

APPLICANT: BROWN
ADDRESS: 936
PROJECT #: 936-25 **TRACT:** 1092 **LOT:** 86
PROJECT CLASSIFICATION: NEW RESIDENCE WITH MAJOR LS/HS
SUBMITTAL STAGE: PRELIMINARY
ARCHITECT: Scott Laidlaw **Lic. #** C-21061
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Architectural review by Ken Wilkins

Landscape review by Richard Ramsey

FINAL COMMITTEE DECISION: APPROVAL

HISTORY OF SUBMITTALS:

- February 2025 CONCEPT ACKNOWLEDGED

SUMMARY OF PROPOSED ARCHITECTURAL IMPROVEMENTS:

The submittal indicates a new residence of **4,601** SF which includes a total of 3 stories, 2 residence plus 1 basement and a **430** SF, 2 - car garage.

The Garage and Basement level SF areas remain improperly separated.

Overlays contain incorrect information. Stacking stair deduction was inaccurately calculated at the First Floor.

Revisions since previous submittal appear to include: Not listed. Removed 1 parking space, more detailed exterior elevations and surrounding Landscape elements.

Floor Area breakdown: EBCA calc.**

	Concept	Proposed	Change
• 2nd story	788 SF	338 SF	- 450 SF
• 1 st story	2,348 SF	2,392.73 SF**	+44.73 SF
• 1 st Basement	755.2 SF	1,038.5 SF**	+283.3 SF
• Storage		19.98 SF**	+ 19.98 SF
• Garage	657.8 SF	736.5 SF **	+78.7 SF
Total:		4,525.71 SF	
• Deck	639 SF	682 SF	+ 43 SF

PROJECT CLASSIFICATION (Section 6):

The submittal application indicates the project's classification is **New Residence. 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. 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 **Overlay was provided. Properly label sheet A.5 as "Lot Coverage" area calc.**

2,787 SF / 7,123 SF = 39.1% (was 40 %)

A signed copy of the 1960 topo plan with a Lot Area was submitted.

4. SETBACKS (Section 3.2): The structure shall be setback 5'-0" minimum from the property line. Appears **OK. Note on all sides.**
5. PARKING (Section 3.4): The provided parking meets the requirement shown on Parking Requirement Table per the calculated applicable area. Appears **OK –No overlay was provided for verification.**
Total Floor Area less garage area used for parking less section C.4 exceptions.
4,525.71 SF – 430 SF –SF=4,095.71 SF), therefore **4** total spaces are required. **2** garage spaces and **2** off-street spaces. **2 Garage and 2 off-street spaces are shown. Garage spaces should be properly identified.**
6. SERVICE YARD (Section 3.5): Service yards must be fenced or enclosed and practical and usable, of appropriate size. **OK, Shown on the South side yard.**
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. **Not shown**
8. NUMBER OF STORIES (Section 4.1): No Structure shall exceed four Stories which includes basements. **OK**
3 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. **Maximum 15' above the highest level of the Lot and 20' above NG. OK -A signed copy of the 1960 topo plan was submitted.**
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. **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:

- None

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

Roof pitch: **6:12, 4:12, 3.75:12**

Flat roof: Roof slopes less than 3:12 are considered flat. The maximum area of flat roofs is 15% of the roof area. **OK. Note trellis' to be a minimum of 50% open so as not to count. [Prior Request]**

244 SF / 2,482 SF= 9.8 % noted. Overlay was provided

Roof materials: Class 'A' fire rating indicated: **Noted at sloped roof. Unclear at flat roof and decks.**

Material noted as Zinc standing seam at sloped roof. **Identify all roof materials, including flat roof and decks.**

Parapet: Less than 25% of roof perimeter. Appears **OK. No overlay was provided for verification.**

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. Appear **OK Roof Decks appear to occur at the 1st and 2nd Levels. Identify as such and provide overlay to show compliance. [Prior request]**

a. Directly accessible **interior area #SF** is less than **roof deck area #SF**.

