

APPLICANT: YAFFE
ADDRESS: 715
PROJECT #: 715-24 **TRACT 1092 LOT: 5**
PROJECT CLASSIFICATION: NEW RESIDENCE WITH MEDIUM LANDSCAPE/HARDSCAPE
SUBMITTAL STAGE: PRELIMINARY RESUBMITTAL (2)
ARCHITECT: Brandon Architects - Kennedy Year Lic. # C-39984
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LANDSCAPE ARCHITECT: Dave Pederson Lic. # 3895
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Architectural review by Ken Wilkins

Landscape review by Richard Ramsey

FINAL COMMITTEE DECISION: APPROVAL

HISTORY OF SUBMITTALS:

• October 2024	CONCEPT	ACKNOWLEDGED
• January 2025	PRELIMINARY	DISAPPROVED
• March 2025	PRELIMINARY RESUBMITTAL	DISAPPROVED

SUMMARY OF PROPOSED ARCHITECTURAL IMPROVEMENTS:

The submittal indicates a new residence of **5,391 SF (was 5,576 SF)** which includes a total 2 stories, 1 residence plus 1 of basement and a **500 SF, 2- car garage**.

Overlays were provided. Deck areas to be broken into simple geometric shapes like the floor plans. [4th Request]

Revisions since previous submittal appear to include: **Front fence lowered, roof change and reduced Pool Equipment room. Clarify gable roof removal over the Garage.**

Floor Area breakdown:

	Preliminary	Proposed	Change
• 1 st story	2,514.19 SF	2,486 SF	-28.19 SF
• Garage	499.15 SF	500 SF	+.85 SF
• 1 st Basement	2,562.64 SF	2,405 SF	-157.64 SF
Total:	5,575.98 SF	5,391 SF	-184.98 SF
• Deck	517 SF	528 SF	+11 SF

PROJECT CLASSIFICATION (Section 6):

The submittal application indicates the project's classification is New Residence with Medium Landscape Hardscape. **OK**

ARCHITECTURAL ANALYSIS:

1. ARCHITECT STAMP (Section 2.2): The plans are stamped and signed by a California licensed architect. **This will be verified at each submittal. Signed, with CA stamp. OK**
2. **SUBMITTAL COMPLETENESS** (Section 2.5 & 2.7): Submittal provides the required documents per the regulations and conveys the proposed design. **See committee recommendations for missing, unclear, or corrections of the plans provided.**
3. **LOT COVERAGE (Section 3.1):** A Structure shall not exceed the applicable-Tract's 40% Lot Coverage general guideline of the Lot or Parcel upon which it is built, with the exception of Tract 940. Per the Building Restrictions, Tract 940 has no Lot Coverage guidelines. **It appears that some terracing may create lot coverage, provide a full view of the rear yard to full detail the terracing. A portion of the cantilevered deck on the southwest side needs to be added.**

The Overlay notes it at 3,046 SF / 7,701 SF = 39.5% (was 39.92%). It is highly recommended a sufficient buffer be provided to prevent construction issues.

A signed copy of the 1960 topo plan with a Lot Area was submitted (but no TOPO). Provide readable TOPO lines on the certified plan for verification of heights.

4. **SETBACKS (Section 3.2):** The structure shall be setback 5'-0" minimum from the property line. **OK. Further explanation is needed of the construction in the side yard setbacks.**
5. **PARKING (Section 3.4):** The provided parking meets the requirement shown on Parking Requirement Table per the calculated applicable area. **The required 2 Garage parking spaces are 20' x 21'-6" A 5th compact parking space was removed in the North Setback. Mechanical room ceilings are to be noted as LESS THAN 6'-6" so as to not add to parking. REVISE.**

Total Floor Area less garage area used for parking less section C.4 exceptions.

