



STAFF REPORT

DATE: December 6, 2021

TITLE:

Proposed revisions to the Architectural Standards Rules: Exterior Lighting Rules

RECOMMENDATION:

Staff and the Architectural Standards Committee are requesting the Board of Directors to review proposed revisions to the Architectural Standards Rules: Exterior Lighting Rules and provide feedback.

BACKGROUND:

The Architectural Standards Office completed a programmatic review of the exterior light pollution complaints and proposed a revision to the rules to incorporate dark sky compliant light fixtures into the existing exterior light rule based on complaints and feedback received from the membership.

One hundred forty-one (141) exterior light complaints were received in 2020 and fifty-six (56) into May 2021 before being brought to the committee's attention.

Exterior light complaints received were second to garbage spills (144 garbage spill complaints in 2020) and the trend was accelerating for exterior light complaints to become the highest complaint category in 2021.

The Architectural Standards Committee were supportive of the staff recommendation to incorporate dark sky into the exterior lighting rules and crafted the proposed revisions over six committee meetings with a final draft and recommendation to take before the board at the August 25, 2021, committee meeting.

ASC Committee Meetings

March 17, 2021

June 2, 2021

June 23, 2021 – Covenants Committee Chair, Don Ermak invited for attendance

July 14, 2021

August 11, 2021

August 25, 2021

ANALYSIS:

At the August 25, 2021, meeting by motion, the committee approved the final draft of the revisions:

Discussion/Action Item: Exterior Lighting Rules Revisions

The committee reviewed the revised draft of the proposed exterior lights rules. The committee discussed the topic with projects only adding one light and the requirement to match adjacent lights in view. The committee discussed homeowners can add light fixtures that are architecturally compatible to allow additional exterior light types on their property. The committee offered minor revisions to the proposed draft.

Action 3:0. The committee agreed to recommend the proposed rule change to the Board for 45-day review.





This recommendation for revised rule language provides synergy between committees with installation approval with the Architectural Standards Committee and complaints submitted and escalation to hearings for exterior light pollution to the Covenants Committee.

FISCAL IMPACT:

N/A

ALTERNATIVE:

SUPPORTING DOCUMENTS:

Exhibit 1: Presentation – Proposed Architectural Standards Rules: Exterior Lighting Rules

Exhibit 2: Architectural Lighting Rules Existing and Proposed

Prepared by: Brian Yohn, Director of Risk Management and Real Property

Board Meeting Date: December 17, 2021

General Manager Approval to put on Agenda: _____ Date: _____

