

Date: 1/2/24

Board Action Item

To: Board of Directors

From: Planning and Compliance Department

Re: 28-Day Reading for Revised Rule – PC.5.7 Accessory Structure

Background

The ACC Committee and staff felt it is necessary to update PC.5.7 accessory structure to include special conditions. Tract 3961 is exempt from this rule due to their CC&Rs.

Change due to conditions of approval include:

1. Tract 3961 exempt due to the tract CC&R
2. Thatching if used, to be sprayed with fire retardant.
3. Structures must be attached to cement in case of high winds.
4. Storage containers are considered portable and do not need to meet PC.5.3 for matching roof material, and PC.5.7 for matching colors. They may have plastic floors.

Fiscal Impact

Fine: none informational only

Recommendation

It is recommended that the Board of Directors approve the 28-day reading for PC.5.7 Accessory Structures, as attached.

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC Rule Revision

Current Rule:

PC.5.7 Accessory Structures

Upon application to and receipt of Committee approval, a separate storage building, or permanent shade structure may be installed on a lot, but it shall conform to all provisions of the restrictive declarations. A separate storage building *cannot be of a temporary nature* and shall have a cement or wood floor. The roof must match the roof of the main structure in color and materials and the walls must also match the main structure. Metal sided buildings will not be approved without skins covered in plywood or like material, then matched to the main structure. Maximum size is one-hundred twenty (120) sq. feet. Over that size requires structural plans and a city permit. Plastic storage containers may be approved on an individual basis. Temporary shade structures shall be removed within twenty-four (24) hours.

Proposed Change (Redlined):

PC.5.7 Accessory Structures

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Proposed Change:

PC.5.7 Accessory Structures

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Fine: None. Informational only.

Justification: The rule needed updating for what we are approving.