5,391.35 SF – 430 SF = 4,961.35 SF, therefore 4 total spaces are required. 2 garage spaces and 2 off-street spaces. 4 spaces are shown. OK

6. **SERVICE YARD (Section 3.5):** Service yards must be fenced or enclosed and practical and usable, of appropriate size. **Noted on North Side yard. OK**
7. **BACKFLOW PREVENTION DEVICES (Section 3.8):** New residences and improvements that include the addition of 2 or more plumbing fixtures require a backflow prevention device for sewage. **OK**
8. **NUMBER OF STORIES (Section 4.1):** No Structure shall exceed two Stories which includes basements. **OK**
2 total stories shown which includes 1 basement.
9. **BUILDING HEIGHT (Section 4.2):** The maximum height of any Improvement shall be in conformance with the Building Restrictions per tract specific requirements. **Unclear. Appears conforming but cannot be verified as presented. 15' above highest level and 20' above NG max. The note on sheet A-0.8 is inaccurate. A signed copy of the 1960 topo plan was submitted without 2' intervals. Provide readable TOPO lines on the certified plan for verification of heights.**
10. **COMPATIBILITY (Section 4.3):** The Committee shall have the authority to interpret aesthetic and functional compatibility and harmony of proposed Improvements and their potential impact on adjacent properties, the surrounding neighborhood, and the Association at large. Street frontage needs to be broken up with a side pushed back for articulation. The front wall is inconsistent with the neighborhood. **OK.**

11. **NON-CONFORMING STRUCTURES (Section 4.4):** Pre-existing, non-conforming Improvements, or portions of an Improvement, may be retained where all three of the following conditions are met: The proposed alteration does not increase the Floor Area of an existing Structure by 25% or more, any proposed height increase of any portion of the Structure remain within the allowable height envelope for the Tract set forth in the Building Restrictions. If the proposed height increases result in a Key View impairment from other properties, the Applicant shall comply with the view mitigation criteria discussed in these Regulations, and any change in exterior design is within the same broad style of architecture. **OK**

No additional non-conforming elements shall be allowed, and the proposed Structure must otherwise meet the requirements of the Architectural Regulations. **Unclear as listed below.**

Existing non-conforming:

- None

New non-conforming elements:

- Possible Building Height **[Need Topo info]**

12. **ROOFS (Section 4.5):** The intent of the roof requirements considers the design being consistent with prevailing appearances within the Community.

Roof pitch: 4:12, 3.5:12, 3:12

Flat roof: Roof slopes less than 3:12 are considered flat. The maximum area of flat roofs is 15% of the roof area. **Ok**

561 SF / 3,773 SF = 14.86%

Roof materials: **Class 'A' fire rating indicated at the standing seam and flat roof. OK**

Material noted as **standing seam metal. TPO Membrane noted at flat roof. Provide sample – White sample provided - Provide grey sample for comparison.**

Parapet: Less than 25% of roof perimeter. **OK, The Chimney caps are surrounded by a parapet. Appears compliant.**

13. ROOF DECKS (Section 4.6): The deck is directly accessible from and adjacent to an interior living space on the same Story and the area of the deck is equal to or less than the area of the living space from which access is taken. **OK, none proposed.**

14. MATERIALS AND COLORS (Section 4.7): Exterior color and material samples must be submitted for review to the Committee. Material board must be no less than 11" x 17" and no larger than 18" x 24" with actual samples of all proposed materials included. A colored elevation must be included on the material board clearly identifying the location of all proposed colors and materials. **T&G paneling, stone veneer, standing seam metal roof noted. Tempered glass guardrail. OK, Review at Final.**

15. WINDOWS AND DOORS (Section 4.8): Acceptable finish of doors (including garage) and windows indicated. **OK. Noted as aluminum clad windows and doors. Wood Garage door.**

16. ANTENNAS (Section 4.9): Exterior satellite dishes, antennas, or similar equipment are acceptable as located and designed. **OK, none proposed.**

17. **SOLAR PANELS (Section 4.10).** Location, specifications, and reflectivity are compliant with the regulation. **None. Proposed future solar panel graphics were revised.**

18. SKYLIGHTS (Section 4.11): Size and quantity of skylights will be considered when evaluating the appropriateness. **3 noted as non-reflective. OK**
19. **ARCHITECTURAL EXTERIOR LIGHTING (Section 4.12):** Exterior lighting must be downlit or otherwise shielded so as not to create glare or be a Nuisance to neighboring properties. Light fixtures must be complementary to the Residence's architectural style. Fixture cutsheets may be required at Final. **Added/ shown on exterior elevations but incorrectly noted, REVISE. Show at Final.**
20. GUTTERS AND DOWNSPOUTS (Section 4.13): Indicated on plan and materials are acceptable. **Gutters and downspouts appear on roof plan. Noted Deck slope at all levels. OK.**
21. COVERED DECKS, PATIOS, AND TERRACES (Section 4.14). Locations of attached or detached covered areas, except for eaves, are appropriate and are outside 5' Setback areas. **OK, None indicated.**
22. OTHER COMMENTS:
 - None

SUMMARY OF PROPOSED LANDSCAPE IMPROVEMENTS:

Proposed Landscape Improvements appear to include: Spa, firepit, fencing and walls, BBQ, bar, planting, and hardscape.

