

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

**February 7, 2016**

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

**MINUTES:** January AC minutes were approved.

**FUTURE MEETINGS**    **Site visits per the community website [www.sunsetmesa.org](http://www.sunsetmesa.org)**

1. March 6, 2016 at 9:00 A.M. New Business
2. April 2, 2016 at 9:00 A.M.

**ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:**

The following took place on February 7, 2016. Schedules are posted at the community website, [www.sunsetmesa.org](http://www.sunsetmesa.org), under the Architecture Committee tab.

**3643 Ocean Hill (Ransier)** AC made a site visit to assess a proposed 2<sup>nd</sup> floor deck and whether an OVI would be created by homeowner's construction plans. The AC determined that the story poles at 3644 Ocean Hill Way (Ransier) does create an OVI for 3643 Ocean Hill (Miles/Escobar) from its 2<sup>nd</sup> floor balcony. Homeowners (Hill/Escobar) confirmed there was an OVI but indicated they do not object and therefore would not register a complaint or concern with the AC officially. However it is the position of the AC that it's still an OVI and therefore the current renovation plans of 3644 Ocean Hill Way (Ransier) would not be approved by the HOA. Homeowner Ransier was advised to revise their plans and resubmit to the AC.

**3817 Surfwood (Behzad)** AC made a site visit for a 4<sup>th</sup> month in a row to review the proposed revisions to the roofline of their flat roof. After good communication with the neighbors (Frazer) a resolution had been agreed to and the AC can now approve the roof. Homeowners Behzad also filed complaint of OVI in January of the Willmotts continued OVI and a Letter of Determination was previously sent. Behzad/Bloemer's 2<sup>nd</sup> neighbor, who lives behind them at 18105 Wakecrest (Lech-Loubet) had replaced shrubbery to cover a slat-grated fence, exceeding the 6 ft. height limitation and caused an OVI. Prior to the site visit President of SMPOA, Linda Kaye, contacted the homeowner at Wakecrest (Lech-Loubet). Homeowner Lech-Loubet stated she had replaced an even higher wall and was seeking privacy in the placement of the shrubbery intended to grow higher than the fence. She was advised that ocean view was sacrosanct and privacy was not a protected CC&R right. The homeowner also explained she was unhappy with the manner in which the 3817 Surfwood (Behzad/Bloemer) was handling the discussion and advised she would not attend the site visit nor would she bring her OVI into compliance. At the site visit homeowners Behzad was not available but had sent correspondence to the AC on his behalf. Bloemer was in attendance and advised by the AC of a Good Neighbor Policy that included a different tactic than they previously had taken, which was adversarial to the existing long time homeowners. The homeowner was encouraged to continue to make efforts to resolve the issues they had with now three surrounding long time homeowners. A Letter of Determination was sent to Lech-Loubet and a notice of ADR sent from the Board to the Willmott residence. The homeowner agreed to work on the neighbor situation and work on resolving the OVI problems with the neighbors. Bloemer was advised that if ADR was sought this would be at the homeowner's expense, with prevailing party legal fees probably paid by losing party.

**18338 Wakecrest (Shubin)** AC made a site visit to review plans that had been previously submitted to the AC in 2012. Plans were not approved then, pending either revisions of the proposed plans or the approval of neighbor at 18346 Wakecrest (Bloom). The AC determined that the height of the story poles did not accurately define the project and asked to revise and schedule another site visit when the neighbor (Bloom) could advise if an OVI existed or not. Project was not approved.

**3929 Malibu Vista (Roit/Rickley)** AC made a site visit to review their construction plans for a proposed retaining wall and caissons installed to prevent the continued erosion of their hillside, caused by illegal construction and incisions made into the hillside by neighbors on both sides of the homeowner. Homeowners noted continued failure of their hillside and provided the AC with statistics of measurable geological movement. The will send a Letter of Determination approving the site/constructions plans

**18452 Wakecrest (Mahmood/Ahmed):** OVI by 3920 Malibu Vista (Melikian) ADR has already been served. AC will not go again for the same issue. Automatic OVI notice sent to Melikian to comply.

**18431 Kingsport (Kaye): OVI by 18420 (Falamaki) & 18425 Wakecrest (Dent)** AC made a visit to President of SMPOA Linda Kaye's house and determined the large trees in both 18420 (Falamaki) and 18425 Wakcrest (Dent are causing an OVI. Letters of Determination for OVI caused by trees and shrubbery will be sent.

**SMPOA BEAUTIFICATION PROJECT:**

**Identifying Sunset Mesa Marker** : As advised in the January minutes permit for the monument will have to be renewed. Once renewed residents John Peed and Russell Shubin will be asked to assist in the placement and design of the monument.

**Sunset Mesa Kiosk** : It was believed that the Getty's increased traffic is a violation of the terms of their Conditional Use Permit (CUP) or that they have revised them. Issues with traffic continue to be addressed through the Board at the Getty now quarterly meetings. Museum goers continue to be allowed to turn right into the Sunset Mesa, in violation of their CUP. The Los Lions termination of traffic at their rear entrance now directs nearly all exiting traffic onto Coastline. The AC has asked the Board to intervene on behalf of the community to get approval of a kiosk – or guard shack. The Board has advised the AC that costs to build and maintain this have to be addressed. The AC will continue to advise the community on progress

**Getty Proposed Turn Around:** The Getty's turn around plan seeks County approval this month. It is still not understood how this will alleviate anyone but Getty's shuttle traffic as traffic on PCH will queue up in the right hand turn lane waiting at the entrance longer, where residents of the community are already having trouble turning right due to the traffic held at Getty entrance. They'll wait longer while the shuttle stops, lets out pedestrians and reloads before going back up the one way road. Homeowners are encouraged to object to this construction until further information is available or advised. Board advised the AC requests for further information is being stone walled by the Getty.

**Park** : The AC learned there was an original plan to remove the water tanks at the end of the Kingsport cul de sac and replace it with a park. Although these plans date back to the 1970's AC member Rahul Jain and Stuart Burkin have formed a committee to explore its revival. The notion that a dog park or tennis court or just a friendly bench to sit on and talk is something the community would likely enjoy. If you would like to serve on this committee please contact Rahul at [sunsetmesaac@gmail.com](mailto:sunsetmesaac@gmail.com)

**Spring Into Action** : Spring is around the corner and all homeowners are encouraged to make plans for the

spring clearance of shrubbery and debris as well as plans to trim the actively growing shrubbery and trees. You are also encouraged to get a friendly word out to your neighbor if their trees or shrubbery are blocking your view. And if you are contacted by your neighbor, be a good neighbor back and comply so the AC can spend those sunny Sundays working on how to improve the neighborhood. You can help, one tree or shrub at a time.

The AC may be contacted at [sunsetmesaac@gmail.com](mailto: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.**