

Minutes
Huntington Palisades Property Owners Corporation
June 28, 2012
Tahitian Terrace – 1 Aloha
6:30 pm

Board Present: Michael Ziering (President), Dave Peterson (Vice President) Sue Helmy (Treasurer), Jim Mercer (Director), Catherine Coleman (Director)

Board Absent: None

Guests: Residents Dan White, Galit & Brian Laibow, Architect Mark Hudson & Richard Blumenberg (HP lead architect)

Regular Business Meeting Called to Order: 6:36 pm

Variance Request for 573 Chapala: The owners of 573 Chapala presented their request for a variance for the placement of their front door. Their initial plans were disapproved due to not having a corner entrance as required by the HP regulations. Their lot is a corner lot located on Chapala & Pampas Ricas. They presented pictures and diagrams of their home design (the original design and the revised design) as well as diagrams of the other corner lots along Pampas Ricas. They noted that there are four homes along Pampas Ricas that do not have true corner entrances. 573 Chapala is a very large, long & irregular shaped lot which is why they felt having a true corner entry door would not work as it is not aesthetically pleasing. They & their architect came up with a initial design that they felt wouldn't disturb the integrity of the design but would also come close to being in compliance with the HPPOC rule. They created small entry gates at the corner with a façade on Pampas Ricas that includes a porch element that visually connects with the main entry porch with a pathway leading to the front door which is not on the corner. The board reviewed the original plans & the revised plans, pictures and diagrams and agreed that due to the irregular size of the lot, the initial location of the door with the entry gates suggested makes the most sense and is aesthetically pleasing.

Action: Board unanimously approves a variance for the location of the front door not being located at the corner. Owners will re-submit plans to the ARC within the next few weeks for review and final approval.

Variance Request for 571 Toyopa: The owner of 571 Toyopa presented his request for a variance for an overage of approximately 461 SF. He explained that initially this was going to be a less than 50% remodel adding bedrooms to a second story so that his children would all have bedrooms upstairs with he and his wife. He unfortunately begun construction without first submitting plans for review to the HPPOC ARC. His architect told him that he had obtained all of the necessary permits required from both the City and the HPPOC when in fact he had not. HPPOC sent the owner a non-compliance letter at which point the immediately halted construction and submitted plans for review. Since he started construction without review his foundation has been poured and due to some rot and prior damage to the house the remodel turned into a 70% remodel so any grandfather rights he would have had previously have become null and void (the old house already violated the current requirements.) The City and HP count square footage differently so his plans were disapproved by the ARC. The initial plans he submitted were 1100 SF over. He re-submitted plans reducing the square footage by 500+ SF but they are still over on the square footage. The board sympathized with the owner however is not comfortable granting a variance for such a large amount of square footage. The board does not want to set a bad precedent. The board recognizes that there are a lot of extenuating circumstances in this situation however they suggest that Dan meet with another architect to get a 2nd opinion and see if there is a way to shave off more square footage. If that architect can't find any place to do that than the board may be more inclined to grant a variance.

Action: Variance not granted at this time. Owner to try to reduce more square footage. Once he does that, the board will meet with him via phone conference to discuss and possibly grant a variance since owner will be out of town for a month and does not want to hold up his construction and there is no board meeting scheduled until September 5th.

Minutes: Minutes of the March 5, 2012, (emailed to board earlier) were APPROVED

Treasurer's Report: By Michael Ziering

Michael reviewed the income and expenses. He noted that expenses are down and the HP is currently in good financial shape. Also discussed was possibly giving more money to HPPA for the ADT Patrol service. At this time HPPOC pays the same 1/4ly dues that an individual home does. Because the CDM Park is a double lot & the fact that ADT does a lot of extra patrol at the Park for the HPPOC, the board discussed paying for 2 lots 1/4ly.

Action: Treasurer's report unanimously approved.

Action: The board unanimously approved paying an extra \$195 per quarter. Sue will let the HPPA board know and Jennie will inform the billing office for HPPA.

New Business:

-Annual Party in the Park date needed: The board suggested Sunday October 7, 2012. JS will report the date back to the Party in the Park committee via email and book the In and Out truck.

Old Business/Updates:

-**Tree Lights (by Dave Peterson):** Though not on the agenda, Dave brought up the idea of tree lights for the holidays in the trees along Pampas Ricas. Because there are no outlets there the lights would have to be solar. Dave and Sue will look into the costs and report back.

-**Eyesore at 14914 Corona del Mar:** JS reported that she received a response from the owner who said she will get a gardener to maintain the grounds and the outside of the property.

- **500 & 620 Chautauqua front walls:** JS reported that letters have been mailed to both property owners regarding the recent 7 foot high non compliant front walls built at their properties. Also, 500 Chautauqua requested a variance from the Zoning commission for the 7 foot wall. HP sent a letter to the ZA office opposing the variance.

Meeting adjourned at 8:34 pm. Next meeting scheduled for Wed. September 5, 2012.

Minutes taken by Jennie Smith