Revisions since previous submittal appear to include: NA

LANDSCAPE ANALYSIS:

1. LANDSCAPE ARCHITECT STAMP (Section 2.2): The plans are stamped or signed by a California licensed landscape architect. **Prepared by Landscape Architect. Stamp and sign at time of final submittal.**
2. SUBMITTAL COMPLETENESS (Section 2.5 & 2.7): Submittal provides the required documents per regs and conveys the proposed design. **Except as noted below**
3. LOT COVERAGE (Section 3.1): Landscape features such as raised patios, terraces, and/or freestanding Structures must not create a Lot Coverage overage. **OK**
4. SETBACKS (Section 3.2): Projections of Landscape elements such as elevated stairways, trellis/shade Structures, and decks into minimum yard Setbacks are not allowed. **OK**
5. UTILITY EASEMENTS (Section 3.3): Significant Landscape elements in the Service District and Association utility easement areas are not proposed. **Significant walls and stairs are shown in easement areas**
 - a. Evidence of Service District review and approval will be required at the time of Final Submittal (Section 2.8). **Show at time of final. Because of the down sloping driveway and significant walls in easement areas, EBSD approval may be required prior to preliminary approval.**
6. SITE DRAINAGE (Section 3.6): A conceptual grading and drainage plan must be included, generally showing adequate site drainage. A more detailed grading and drainage plan may be required for Final submittal and for Service District review. **OK.**

7. CURBS AND GUTTERS (Section 3.7): For new residences and Substantial Remodels, plans must show complete replacement of curb and gutter along entire street frontage with reference to Service District requirements.
Not shown for entire curb frontage.
8. BACKFLOW PREVENTION DEVICES (Section 3.8): A backflow prevention device must be installed for proposed irrigation systems and must not be located on Association Property. **OK**
9. UTILITIES AND INFRASTRUCTURE IN FRONT AREAS (Section 3.9): Consideration is given to space required for potential above-grade and below-grade elements such as vaults, meters, transformers, and other devices. **OK**
 - a. At time of Final Submittal utility and infrastructure elements are shown on Landscape drawings. **Show at time of Final**
10. EXTERIOR MECHANICAL EQUIPMENT (Section 5.1): Mechanical equipment shall not be located in 5' Setback areas. **AC equipment, OK**
 - a. Mechanical spa equipment appears to be screened from view. **OK**
 - b. Noise impacts on adjacent neighbors must be avoided and/or minimized. **Pending acoustical report and community input.**
 - c. An acoustical report prepared by a qualified expert is submitted showing that anticipated noise impacts are less than the County maximum at the nearby property lines. **Submit at time of Final for spa and proposed new or replacement AC units**
 - d. Acoustical report assumptions and recommendations are consistent with submittal drawings. **Reviewed at time of Final for any new mechanical equipment**
11. LANDSCAPE AND HARDSCAPE LIGHTING (Section 5.2): Landscape and Hardscape lighting must be down lit or otherwise shielded so as not to create glare or be a Nuisance to neighboring properties.
 - a. Uplighting should be limited in quantity and wattage. **OK**
 - b. Landscape lighting on Association Property is not allowed. **OK**
12. FENCES, WALLS, AND HEDGES (Section 5.3, 3.2):
 - a. In front yard setback areas: fences, walls, hedges, railings, and other Landscape features not more than 48" in height above adjacent curb elevation may be allowed in the front yard Setback area. For corner Lots, the maximum allowed height for these elements is 36" at the street corner. **OK**
 - b. Between the front yard setback and the house Structure, fences, walls, hedges, railings or other features are to be 48" high or less compared to finished grade. **OK**
 - c. Front yard Improvements address issues of visual impact, compatibility, and contributions to common visual streetscapes. **OK**

