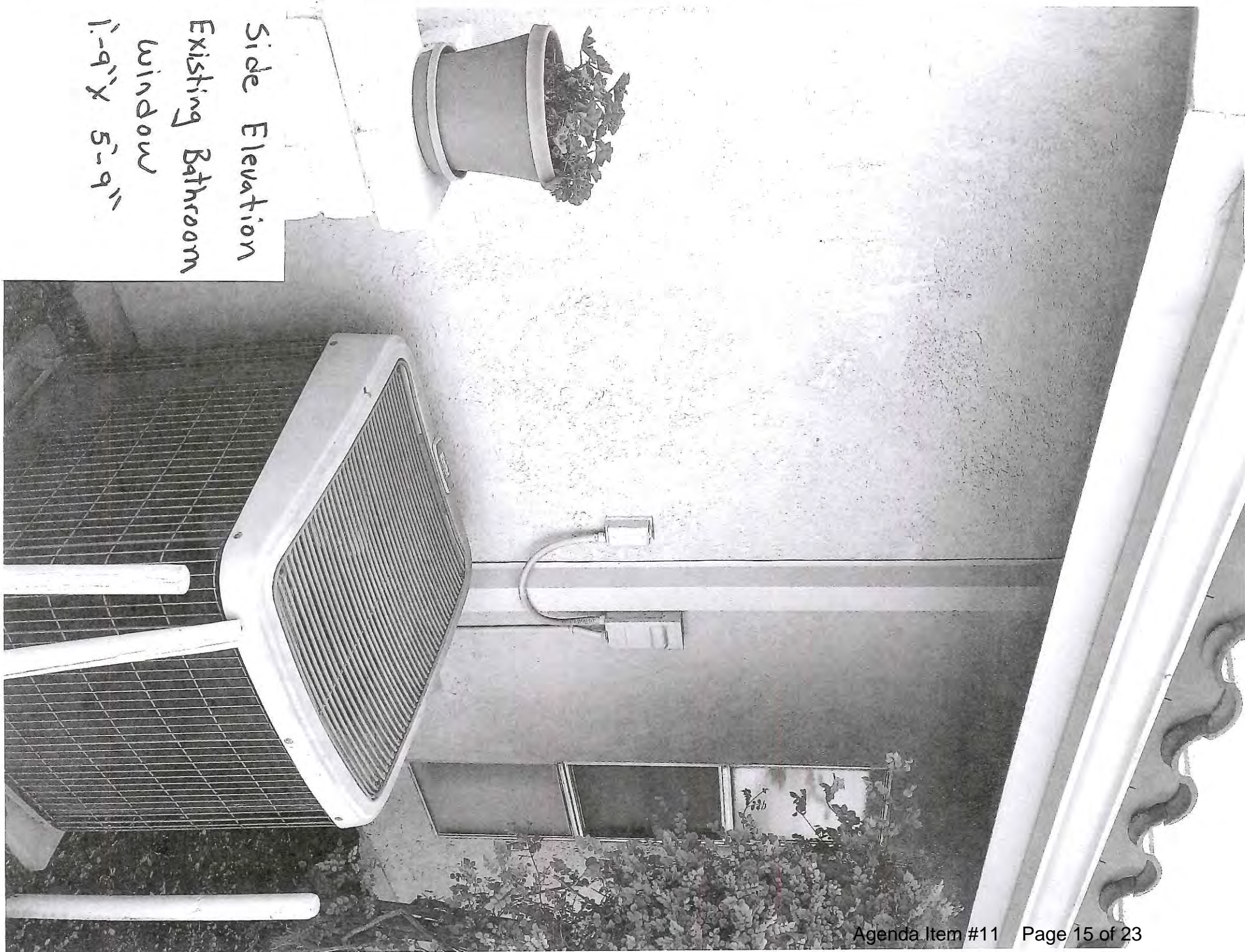
Rear Elevation
All Three
Sliding Glass
Doors



#1 Rear
Elevation
Bedroom 2
Sliding Glass
Door
8'-0" x 6'-8"



Side Elevation
Existing Sliding
Glass Door
8'-0" x 6'-8"



Side Elevation
Existing Bathroom
Window
1'-9" x 5'-9"

