

PHYSICAL PROPERTY COMMITTEE MINUTES
STUDY SESSION
January 16, 2014

The special meeting/study session of the Physical Property Committee was called to order by Chair Blake at 1:02 p.m., on Thursday, January 16, 2014, in Administration Conference Room.

ROLL CALL

Present:	Mr. L. Blake, Chair	Ms. K. Rapp
	Mr. M. Michaelides, Ex-Officio	Ms. A. Seifert
	Ms. B. Coven	Mr. M. Supple
	Mr. P. Moore	

Absent: Mr. T. Bolton

Also Present: Mr. R. Ankeny, Executive Director
Mr. Mark Weaver, Community Facilities Manager
Mr. Grant Winford, Auto Shop/Bus Supervisor
Mr. T. DeLeon, Recreation Supervisor
Mr. T. Garner, Project Coordinator/Building Inspector
Ms. L. Lubin, Recording Secretary
Mr. K. Bass, Orange County Fire Authority
Mr. M. Stepien, Anderson Penna Partners
Mr. J. Laine, Director, Mutual Two
Mr. J. DeMarco, GRF Representative, Mutual Two
Mrs. L. Stone, GRF Representative, Mutual Three
Mrs. B. Osborne, GRF Representative, Mutual Four
Ms. R. Winkler, GRF Representative, Mutual Ten
Mr. D. Craig, GRF Representative, Mutual Eleven
Mrs. C. Damoci, GRF Representative, Mutual Twelve
Mr. R. Kravitz, GRF Representative, Mutual Fifteen
150 Foundation Members

CHAIR'S ANNOUNCEMENTS

The Chair stated the study session meeting is being held to study the street signage along Golden Rain Road, OCFA Guideline B-09 detailing road width requirements of 20 feet, and the traffic engineer's recommendations. Panelists will be able to ask questions for Mr. Bass and Mr. Stepien to answer and, after a short recess, shareholders will have a comment period.

GUEST SPEAKERS

Mr. Kevin Bass, Assistant Fire Marshall at the Orange County Fire Authority (OFCA) and Matt Stepien, Senior Project Manager at Anderson Penna Partners, were invited to speak about the signage along Golden Rain Road.

In response to questions from the panel members, Mr. Stepien reported that Anderson Penna's recommendation came from applying the OCFA's guidelines in their letter dated March 18, 2013 and studying traffic reports and volumes. He stated that the traffic reports given to him after the initial contract signing changed their recommendation to a single lane without the bike lane due to number of sideswipe accidents listed in the three-year accident data. The recommendation from the traffic

engineer is for no parking and fire lane signage along Golden Rain Road and it will be an enforcement issue within the community.

In response to questions from the panel members, Mr. Bass reported that Guideline B-09 (no parking fire lane) requires a minimum 20 foot road width and, in addition, each parallel parking lane added must be a minimum of eight feet. The 20 foot standard was put in place in 1976; prior to that the code stated a fire lane shall be in place. Once an engine company files a complaint it is followed up with the OCFA, which is what occurred and generated the letter dated March 18, 2013, which is attached. Additionally, a Leisure World shareholder submitted a written complaint. The community's roadways are less than 20 feet wide and the OCFA has been serving the community within these limitations, as requiring the roads to be widened would present a financial hardship for the community.

Mr. Bass also stated that although the OCFA will work with the community, the two lanes of traffic and ten-minute parking configuration is not working. As the OCFA weighs solutions to the road width situation he suggested the community also weigh the pros and cons of allowing traffic to pull to the far side of the road for loading and unloading and the damage being done to the grass and sidewalk and the cost of repairs. If vehicles are clear of the fire lane he stated that OCFA has met its burden of obtaining compliance.

When specifically asked what the OCFA is requesting the signs to read, Mr. Bass replied, "Fire Lane No Parking".

