

## San Elijo Hills #1 Homeowners Association

### 2023-2024 ARCHITECTURAL REPORT (Paul Basore, Architectural Committee Chair)

Since last year's annual meeting, 22 *Request for Architectural Improvement* forms were received, half as many as last year. All requests were ultimately approved by the architectural committee. Most of them were approved quickly with little or no change, but there were some exceptions:

1. An expansion plan for 765 Santa Camelia was rejected as architecturally incongruous with itself, with a roof design that inadequately considered impact on neighbors. A redesigned plan that addressed these concerns was subsequently submitted and approved.
2. An expansion at 1547 Santa Sabina was approved after significant modifications were made to the landscape plan and the Board of Directors voted to accept some remaining discrepancies: an air conditioning unit and opaque sound barrier within 15 feet of the rear building pad boundary, a tall trellis within the side yard easement, and a gated trash enclosure in the front setback.
3. An opaque fence along the rear building pad boundary at the top of a slope at 1354 Santa Luisa was allowed to exceed the 3-foot height limit after the Board of Directors decided that this lot was uniquely exposed to passers-by.
4. An opaque fence within 15 feet of the rear building pad boundary at the top of a slope at 678 San Mario was allowed to exceed the 3-foot height limit after the Board of Directors decided that this lot was uniquely exposed to its neighbors.
5. A BBQ island was removed from the plan for 550 San Mario because it was located within the side-yard easement.
6. A fireplace chimney was removed from the plan for 1271 Santa Luisa because it was located in the side-yard setback and a fence in the front was relocated back out of the front-yard setback.
7. A solid patio cover was removed from the plan for 1309 Santa Luisa because it was located in the side-yard setback.

I wish to thank the other two members of the architectural committee, Chris Allen and Ken Ayers, for being so responsive to requests to review plans this past year. The median time from submission to approval was 10 days, and half of the requests were approved in an average of just 4 days.

Membership on the architectural committee is a three-year term, appointed by the HOA's Board of Directors. All three current members' terms expire in November 2024.