Variance Request Form

SA 21257546

Model: <u>Trinidad</u>	Plan: <u>CLRC-2</u>	Date: <u>May 14, 2018</u>
Member Name: <u>Grace Chen</u>	Signature: <u>Grace Chen</u>	
Phone: [REDACTED]	Email: [REDACTED]	
Applicant Name/Co: <u>Ron Harbin / Mykaton Const.</u>	Phone: [REDACTED]	

Description of Proposed Variance Request ONLY:

Replace Existing 8'-6"-8" sliding glass door at Bedroom #1 Install 8'x4' XOX window
 Replace Existing 8'x6"-8" sliding glass door at Bedroom #2 Install 8'x4' XOX window
 Replace Existing 10'x6"-8" sliding glass door at Living Room Install 12'x6"-8" French door
 Relocate Bathroom at Bedroom #2 To create Third Bedroom with
 New window for new Bathroom new window for new Bedroom
 Replace Existing 8'x6"-8" sliding glass door, New 8'x6"-8" French Door
 Replace Existing 6'x7' window at Breakfast Nook with 5'x4' window
 Add new 4'x4' window at Garage

Dimensions of Proposed Variance Alterations ONLY:

Bedroom #1 Window 8'x4' XOX Breakfast Nook 5'-0" x 4'-0"
 Bedroom #2 window 8'x4' XOX New Garage window
 Living Room French Door 12'x6"-8" 4'-0" x 4'-0"
 New Bath window 3'-0" x 1'-2"
 New Bedroom window 5'-0" x 4'-0"