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. **Zinc standing seam roof, painted steel trellis, metal and glass guardrail, stained wood siding, cobble stone veneer.**

15. WINDOWS AND DOORS (Section 4.8): Acceptable finish of doors (including garage) and windows indicated. **Aluminum clad doors and windows, stained wood Garage door.**

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

17. **SOLAR PANELS (Section 4.10).** Location, specifications, and reflectivity are compliant with the regulation. **OK, Proposed locations shown.**
18. **SKYLIGHTS (Section 4.11):** Size and quantity of skylights will be considered when evaluating the appropriateness. **OK Noted as non-reflective.**
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 OK Shielded downlights and step lights shown/ noted.**
20. **GUTTERS AND DOWNSPOUTS (Section 4.13):** Indicated on plan and materials are acceptable. **Noted only but without material identified. Show method and direction of all Deck drainage.**
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**
22. OTHER COMMENTS:
 - None

SUMMARY OF PROPOSED LANDSCAPE IMPROVEMENTS:

Proposed Landscape Improvements appear to include: **New site walls, hardscape, planting, spa/water feature, BBQ and fire feature.**

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. **OK**
2. **SUBMITTAL COMPLETENESS (Section 2.5 & 2.7):** Submittal provides the required documents per regs and conveys the proposed design. **OK/ 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. **OK**
 - a. Evidence of Service District review and approval will be required at the time of Final Submittal (Section 2.8). **At Final**
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. **OK**
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. **Not shown.**
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. **At Final**
10. EXTERIOR MECHANICAL EQUIPMENT (Section 5.1): Mechanical equipment shall not be located in 5' Setback areas. **OK**
 - a. Mechanical spa equipment appears to be screened from view. **Unclear**
 - 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. **OK**
 - 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. **OK**
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. **NO**
 - b. Pool or water feature lighting is not extensive or distracting. **OK**
 - c. Security/pool fencing is shown. **OK**
17. SYNTHETIC GRASS (Section 5.9): Use of synthetic grass is limited, and a sample is submitted at time of Final Submittal. **OK**
18. OUTDOOR SPEAKERS AND TELEVISIONS (Section 5.10): Outdoor speakers and televisions are not shown or are an unusually distant from neighboring properties. **OK**
19. DRIVEWAY GATES (Section 5.11): Driveway gates are not proposed. **OK**
20. STREET ADJACENT LANDSCAPE (Section 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**
- 21. 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**
- 22. 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**
- 23. 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**
- 24. OUTDOOR SHOWERS (Section 5.16): Noise and visual impacts to neighbors and community must be avoided and/or minimized. **OK**
 - 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. **OK**
 - b. Freestanding shower elements over 6' tall are not allowed to encroach into Setbacks. **OK**
 - c. Shower areas shown in Setbacks are cold water only. **OK**
- 25. 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 disapproved of the plans as submitted. The following items were adequately addressed. Therefore, the Committee voted to **Approve** the project as revised.

1. Properly separate the Garage and Basement living area SF. Correct SF calculations. **Provided update 5/27/25 – shown on Sheets A.1, A.2, & A.3. OK.**
2. SETBACKS (Section 3.2): Note dimensions on ALL sides. **Provided updated sheets 5/27/25 – shown on Sheet A.100. OK.**
3. PARKING (Section 3.4): Garage spaces should be properly identified. **Provided updated sheets 5/27/25 - noted on A.200. OK**

4. ROOFS (Section 4.5): Note trellis' to be a minimum of 50% open on Roof Plan. Identify Flat Roof and Deck class "A" materials. **Provided updated sheets 5/27/25 – note provided on A.100. OK.**
5. GUTTERS AND DOWNSPOUTS (Section 4.13): Identify materials. Show method and direction of all Deck drainage. **Provided updated sheets 5/27/25 – note provided on new Sheet 100.A. OK.**
6. BACKFLOW PREVENTION DEVICES (Section 3.8): Provide irrigation plan and location of backflow device at time of FINAL. **Sewer backflow location added in updated sheet A.100 on 5/27/25.**
7. EXTERIOR MECHANICAL EQUIPMENT (Section 5.1): Indicate Pool equipment location and provide acoustic report at time of FINAL.
8. 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 site.

Scott Laidlaw (Architect) and Nick & Diane Brown (Owners) were in attendance to discuss the submittal.

Members Present:

Christopher Bailey #938

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 the below Committee members present and voting. The motion passed.

Lauren Moss (Deputy Chair); Chris Gwaltney; Debi Pavlik; Richard Ramsey (Landscape Architect); & Ken Wilkins (Alternate Architect, did not vote)

Chris Brown recused himself.