

San Elijo Hills #1 Homeowners Association

2024-2025 ARCHITECTURAL REPORT (Paul Basore, architectural committee chair)

Since last year's annual meeting, 14 *Request for Architectural Improvement* forms were received, compared to an average of 37 per year for the previous five years. One request is still pending a decision. Of the 13 that were decided, all but 5 were approved by the architectural committee in less than a week with little or no modification. The following 5 that took longer needed input from the Board of Directors:

1. A 46-inch opaque wood fence at 1205 Santa Luisa was approved only after the Board of Directors voted to grant a variance to PC&R 8.3.15, which normally requires rear fences to be see-through for the portion above 36 inches. The board determined that this lot's location is unique in its rear overlook of the land strip beneath the high-voltage power lines.
2. A landscape request at 1466 Santa Luisa was approved only after discussion at an open board meeting, necessitated because it includes work overlaying a major slope irrigation pipeline.
3. An expansion plan for 765 Santa Camelia that includes an attached auxiliary dwelling unit (ADU) was approved only after it was discussed at an open board meeting. PC&R 8.3.2, which prohibits ADUs, has been voided by California Civil Code 714.3 since January 2022. All other PC&Rs still apply, so long as they do not effectively prohibit or substantially increase the cost of the ADU.
4. Renovation and landscaping at 417 Santa Victoria was approved only after numerous clarifying iterations that included changing the rear fencing to comply with PC&R 8.3.14.
5. A detached backyard ADU at 1472 Santa Marta was approved only after the board voted to grant a variance to PC&R 8.3.4, which prohibits structures over 36 inches tall within 15 feet of the rear building pad boundary. The board determined that complying with 8.3.4 in this case would incur an excessive cost to fill-in or relocate the existing in-ground swimming pool.

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. 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 2027.