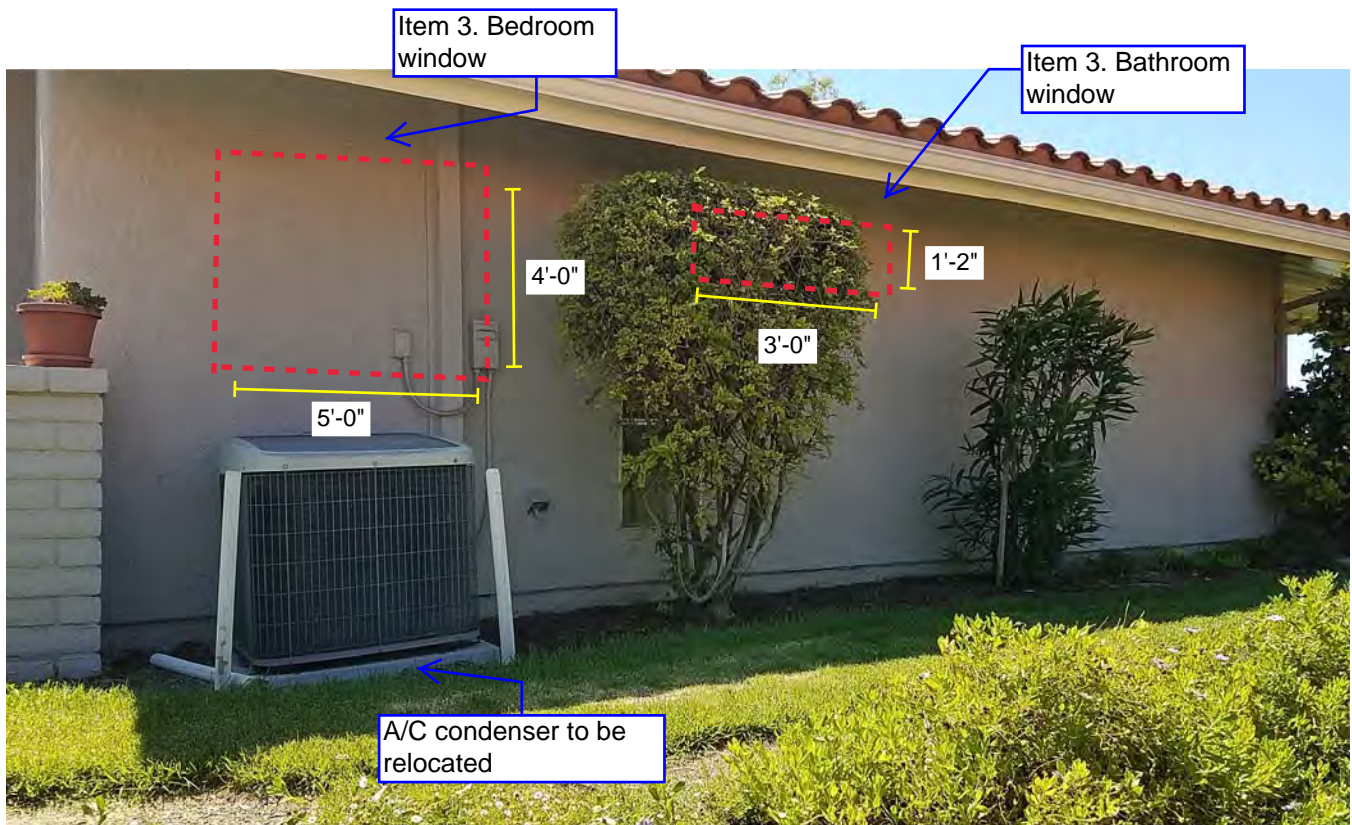
FOR OFFICE USE ONLY

RECEIVED BY: Joel DATE RECEIVED: 5/18/18 Check# 4608 BY: Ronald Harbin

Alteration Variance Request Check Items Received: <input checked="" type="checkbox"/> Drawing of Existing Floor Plan <input checked="" type="checkbox"/> Drawing of Proposed Variance <input type="checkbox"/> Dimensions of Proposed Variance <input checked="" type="checkbox"/> Before and After Pictures <input type="checkbox"/> Other: _____	Complete Submittal Cut Off Date: <u>5/25/18</u> Meetings Scheduled: Third AC&S Committee (TACSC): <u>6/25/18</u> United M&C Committee: _____ Board Meeting: <u>7/17/18</u> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Tabled <input type="checkbox"/> Other _____
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Attachment: 3

