



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
November 18, 2015 ~ Wednesday  
6:00 PM**

*The Gables ~ Springfield ~ 2801 Springfield Drive*

**Minutes**

**I. CALL TO ORDER/ROLL CALL**

Chair Eric King called the meeting to order at 6:02 p.m. Committee members Rick Held, Paul Marcillac, and Jim Phelps were present; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division.

**II. APPROVAL OF MEETING MINUTES – September 16<sup>th</sup>**

The minutes from September 16, 2015 were reviewed and adopted by the committee.

**III. NEW BUSINESS – PENDING APPLICATIONS**

**A. 4383 Pebble Beach Rd. – Bautista – Solar Panels**

**Unit/Lot  
023/0983**

Approved.

**B. 2533 Clubhouse Dr. W. – Henle – Front Landscape**

**018/0209**

Conditionally approved. Committee directs Applicant to replace trees at driveway and tree at front-center of yard with street trees from Whitney Oaks approved Tree and Plant list. Alternately, Applicant may resubmit updated plan that specifically identifies tree species to be planted in “TBD” locations.

**C. 3011 Fox Hill Dr. – Sweatt – Front Landscape**

**007/0600**

Denied. Committee requires more detail in plot plan drawings including plant details, light direction & locations, light types, and lumens. Plan drawing to include fence location, fence details and masonry details. Applicant should also provide a “before” picture that identifies landscape modifications and location of new landscape features. New plantings, at full maturity, should provide minimum 75% coverage of landscape area.

**D. 3701 Stone Temple Ct. – Bhat – Remodel and Fence Addition**

**016/0374**

Conditionally approved based upon new redwood fence being same height as existing iron fence.

- E. **3841 Black Oak Dr. – Schmidt – Backyard Landscape** **035/1208**  
Denied. Committee requires 24”x36” plan drawing that shows all dimensions and setbacks. Drawing(s) to include proposed shade structure’s elevations and finished roof height. All notes and dimensions to be clearly legible. Applicant to submit color samples and roof shingle sample.
- F. **2552 Clubhouse Dr. – Cancimilla – Patio Cover** **018/0200**  
Denied. Patio covers may be no closer than 25’ from golf course in accordance with Design Guidelines’ Landscape Features, p. 10, paragraph 2: *Overhead structures should be setback a minimum of 10’0” from the side and rear (sic) property lines, except in the case where rear or side of lot is adjacent to open space or golf course, where setback shall be 25’0”.*
- G. **3916 Woodhouse Ct. -- Gonzales – Solar Panels** **019/0223**  
Approved
- H. **2367 Clubhouse Dr. -- Tractenberg – Fence Additions** **015/0060**  
Conditionally approved based upon submittal of site plan that identifies existing and proposed fences.

**IV. DESIGN GUIDELINES REWRITE**

Jim Phelps to forward sub-committee compilation of Design Guidelines draft to Vicky Langer by November 20, 2015 for her review and edits.

**V. NEXT MEETING DATE(S) – December 16, 2015**

The committee approved 12/16/2015 meeting date.

**VI. ADJOURNMENT**

The meeting adjourned at 7:24 p.m.

*Prepared by Jim Phelps*