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RE: Solera Oak Valley Greens Association
5.20 Room Additions/Conversions/Secondary Units

Please find attached the recently adopted Design Guideline Operating Rule 5.20 Room Additions/Conversions/Secondary Units. This rule was adopted by the Board of Directors on June 24, 2020, and became effective on this date. The Board appreciated receiving comments from homeowners before adoption.

It is recommended that this document be added to your Design Guidelines Rules and other Association documents for future reference.

Should you have any questions, please contact Susan Larson at slarson@keystonepacific.com

Sincerely,

At the Direction of the Board of Directors
Solera Oak Valley Greens Association

Susan Larson

Susan Larson, PCAM
General Manager
Solera Oak Valley Greens Association

5.20 Room Additions/Conversions/Secondary Units

All structural projects must meet city of Beaumont code requirements as well as the following additional guidelines:

- All structural projects shall be architecturally matched to the existing primary structure and shall be compatible in scale, materials and colors.
- Second story additions to the existing structure or two-story secondary units are not allowed.
- Windows, doors, and trim shall match those in existing structure openings.
- In all cases of additions and conversions of the existing structure, the architect shall address accommodations for the existing post-tension foundation (Do not cut or core warning).
- Existing landscape grades must be maintained with necessary provisions to prevent storm and landscape water run-off to adjacent properties.
- Only one (1) junior accessory unit (jADU) is allowed per Lot

The following additional guidelines apply to specific project types:

5.20.1 Garage conversions are allowed as a junior accessory dwelling unit (jADU) *only* and shall be solely contained within the existing garage footprint. No conversions will be allowed as additional living space for the existing structure, game room, workshop, or any other purpose.

- Changes to the front facing street views of the existing structure are not allowed. Garage conversions shall visually maintain the original roll up garage doors.
- Current side entry doorway to garage shall be retained as the entry doorway to the converted garage living space.
- Window additions shall be installed on the exterior side walls of the existing structure.
- Member/Owner must occupy either the existing primary structure or the garage conversion.

5.20.2 Room conversions as junior accessory dwelling units (jADU) are allowed and shall be solely contained within the existing structure footprint.

- Changes to the front facing street views of the existing structure are not allowed. Room conversions shall maintain the original front street facing window.
- Installation of an entry doorway and if applicable, additional windows, shall be installed on exterior side walls of the existing structure.
- Member/Owner must occupy either the existing primary structure or the room conversion.

5.20.3 Room additions to the existing structure are allowed as an accessory dwelling unit (ADU) OR additional living space.

- Roof, walls and foundation slab must be permanently affixed to the existing structure
- The angle, or pitch, of the roof lines shall match the existing structure in slope and material.

5.20.4 Secondary units, separate from the existing structure, are allowed as an accessory dwelling unit (ADU) *only*. No secondary units will be allowed for additional living space, game room, workshop, or any other purpose. Secondary units shall be permanently affixed to the land.

The Home Improvement Application shall include the following:

- Completed and signed Home Improvement Application including Neighbor Awareness signatures
- Complete set, city of Beaumont **approved**, building plans (Site, Elevation, Floor, Foundation and required Sectional plans)
- Copy of City of Beaumont deed restriction to be recorded and run with the land (jADU only)
- Based on the type of improvements being requested, additional diagrams, location and material identification may be required for Committee clarification.
- ***Work shall not commence until all necessary permits are obtained from the City and Design Committee Review approval permit issued.***