



OPEN MEETING

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

Thursday, September 19, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

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

DIRECTORS PRESENT: Juanita Skillman

COMMITTEE MEMBERS ABSENT: Chair Cash Achrekar

ADVISORS PRESENT: Janey Dorrell, Walt Ridley

STAFF PRESENT: Brett Crane, Gavin Fogg

1. Call to Order

Acting Chair Randazzo called the meeting to order at 9:32.

2. Acknowledgement of Media

No media present.

3. Approval of the Agenda

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

4. Approval of the Report for August 15, 2019

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

5. Committee Chair Remarks

Acting Chair Randazzo also stated he is sitting in for Chair Achrekar.

Acting Chair Randazzo stated he provided staff with some comments regarding the three standards on today's agenda.

6. Member Comments

Trudi Dreikurs (797-D) stated she spoke with John Reid in the Permits office regarding the unit next to her, 797-C, replacing a patio enclosure with a window that will invade her privacy. Mr. Reid stated he would speak to Patio Masters who is the contractor. Staff will look into this matter further and respond to Ms. Dreikurs appropriately.

7. Division Manager Update

Mr. Crane stated he would follow up with Trudi Dreikurs in 797-D regarding the matter above.

Mr. Crane stated staff is still continuing to go through the remaining standards with the assistance from other departments. Mr. Crane believes there are four standards remaining.

Mr. Crane will follow up with Cynthia Connor at The City to discuss convening a contractors meeting to address the contractor's concerns. This will be addressed in the near future.

Consent:

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

None.

Items for Discussion and Consideration:

8. Discuss and Review Architectural Standard 27: Soft Water Units

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

The committee proposed the following additional changes to this policy and asked Staff to send to the Board for approval.

Change §2.3 From: Exposed exterior installations must be enclosed in a 5/8" CDX plywood cabinet, textured (to match exterior wall) or paneled and painted to match the color of the building. All exposed plumbing shall be painted color of surface to which attached.

Change §2.3 To: Exposed exterior installations must be enclosed in a 5/8" CDX plywood cabinet, textured (to match exterior wall) or paneled and painted inside and out to match the color of the building. All exposed plumbing shall be painted color of surface to which attached.

Change §2.5 From: Softener tanks may be located below grade.

Change §2.5 To: Isolation valves for emergency shut-off will be required.

Add §2.8: Approval of landscape installation to conceal the soft water unit cabinets will be required.

9. Discuss and Review Architectural Standard 30: Water Heater Relocation

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

The committee proposed the following additional changes to this policy and asked Staff to send to the Board for approval.

Change §2.1 From: Water heaters located outside of the unit must be enclosed in an exterior storage cabinet. Cabinets shall be textured (to match exterior building wall) or paneled and painted to match the color of the building. Future costs for the maintenance of the cabinet will be at Mutual member's expense

Change §2.1 To: Water heaters located outside of the unit must be enclosed in an exterior storage cabinet. Cabinets shall be textured (to match exterior building wall) or paneled and painted to match the color of the building. Cabinets shall be painted on all sides (inside and out). Future costs for the maintenance of the cabinet will be at Mutual member's expense.

Add §2.8: All exterior water heaters are required to be wrapped in an R-11 insulated blanket or equal.

Add §2.9: All installations shall meet code regulations for adequate earthquake strapping.

Change §3.5 From: Any change in the water heater tank, or new tank installed at time of relocation of the water heater will be 100% at the Mutual member's expense.

Change §3.5 To: Any new or replaced water heater tank that is installed at the time of relocation will be 100% at the Mutual member's expense.

Change §4.2 From: Exposed rigid conduit shall be painted to match the color of the surface it is on.

Change §4.2 To: All installations shall meet current electrical codes.

Change §4.3 From: All electrical conductors shall be installed in rigid or flexible conduit.

Change §4.3 To: Dimensions shown on the enclosure detail are an approximate. Depending on the size of the water heater and the R-11 blanket, the dimensions may be larger.

10. Discuss and Review Architectural Standard 36: Ramps

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

Reports:

11. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Items for Future Agendas

Remaining Standards.

Concluding Business:

12. Committee Member Comments

None.

13. Date of Next Meeting - October 17, 2019

14. Adjournment at 10:59 a.m.



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