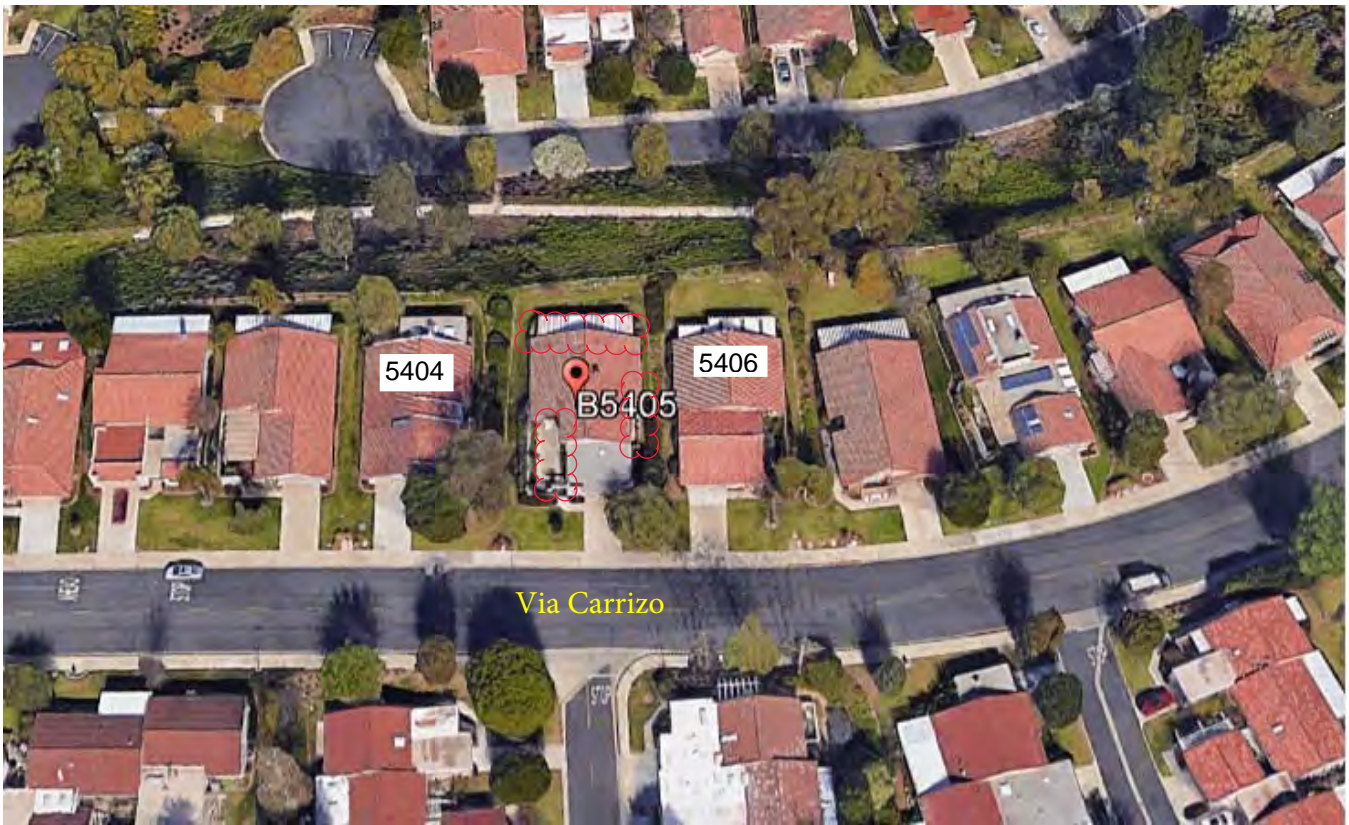




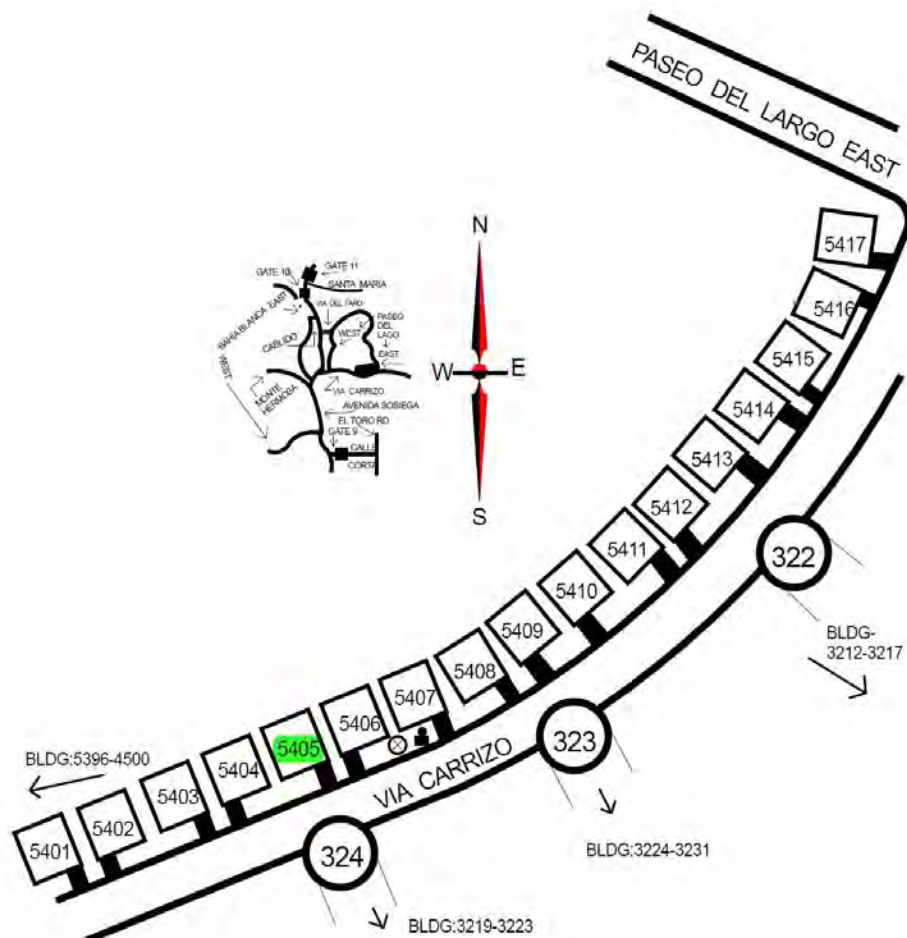




Attachment: 4







~~THIRD LAGUNA HILLS MUTUAL~~



SECTION STANDARD 30 STORAGE CABINETS

FEBRUARY 1985

REVISED JUNE 2002, RESOLUTION M3-02-29

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

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

REVISED JULY 2018, RESOLUTION 03-18-XX

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 GENERAL CONDITIONS

- 2.1 ~~The Permits and Inspections/Alterations office/division shall issue a permits Mutual Consent for a~~ All storage cabinets in carports, breezeways, and parking areas must have a Mutual Consent issued by the Alterations Division.
- 2.2 All cabinets shall be constructed of wood per Standard Plan drawings.
- 2.3 Cabinets shall be positively-securely attached to adjacent wall or structure to prevent overturning as required by the Uniform International Building Code. Method of attachment shall provide a minimum of 1.5-inch clearance (air) space to prevent moisture damage to the cabinet.
- 2.4 A 12" space for access shall be maintained between cabinets and existing plumbing, electrical, or other utility installations and/or outlets.
- 2.5 No refrigerators, freezers, or other major electric appliances will be allowed in or around storage cabinets. No electrical wiring shall be run into or through the cabinet.
- 2.6 No loose items are allowed outside of storage cabinets. All personal property, including foot lockers, file cabinets, trunks and work benches

shall be stored in cabinets and shall not violate use restrictions set forth in Article III of Declaration of Covenants, Conditions, and Restrictions.

2.7 All cabinets shall be legibly labeled with the manor number.

2.8 Storage Cabinets located within patios or balconies that are larger than 4'H x 4'W x 3'D require Mutual Consent

~~Permits will not be required for cabinets, which are located within patios or balconies provided they are no taller than 4'-0", no wider than 4'-0", or no deeper than 3'-0".~~

3.0 **CARPORT CABINETS**

3.1 Cabinets shall be no taller than 3'-6", no wider than the carport stall, nor deeper than 2'-6".

3.2 Cabinets shall be painted to match all existing cabinets or adjacent building walls (if no cabinets exist in the area).

3.3 The cabinet shall be installed on a base constructed of galvanized or non-ferrous metal, pressure treated lumber, or equivalent material as determined by the ~~Permits and Inspections office~~Alterations Division.

