

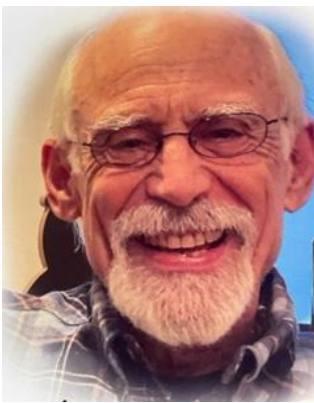


Greetings CMHOA members,  
Happy New Year!

We hope you find our first Architectural Committee Newsletter useful and informative. It includes recent AC Projects, AC procedures, and general information on topics that members have had questions about in the past. We would like to thank all HOA residents for their support and participation in the AC and their good faith efforts in following the CC&Rs and its procedures. If you have any questions or concerns, please reach out to an AC member. We are here to serve you as we strive to preserve together, to the best of our ability, our shared goals and interests in the neighborhood.

*In Memoriam...*

Let us remember our dear friend David Morena who passed away on January 7, 2023. David served on the CMHOA Board and AC for many years and was devoted to our neighborhood, providing keen insight and thoughtful leadership. An active and inspirational supporter of community service, he was much-loved and is greatly missed.



## **Architecture Committee Members**

Flora Cordic – Chair; Rosalie Huntington – Secretary; Kim Bantle - Plans Coordinator; Marg Churchill; Kim Clary; Chris Ekstein - HOA President; Mo Sahebi; Reuel Sutton; Cindi Young

Thank you to all AC and Board members for their volunteer service and hard work in their commitment to the improvement of the neighborhood.

It's important that we have your current contact information to provide you with AC news about a potential building projects near you. Please provide updates if changes occur to your email address(s), preferred mailing address(s), and phone number(s). The HOA Board and AC does not share any contact information, unless permission is given by the homeowner.

Your yearly payment of HOA dues is always appreciated. They, along with AC fees, help provide valuable financial support for AC costs throughout the year.

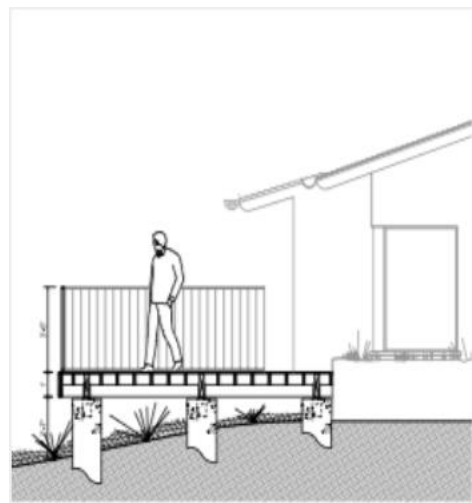
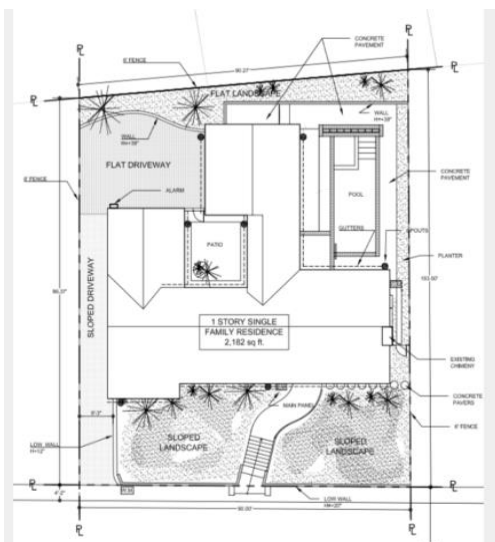
## **When Do I Need to Submit Plans for AC Review/Approval?**

The CC&Rs of the Castellammare Mesa Home Owners Association state a homeowner must submit an Application for Property Alteration/Construction whenever a new project is built outside the existing building envelope of the house structure.

Some typical projects include:

- Exterior additions and new or rebuilt/remodeled structures, for example: a garage, room additions, covered patios, balconies, roof or trellis structures.
- Any hardscape landscaping that will alter the height of the existing grade, for example: garden walls, walkways, stairs, decks, fountains, pools, spas, trash container enclosures, mail boxes.
- Property line fences and structural walls.
- Decks in the front, rear or side yards, and roof decks.
- Permanent fixtures on a balcony, for example: BBQs, counters, furniture.
- Anything added to the roof of the house that will change the roof height or cause view obstruction, for example: solar panels, skylights, HVAC.

You do not need to submit an application if your project is a replacement of similar structures, for example: remodeling inside the existing footprint of a home, replacement of fences, rebuilding an existing deck, new roofs (as long as the existing roof height/outline stays the same), exterior surface materials, soft landscaping.



### **Structures Not Allowed per the CC&R's**

- One and one-half stories, i.e., mezzanine levels within one-story
- Second Story Additions
- No ADUs, CMHO Tract 8923 is not a common interest development HOA

The AC is here to assist you complete your desired new project. We understand every project is unique in size and scale. We would be happy to guide you through what is needed to get your project application submitted for a timely approval. Please inform the AC of any proposed changes to your property prior to construction.