In response to a question about current fire lane rules applying to older communities, Mr. Bass explained that grandfathering of the streets is not applicable once they have been repaired. He also explained that being a private community does not exempt the Foundation or Mutuels from fire codes. He also stated that although he is not a lawyer, the enforcement of the code would ultimately fall on the community based on his previous experience because police do not regularly patrol the area.

Mr. Bass also stated that Golden Rain Road was the area in question, but he and his staff could look at the other streets in the community for compliance. He agreed with the statement from Chair Blake that it becomes a liability and burden of the Foundation and Mutuels to comply with the OCFA and rules and regulations.

Mr. Bass and Mr. Stepien stated that proposed solutions (vehicle turn-outs) to loading and unloading issues could be reviewed by written request.

The Chair called a recess from 1:55 p.m. to 2:10 p.m.

SHAREHOLDER COMMENTS

Shareholders stated that the presentation answered their questions and was very informative, the speakers were great, and thanked the Committee for hosting this presentation. Shareholders commented on: turnouts, stopping along Golden Rain Road, covering the channel, weight of vehicles pulling off road onto sidewalks, liability for Mutuels and Foundation, misinformation given by realtors, parcel and food deliveries, and shareholder requested bus stops.

After a shareholder reminder, the Pledge of Allegiance was lead by Janice Laine.

COMMITTEE MEMBER COMMENTS

A panel member stated she learned a lot and thanked the Committee for allowing her to participate.

Committee members thanked everyone for the great attendance and participation and stated it was a well-run meeting.

A Committee member stated that a creative and practical solution is needed and will cost money no matter the solution.

A Committee member stated that working together on a solution is the best approach and a lot came out of the meeting.

CHAIR'S COMMENTS

Chair Blake commented that he was pleased that fact was separated from myth and rumor on this issue and that those in attendance heard from those in authority. Also, the Board has a fiduciary responsibility to protect the community from potential lawsuits and it is important to set the record straight.

The next Physical Property meeting will be held in Clubhouse Three on Wednesday, February 5, 2014.

ADJOURNMENT

Chair Blake adjourned the meeting at 2:45 p.m.



Larry Blake, Chair
PHYSICAL PROPERTY COMMITTEE

|| 01/28/14

ACTION ITEMS

Mr. Bass and Mr. Stepien stated that proposed solutions to loading and unloading issues could be reviewed by written request.



ORANGE COUNTY FIRE AUTHORITY

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Keith Richter, Fire Chief

(714) 573-6000

www.ocfa.org

March 18, 2013

12810 Golden Rain Rd
Seal Beach, CA 90740
Attention: Eloy Gomez

Mrs. Gomez,

Thank you for taking the time to conduct the fire and safety inspection of your facility located at 1280 Golden Rain Rd in Seal Beach, CA. During that inspection it was noted that there are areas along Golden Rain Rd that have been marked as "Loading Zones" permitting 10 minute parking. After measuring the width of the two lanes of traffic on each side of Golden Rain Rd it has been determined that the current width of those two lanes (a combined 18 feet) does not allow for parking of any kind on either side of the road. The main concern is that of access to structures and travel on that road for fire department vehicles. OCFA requirements, which come out of the California Fire Code require a minimum of 20 feet in width for fire department apparatus access. The City of Seal Beach Municipal Code also prohibits parking on any roadway with a width of less than 20 feet. At this time, I am requesting that the areas along Golden Rain Rd and any other area which may have been modified within Leisure World be brought back into compliance and marked appropriately as a "fire lane". I have enclosed diagrams from OCFA Guideline B-09 detailing road width requirements as well as the city municipal code section being referenced above. Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio Solares".

