

Minutes of the
Sunset Mesa Property Owners Association's (SMPOA)
Architecture Committee

January 16, 2015

Meeting, held at 18431 Kingsport, was called to order following the site visits at 9:00 A.M.

MINUTES: September AC minutes were approved.

FUTURE MEETINGS **Site visits per the community website www.sunsetmesa.org**

1. February 7, 2016 at 9:00 A.M. New Business
2. March 6, 2016 At 9:00 AM
3. April 3, 2016

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:

The following took place on December 6, 2015. Schedules are posted at the community website, www.sunsetmesa.org, under the Architecture Committee tab.

3809 Surfwood (Frazer/Zaharkaite) After 3 months of attempts to reach homeowners to respond to their neighbor's request to raise their flat roof in order to pitch a slight pitch for rain run off the AC made a site visit. Home owners Frazer/Zacharkaite, members In good standing, asked the AC to view their claim of an OVI created by the proposed new roof slope. They invited their neighbors proposing the work at 3817 Surfwood (Behzad/Bloemer), who then acknowledged that their current roof plans would create an OVI and agreed to make revisions to their plans to eliminate the OVI. The homeowner, Frazer, requested that other OVI on the roof be eliminated but the AC determined that vents that previously existed would not be considered an add on or problem. Both parties seemed to find this resolution acceptable and homeowners (Behzad/Bloemer) agreed to resubmit revised plans with proposed modification.

3817 Surfwood (Behzad/Bloemer) AC made a site visit at request of home owner to determine whether previous OVI's created by their neighbors trees and fences would be resolved and would still remain an unresolved issue. The AC determined, again, that OVI created by shrubs and trees at 3831 Surfwood (Willmott) remained an OVI and that the AC had delivered a copy of the Letter of Determination the AC sent, but homeowner (Willmott) had not responded. Homeowners also noted they had not received their plans or approval for their proposed pool but AC needed all signatures on the approval before they could be returned and arrangements were made for their pickup this week. Homeowners also complained of a fence line that had been removed between their and the Willmott property but that the shrubbery had not been reduced. Although their issues were mainly building and safety regulations and enforcement the AC does not determine these matters and the homeowners were advised to seek resolution with the County. The homeowners pointed out a new issue with OVI from newly installed shrubbery by a third neighbor behind them on Wakecrest but were unable to identify the neighbor or their address. The AC advised the submittal of a complaint of OVI and we would visit it next month on our return for their roof approval.

3644 Ocean Hill Way (Ransier) AC made a site visit to review construction plans that includes expansion of the existing structure topped with the creation of a view deck above the proposed structure enclosed with a glass wall/railway. The homeowner had erected a story pole to indicate where the proposed construction would be but was unable to reach neighbors across the street at 3643 Ocean Hill (Miles/Escobar) who had potential for an OVI for 3643 Ocean Hill from it's 2nd floor balcony. The AC committee advised homeowners

to contact the neighboring property owners in order to schedule a site visit at 3643 Ocean Hill and other neighbor potentially deprived of their view. It was also discussed that their own potential for a view was significantly obstructed by the ginormous 3 trees maintaining an OVI by homeowner at 18125 Kingsport (J McAllister). Homeowner was advised to submit a complaint for OVI for record purposes but noted that the AC's site visit would be placed on record of having observed the substantial OVI. The new homeowners said they were advised of prior litigation with regard to the tree and rumored that McAllister was allowed to maintain an OVI! The AC said they would seek additional information on the matter but noted the OVI. Homeowner agreed to contact neighbors and resubmit site visit request next month.

3835 Castlerock (McCreary) AC made a site visit to review plans for the installation of solar panels on the roof. The AC determined there was no potential for OVI due to the angle of the roofline and the neighbors view as well as position of the solar panels. Letter of Determination approving the plans will be sent.

SMPOA BEAUTIFICATION PROJECT:

Identifying Sunset Mesa Marker : The AC was advised by Board members, Gregg Bernstein and Linda Kaye, present in the meeting of proposed plans by the Board to carry out previously approved SMPOA beautification projects. The AC was advised of funds available both through private donations and designated funds from the community account that was ear marked for these projects. One project approved and funded is the installation of an SMPOA sign on the greenway into the community identifying our neighborhood. The AC was advised of a permit that had been paid and would be soon expiring and would require renewal for this installation.

Sunset Mesa Kiosk : The AC was advised that the Board had sought County intervention on behalf of the SMPOA due to the continued and steady increase in traffic into the community directed by the exiting traffic from the Getty. It was believed that the Getty had violated the terms of their Conditional Use Permit (CUP) at best, or had revised them without advising the SMPOA, as required in their CUP. The inflow of traffic caused by the termination of exiting or entering traffic on their rear entrance (Los Liones) is now directing nearly all exiting traffic onto Coastline. The Board advised they had sought the approval of a gate to prevent unauthorized traffic illegally exiting off the Getty property by turning right into Sunset Mesa but the County had given soft approval for the construction and maintenance of a kiosk – or guard shack in the middle of the street but that the SMPOA would have to meet certain conditions. The community will continue to be advised.

Getty Proposed Turn Around: The AC was advised that the Getty plans a turn around on their property located at the bottom of the hill where they maintain a single lane for all incoming and outgoing traffic. It is not understood how this will alleviate traffic except for the Getty personnel as the traffic on PCH will queue up in the right hand turn lane and wait at the entrance, where residents of the community are already having trouble turning right due to the traffic held at the Getty entrance, while the shuttle stops, lets out pedestrians and reloads before going back up the one way road. A hearing is set next month. Homeowners are encouraged to object to this construction until further information is available or advised.

The AC may be contacted at sunsetmesaac@gmail.com.

As a reminder, **ALL EXTERNAL CONSTRUCTION INCLUDING HARDSCAPE, ADDITIONS, AND REMODELS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECTURE COMMITTEE. WITH SUMMER COMING UP, YOU ARE ENCOURAGED TO SUBMIT YOUR PLANS PRIOR TO ANY CONSTRUCTION.**