If you are unsure whether you need to submit an application, please contact us. We offer a preliminary review at no charge, and when possible, can modify the AC requirements of the project and expedite an approval on small projects.

Contact Flora Cordic (AC Chair) or, Kim Bantle (Plans Coordinator) at [cmho.ac@gmail.com](mailto:cmho.ac@gmail.com). Please add your street address on the subject line with all AC correspondence. For more information, please check the Castellammare website at [www.castellammaremesa.com](http://www.castellammaremesa.com).

### **Permitted Construction/Demolition Hours within the City of Los Angeles**

Many homeowners have expressed concern about ongoing construction noise, especially after hours. With the current boom in property development, there seems to be continual construction noise/nuisance on our hill.

According to the Los Angeles Department of Building and Safety, Permitted Construction/Demolition Hours are as follows:

Monday through Friday                      7am – 9pm  
Saturday or National Holidays        8am – 6pm, Sunday No Work Permitted

Exceptions are allowed. For example, sometimes homeowners are allowed construction on Sunday with/out an additional permit and, are also allowed landscape work like tree trimming.

For complaints between the hours of 7am - 9pm, you can call Noise Enforcement Team at (213) 996-1250. For complaints outside the 7am – 9pm allowed hours of construction noise, contact the LAPD non-emergency line: (877) ASK-LAPD (275-5273).

Additional information regarding construction site regulations:

Public Works of Los Angeles County [www.pw.lacounty.gov](http://www.pw.lacounty.gov)  
Los Angeles Department of Building and Safety [www.LADBS.org](http://www.LADBS.org)

Official City of Los Angeles Municipal Code

Chapter IV Public Welfare, Article I, Sec. 41.40 - Noise due to construction, excavation work  
Chapter IX Building Regulations, Article 1.5, Sec. 91.106.4.8 - “Good Neighbor” Construction Practices  
Chapter XI Noise Regulation, Article 2, Sec. 112.03, .04, .05  
[www.codelibrary.amlegal.com](http://www.codelibrary.amlegal.com)

Los Angeles Code of Ordinances

Title 12. Environmental Protection  
Chapter 12.12 Building Construction Noise  
[www.lacounty-ca.elaws.us](http://www.lacounty-ca.elaws.us)

Violations of the above listed Municipal Codes should be reported by dialing **311**

**California Good Neighbor Fence Law** - part of Civil Code Section 841, provides for basic etiquette of parties on each side of a property fence. In CA, adjoining homeowners share responsibility for fence maintenance, so keep your neighbor in the loop with your building plans.

**Fence/Wall Heights** - Front yard fences can have a maximum height of 42", while backyard fences can be up to 72". Fences, walls, and gates, while providing security and property enhancement, need to be permitted for safety and compliance regarding materials, setbacks, heights, etc. Sometimes Fences/Walls/Tall landscaping hedges have a higher risk of spreading fire. They should not be placed or built in a manner that would deter/restrict the fire department from immediately discerning and gaining access to the property in case of an emergency.

**Construction Toilets** – LADBS and OSHA (Occupational Safety and Health Administration) require construction sites to have a port-a-potty, but it may not encroach onto the public right-of-way and must be stored on the homeowner’s property and not block USPS mailboxes.

<b>Projects Reviewed by the Architectural Committee Currently In Review, Completed Review or In Construction Within The Last 18 Months*</b>	
<b>Project Address</b>	<b>Project Scope</b>
294 Bellino Dr	New Pool/Spa construction
309 Bellino Dr	Remodel
310 Bellino Dr	Proposed 2 New Homes**
350 Bellino Dr	Remodel construction
204 Coperto Dr	New Home
222 Coperto Dr	Remodel **
251 Monte Grigio Dr	Remodel/addition
243 Notteargenta Rd	Remodel/addition
224 Quadro Vecchio Dr	New Fence construction
286 Quadro Vecchio Dr	New Home
17438 Revello Dr	Proposed Lower Level addition, interior construction
17440 Revello Dr	Remodel
17464 Revello Dr	Proposed New Home
17470 Revello Dr	Proposed New Home
17523-17548 Revello Dr	Proposed several New Homes**
17475 Tramonto Dr	New Roof Skylights
17484 Tramonto Dr	Exterior BBQ area/Trellis
17537 Tramonto Dr	New Home construction
17538, 17544, 17550 Tramonto Dr	Site Work/Planning, proposed New Home, not in review
17642 Tramonto Dr	New Home construction
17708 Tramonto Dr	Addition construction
17757 Tramonto Dr	New Home construction
17800 Tramonto Dr	Remodel construction***
242 Tranquillo Rd	Remodel/addition construction
17810 Sabbiadoro Wy	Remodel/addition
17880 Vicino Wy	New Home construction

\* This list is updated periodically, please forgive discrepancies. Current list updated Winter 2024.

\*\* House located adjacent to, but outside of CMHO Tract #8923

\*\*\*House built prior to the incorporation of the CC&Rs (1948)