

**DECISION LETTER
ARCHITECTURAL STANDARDS COMMITTEE**

**DATE: November 26, 2024
FILING: 570244**

Trustees of the Howell-Lasker Family Trust
131 Molton Avenue
San Carlos, CA 94070

Re: 14281 Herringbone Way

Dear Property Owner(s);

On November 20, 2024, the Tahoe DonnerSM Architectural Standards Committee (ASC) reviewed the submitted project for the above-referenced property.

Following are the advisories and comments of the Architectural Standards Committee:

**Decision: 14281 Herringbone
SUBMITTAL: House/Garage 2,961SF, Coverage: 23%**

The owner and designer were present. Staff provided historical project information.

- The committee reviewed the survey and had no comments.
- The committee noted underground electric.
- The committee reviewed the site plan and discussed the coverage percentage at 23%.
- The committee reviewed the trees that are proposed for removal and agreed approved.
- The committee reviewed the elevation plans, noting recessed canned lights higher than 10 feet at the back door.
- The committee reviewed the exterior light and agreed that it is approvable.
- The committee reviewed the proposed 4x8 Hardie board sheet siding, advising that, under ASC Rule III.H(5), sheet siding is not allowed on the street side of the house and only on 50% of the sides and back of the house.
- The committee requires the following plan revisions:
 - Updated elevations to show no sheet siding on the street side.
 - Updated elevations to eliminate the lights that are closest to the house on the west elevation but approved the ones further from the wall.
- The site inspection is not complete due to winter conditions.
- The deposit has been paid.
- There were no neighbor comments submitted and no neighbors in attendance.
- Debi Phelps moved to approve the project as a whole, including an exception to the siding rule to allow more than 50% sheet siding on the sides and back given that it is a Hardie Board product, but to deny the proposed siding on the street side (aside from the east elevation side with the garage) and require a resubmittal to staff for one member review, along with an approved site inspection, before permit issuance. The committee

also require a revision to the lights on the west elevation which can be submitted after permit issuance but before the final inspection. Mitch Clarin seconded the motion. (Passed 3:0 Whitten, Clarin, Phelps)

- The committee stated that any decision may be appealed to the Board of Directors.
- Action 3:0 (Whitten, Clarin, Phelps) The committee agreed to approve the project as a whole, including an exception to the siding rule to allow more than 50% sheet siding on the sides and back given that it is a Hardie Board product, but to deny the proposed siding on the street side (aside from the east elevation side with the garage) and require a resubmittal to staff for one member review, along with an approved site inspection, before permit issuance. The committee also require a revision to the lights on the west elevation which can be submitted after permit issuance but before the final inspection.

PLEASE NOTE: You are required to ready the lot for inspection and request your site inspection as soon as the snow has melted from the lot.

PLEASE NOTE: No excavation, tree removal or construction of any type may proceed prior to the issuance of an Architectural Standards permit. Any violations of this rule will result in the assessment of a fine as well as legal proceedings to compel compliance with the Covenants and Restrictions and Rules.

PLEASE NOTE: When plans are invalidated, the site must be inspected to ensure there has been no alteration of the lot. If the lot has been altered in any way, the site must be returned to its natural condition prior to the refund of any deposit money and unused inspection fees. *The administration fee which accompanied the permit application is non-refundable.*

PLEASE NOTE:

- Any attachments to trees are not allowed.
- Owners are reminded that ARGCEs placed beyond 28' from the pavement edge of the roadway may incur a weekly surcharge to be determined by the disposal company.
- Any exposed metal and plastic shall be painted to harmonize with the structure's principal color.
- Any exposed concrete more than 6" above grade must be painted or stained to blend with the principal exterior color.
- All boundary markers and property line strings must be in place and plainly visible at time of final inspection.
- All construction site driveways must be treated so as to minimize mud and/or dirt being tracked onto the roadway. 3" of gravel would be considered an acceptable treatment.

PLEASE NOTE: During winter months, clearing of snow from a building site with heavy equipment will not be allowed except under special circumstances with the discretion of the ASC. The parcel must be reasonably clear of snow (less than 2') to avoid any damage to native vegetation, and any such damage, other than where approved, may result in a fine. Caution is urged at all times.

CONSTRUCTION HOURS:

Tahoe Donner Construction Hours were effective to 12/31/2020: 7am to 7pm Monday through Friday and 8am to 7pm Saturdays, Sundays, and Holidays. For this provision, recognized holidays are January 1st, Presidents Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

If you choose to appeal the ASC decision, you do retain the option to schedule a hearing with the Appeal Board (Board of Directors) to further discuss this matter. At your hearing, the Appeal Board will review your appeal. **You may obtain an Appeal package from the Community Standards Office (CSO). The request for the Appeal package must include a written statement and be requested and returned to the CSO within 15 days following receipt of this letter.**

If you elect to schedule an appeal or if you have any questions, please contact the Community Standards Office at (530) 587-9407 or cso@tahoedonner.com.

Sincerely,



Lisa Purchard
Community Standards Manager

cc: Kelly Gove - via email