4.0 **BREEZEWAY CABINETS**

4.1 Breezeway cabinets will be permitted in Casa Linda (11-06 type) and Casa Contenta (KK-08 type) buildings only.

4.2 The cabinet shall be no taller than 5'-6", no wider than 3'-0", nor deeper than 1'-6".

4.3 Cabinets will be limited to two per breezeway on a first-come, first-served basis.

4.4 Cabinet units ~~will~~shall be placed under stairwell area as indicated on drawing.

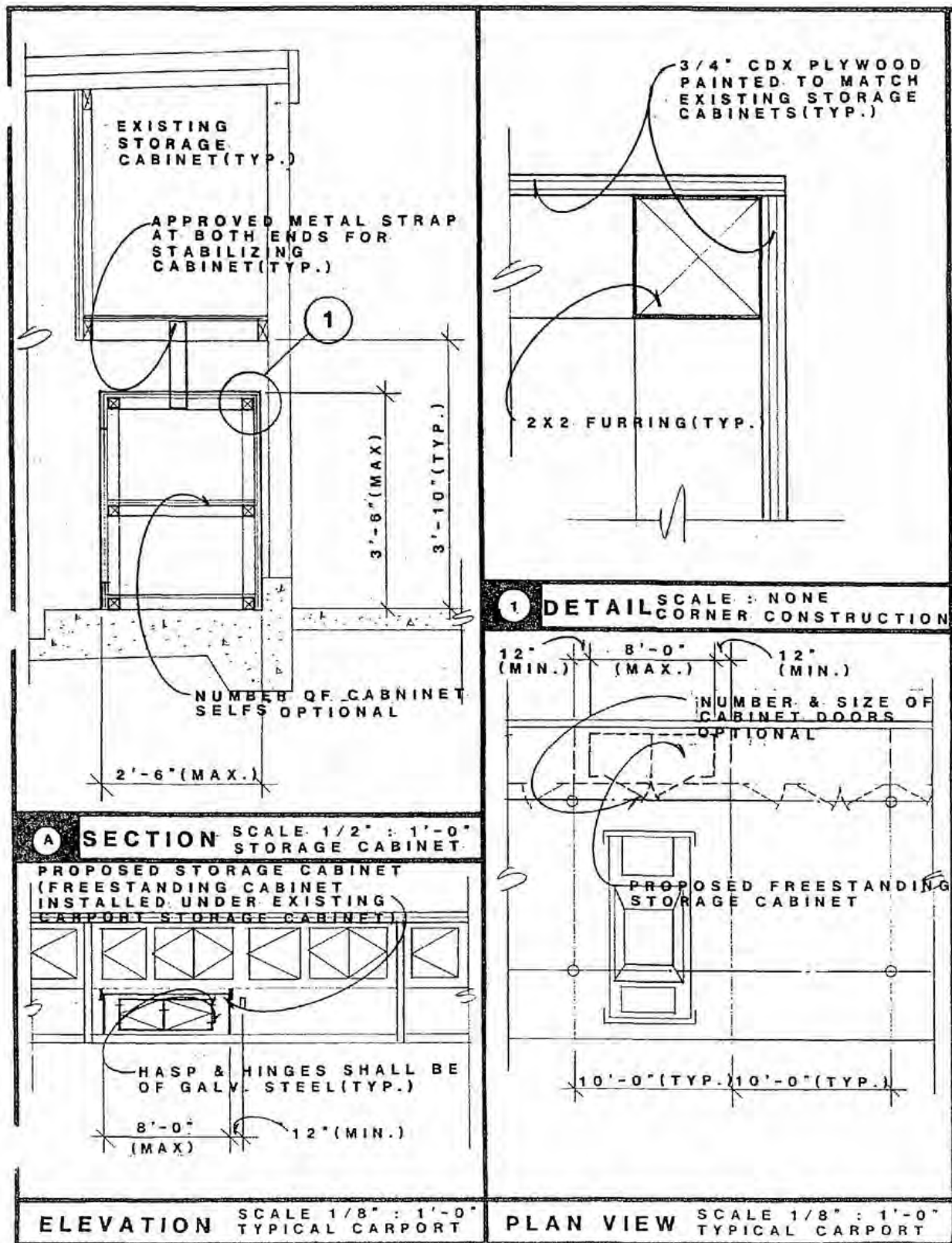
4.5 Cabinets ~~will~~shall be painted to match existing building color.