- d. Significant excavation and/or retaining elements over 5' tall, and/or other significant features that could impact future use of the Association and Service District's easements may not be allowed in the 5' front Setback. **OK**
- e. In side yard and rear yard Setback areas fences and/or walls must be 6 'high or less as compared to existing grade along neighbor's side of Property line. **OK**.
- f. Property Line fences, walls, and footings must be constructed completely on the subject Property. **OK**.
- g. Block walls are finished on all sides. **OK**
- h. At the street fences, walls, and railings must be held back a minimum of 18" from the face of curb. **OK**

13. PLAY EQUIPMENT AND PLAY HOUSES (Section 5.5): Issues of noise and visual impact have been adequately addressed. **N/A**

14. MAILBOXES (Section 5.6): Design and location must be shown. **OK**.

15. OUTDOOR FIREPLACES, FIRE PITS AND COOKING FACILITIES (Section 5.7): Outdoor flame producing fireplaces, fire pits, and fire bowls shall be a minimum of 10 'clear of any Lot Line and must be gas only. **OK**

- a. The minimum Setback for any cooking facility such as BBQs, ovens, or grills shall be a minimum of 5 'from any Property Line. **OK**.

16. WATER FEATURES, SWIMMING POOLS, SPAS (Section 5.8): Pool and spa Structures, including bond beams, must not encroach into the 5 'utility easement area and Setback. **OK**

- a. Issues of noise and visual impact must be adequately addressed. Water features are described as low volume, low noise. **OK**
- b. Pool or water feature lighting is not extensive or distracting. **OK**
- c. Security/pool fencing is shown. **Walls over 5' tall will suffice as pool enclosure, but double gates are not allowed for Security/pool Fencing.**
- d. SYNTHETIC GRASS (Section 5.9): Use of synthetic grass is limited, and a sample is submitted at time of Final Submittal. **OK**

17. OUTDOOR SPEAKERS AND TELEVISIONS (Section 5.10): Outdoor speakers and televisions are not shown or are unusually distant from neighboring properties. **OK, none shown.**

18. DRIVEWAY GATES (Section 5.11): Driveway gates are not proposed. **OK**

19. STREET ADJACENT LANDSCAPE (Sec 5.12): Lawn, low ground cover and/or stepping pads shall be placed within 24" of the curb face or street edge for convenience of on-street parking. **OK**

- a. Trees and shrubs are located to avoid street overhang. **OK**

20. IMPROVEMENTS ON ASSOCIATION PROPERTY (Section 5.13): The following are not allowed on EBCA property: Trees, hedges, new retaining walls, buildings, Structures, steps, other major Improvements, Backflow prevention devices and other pressure-related irrigation equipment. **OK**
21. FUEL MODIFICATION (Section 5.14): Trees and plants identified as having a high fuel volume and flammability by the County of Orange and/or Orange County Fire Authority are not allowed. **OK**
22. TREES AND OTHER TALL VEGETATION (Section 5.15) Trees and other tall vegetation that may significantly overhang a property line without significant and/or periodic pruning may not be allowed. **OK**
 - a. Proposals to add trees or other tall vegetation must avoid impacts to neighbors' Key Views. **OK**
23. OUTDOOR SHOWERS (Section 5.16): Noise and visual impacts to neighbors and community must be avoided and/or minimized. **OK, none shown**
 - a. Outdoor showers in the front Setbacks are not allowed. Outdoor showers between house and street are not allowed unless at an appropriate distance from the street and screened in an architecturally appropriate manner. **N/A**
 - b. Freestanding shower elements over 6' tall are not allowed to encroach into Setbacks. **N/A**
 - c. Shower areas shown in Setbacks are cold water only. **N/A**
24. OTHER:
 - **With respect to existing and proposed plantings, the Applicant may wish to consider OCFA maintenance guidelines for defensible space and fire safety.**

SUMMARY OF COMMITTEE FINDINGS:

The Committee initially recommends disapproval of the submittal. The Committee may reconsider at the Tuesday hearing if the outstanding items are adequately addressed prior to the meeting.

