



Eastview RB Community Center, 17520 Drayton Hall Way, San Diego, CA 92128

EASTVIEW ARCHITECTURAL REVIEW COMMITTEE REPORT

September 8, 2026

ATTENDANCE:

Scott Hall, Duplex
Linda Neidermeyer, Patio II
Marc Corless, Patio II
Julie Christensen, Patio II -Chair

ABSENT:

Phillip Vu, Duplex

GUESTS:

Mr. & Mrs. Tittle, Patio I
Gary Denlinger, Patio I
Mr. Leng, Patio II

The meeting was called to order at 4:00 p.m. September 8, 2026

APPLICATIONS REVIEWED

#3597	Patio II	Woodward	18069 Colonnades	Flagstone Paver Installation	Conditional Approval
#3603	Patio II	Berkin	17715 Devereux Rd.	Hardscape in Common area	Denial
#3603A	Duplex	Moinizand	12283 Bajada Rd.	Replace Patio Lights	Approval
#3604	Patio I	Tittle	17585 Bocage Point	Replace Patio Cover	Approval
#3606	Duplex	Ferro	17405 Carnton Way	Screen in Exclusive Area	Conditional Approval
#3607	Duplex	Ferro	17405 Carnton Way	Patio Cover in Exclusive Area	Denial
#3608	Patio II	Hagen/Reynolds	17649 Parlange Pl.	Tree Removal (5)	Approval
#3609	Duplex	Tahara	17423 Graciosa Rd.	Replace (10)windows/(4)Doors	Approval
#3610	Patio I	Denlinger	17565 Drayton Hall	Replace Concrete Walkway	Approval
#3611	Patio II	Leng	17734 Bellechase Cir	Roof tile Lift/Relay/(6)Vents	Approval

DISCUSSION:

#3597 – Conditionally Approved- The architectural application showing the completed concept has been approved with the following conditions: The Owner is responsible for any additional drainage or any irrigation within the area of the pavers up to the house, this approval does not affect the HOA's right of access over the existing easement and no fence or other obstruction that would interfere with such access would be permitted, and the HOA is not responsible for any damage to any improvement caused by any representative of the Association while accessing the easement.

#3603 - Denied-The application has been presented before the Patio II HOA and the ARC committee is respectfully supporting Patio II HOA's denial, not allowing hardscape in the common area. The ARC committee would welcome an application, with Patio II HOA approval, including a softscape addition at homeowner's expense.

#3604 - Approved- Discussion with homeowner, trellis to match existing footprint of patio cover with note that patio cover with top slats must be at least 50% open.

#3606 - Conditionally Approved- The requirements for approval are that the screen must be detached from the home and must be freestanding. The screen must be painted to match the existing HOA approved paint (per section M) matching the current stucco color or trim color of the home. Approved paint colors provided, must match the current stucco or trim color.

Owner was informed about the Cal Fire Hazard Severity Zone 0 requirements as they relate to his property. The City of San Diego is expected to adopt and implement these standards within the next couple of years. Once in effect, all homeowners in high-risk areas will be required to maintain a 5-foot easement of non-combustible materials around their homes.

#3607- Denial-The application has been presented before the Duplex HOA and ARC committee, and both have denied the application based on Eastview's Section M Architectural Guidelines. Section M states that "No cloth, corrugated plastic, or fiberglass/metal material is permitted" as a patio cover. The front shade sail will need to be removed and any damage to stucco/trim repaired before October 1, 2026.

#3609- Approved with special note: If grills are present in original windows they must be replaced with windows with grids.

#3610- Approved-Discussed with homeowner "like for like" replacement for concrete, repair to match existing concrete and re-use of existing brick in repair.

#3611-Discussed with homeowner about providing Section M requirements about roof tile combination (20% Fire Flash, 20% Terra Cotta and 60% El Camino Blend), discussed the mesh sizes for (6) approved ridge vents and, noting California building codes in wildfire prone areas, for homeowner discussion with contractor.

The meeting was adjourned at 4:50 p.m.