4.6 The cabinet shall be placed on castors.

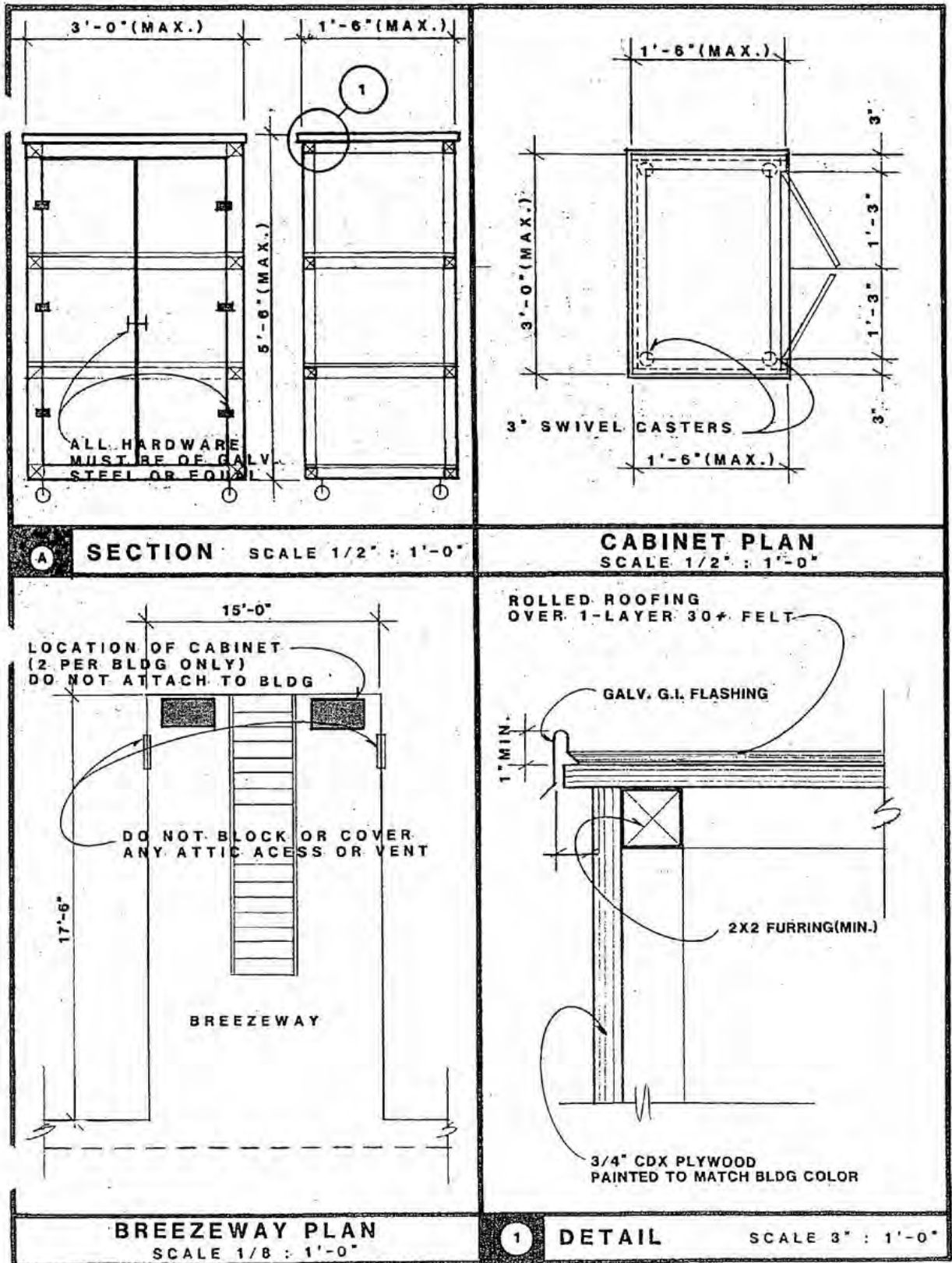
5.0 **UNDERGROUND CARPORT CABINETS**

(GARDEN VILLA-TYPE BUILDINGS)

- 5.1 Cabinets shall be limited to the manor owner's space or adjacent area as approved by the ~~Permits and Inspections office~~Alterations Division and must conform to the standard plans.
- 5.2 Cabinets ~~shall~~must be painted to match all existing cabinets or adjacent building walls (if no cabinets exist in the area).
- 5.3 The cabinet ~~shall~~must be no taller than 7'-0", no wider than 4'-0", nor deeper than 3'-0".
- 5.4 In those areas where the adjacent wall height is 3'-6"; the cabinets shall not exceed the height of the wall.
- 5.5 The cabinet ~~shall~~must be installed on a base constructed of galvanized or non-ferrous metal, pressure treated lumber, or equivalent material as determined by the ~~Permits and Inspections office~~Alterations Division.