1. Lot Coverage (3.1): Account for landscape elements that contribute to lot coverage. Additional lot coverage will push the project over the limit. OK, additional lot coverage information provided. Coverage is 39.95%, greater buffer is preferred. **Provided updated sheets 5/27/25 – Lot Coverage updated to 39.5% as shown on Sheet T-1.0. OK.**
2. Parking (3.4): Mechanical room ceilings are to be noted as LESS THAN 6'-6" so as to not add to parking, REVISE. **Provided updated sheets 5/27/25 – notes added to Sections A-5.0, Floor Plan Sheet A-2.0, and Reflected Ceiling Plan Sheet A-6.0. OK.**
3. Building Height (4.2): Clarify topo at height point, provide an interpolation line. Provide signed 1960s topo with 2' intervals and provide topo lines on the signed architectural site plan. New interpolation lines noted on plans. Provide signed readable 1960s certified topo plan to verify roof elevations. **Provided updated sheets 5/27/25 – legible contour lines provided on survey on Sheet 1 of 1. OK.**

4. Roof (4.5): Provide grey material sample and cut sheet. Darker sample provided – OK. Clarify the roof design - clarify gable roof removal over the Garage. **Provided updated sheets 5/27/25 – gable design corrected throughout set. OK.**
5. Solar Panel (4.10): Fully detail prior to FINAL. **Architect acknowledges – OK**
6. Curbs & Gutters (3.7): On civil drawings, show that curb and gutter along entire frontage will be replaced per EBSD requirements. Show complete replacement of curb and gutter along entire street frontage. **Update note on plans at Final Submittal to indicate replacement per EBSD standards.**
7. Site Drainage (3.6): The Applicant may wish to discuss the down sloping driveway with the Service District before proceeding further. Submit plans to EBSD (2nd submittal) **EBSD approval received on 5/23/25. OK.**
8. Clarify relationships and show on architectural drawings how bar, pool equipment, cantilevered deck, and steps down are proposed. Section provided OK. Pool equipment to be relocated to mechanical room. Mechanical equipment room ceiling height is to be reduced to less than 6'-6" so it will not add to lot coverage. **Provided updated sheets 5/27/25 – notes added to Sections A-5.0, Floor Plan Sheet A-2.0, and Reflected Ceiling Plan Sheet A-6.0. OK.**
9. Water Features, Swimming Pools, Spas (Section 5.8): Replace double out-swinging gates with a single out-swinging, self-closing gate to meet Security/Pool Fencing requirements. **Provided updated sheets 5/27/25 – single gate shown throughout set. OK.**

Justin Johnston (Architect) and Brittany Oaks (Architect) were in attendance to discuss the submittal.

1. General notes:
 - a. An executed Hardscape & Landscape Non-Exclusive Easement Agreement, approved by the Association, and recorded with the County of Orange for any designed improvements on EBCA property will be required. See Regulations Section 2.5(a)(5) for specifics. Submittal, and Association approval of the Hardscape & Landscape Non-Exclusive Easement is required prior to the approval of the Final Working Drawing submittal and recordation is required prior to construction beginning.
 - b. If a Member would like to appeal the decision of the Architectural Committee or determination of the Board, please refer to the CC&Rs, ARTICLE VIII, Section 8.14 Notice and Hearing Requirements.
 - c. Approvals are valid for one year. See extension request requirements in the Architectural Regulations for additional information.
 - d. All future submittals must be accompanied by a detailed scope of work and highlighting revisions to previous scope of work, if any.
 - e. Any changes to the Final approved plans must be submitted for Architectural Committee's review prior to construction.
 - f. The Committee reserves the right to reclassify a project at any time before or after construction begins.

SITE VISIT:

The Committee viewed the stakes at the project site for the previous submittal.

Justin Johnston (Architect) & Brittany Oaks (Architect) were in attendance to discuss the submittal.

COMMITTEE ACTION ON May 27, 2025:

1. A motion was made, and seconded, to approve the Submittal based on these findings and discussion at the Committee meeting with Committee members below present and voting. The motion passed.

Lauren Moss (Deputy Chair); Chris Brown; Debi Pavlik; Chris Gwaltney; Richard Ramsey (Landscape Architect); & Ken Wilkins (Alternate Architect)