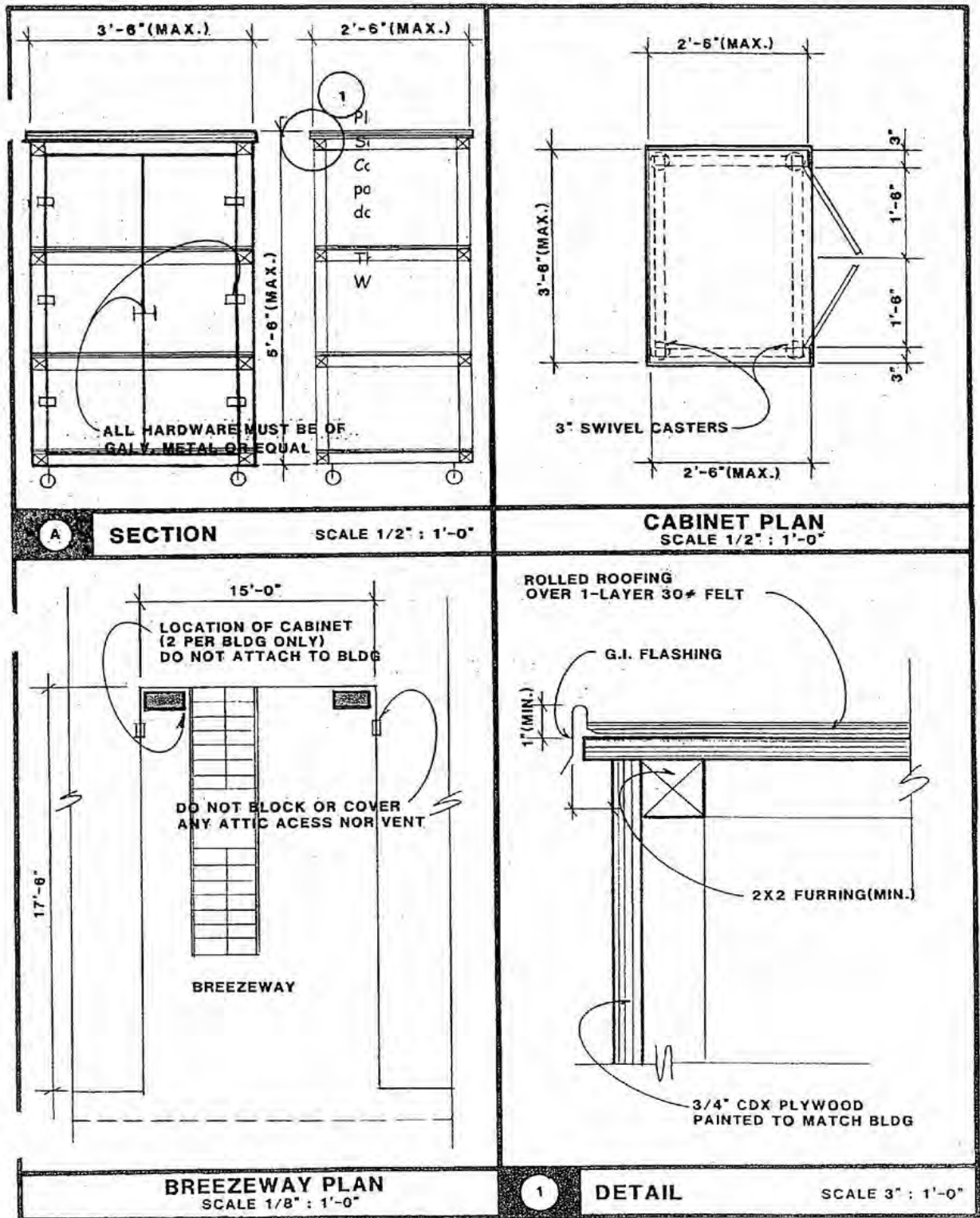


11-06 BLDG



BREEZEWAY STORAGE CABINET
JUNE 3, 1992

AK 08 BLDG



BREEZEWAY STORAGE CABINET
JUNE 5, 1992

THIRD LAGUNA HILLS MUTUAL



SECTION 31 WASHER & DRYER INSTALLATIONS

APRIL 1991

REVISED DECEMBER 1998, RESOLUTION M3-98-65

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

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

REVISED JULY 2018, RESOLUTION 03-18-XXX

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 EXTERIOR CABINETS

- 2.1 All patio installations shall be enclosed in a cabinet which meets all manufacturer's requirements.
- 2.2 The cabinet design shall be submitted to the ~~Permits and Inspections office~~Alterations Division -prior to issuance of ~~-a Mutual Consentan alteration-permit~~. The design shall address protection of the equipment from the elements.
- 2.3 Cabinets must be obscured from public view (i.e., block wall, closed patio).
- 2.4 Cabinets to be painted to match existing color of building.
- 2.5 Location of unit and/or plumbing connections must be submitted in writing to the the ~~Permits and Inspections office~~Alterations Division prior to issuance of a ~~permit~~Mutual Consent.
- 2.6 ~~No permits~~A Mutual Consent will be issued for manors that do not qualify as determined by existing waste line sizes. Minimum sizes are 2 1/2" ABS plastic and 3" cast iron.

- 2.7 All penetrations through existing walls shall be properly flashed and caulked to provide a weather tight seal around all protruding plumbing, electrical and vent lines.
- 2.8 Connections below slab shall be properly vented and covered with sand and "Visqueen" before replacement of concrete.
- 2.9 All hot and cold water supply lines shall be of minimum 1/2" diameter, type L copper.
- 2.10 All pressure lines shall be securely strapped to prevent movement or knocking.
- 2.11 All electrical wiring to be located in walls. No exposed conduit will be permitted.
- 2.12 The installation of washers and dryers in three-story buildings are prohibited and variance requests for washers and dryers in three-story buildings will not be accepted. ~~Variances for the installation of washers and dryers in individual manors will not be granted in three-story buildings.~~