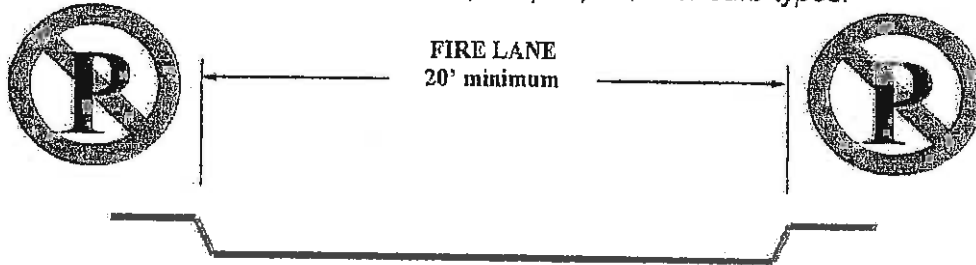
Antonio Solares
Fire Prevention Specialist
Orange County Fire Authority
(714)351-8506

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ATTACHMENT 3

Minimum Road Widths

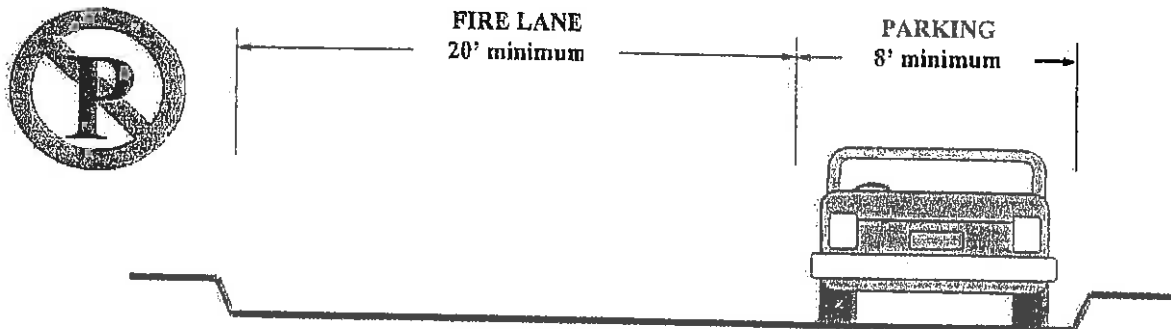
Measured from top face of curb to top face of curb for standard vertical curbs or flow line to flow line for rolled, ramped, or other curb types.



ROADWAY LESS THAN 28'

Parking prohibited.

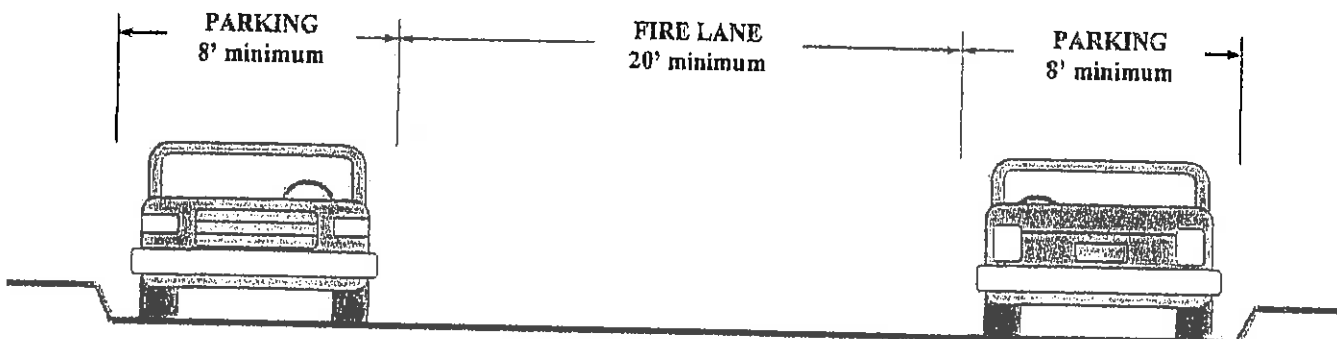
Roadway is required to be posted as a fire lane.



ROADWAY AT LEAST 28' BUT LESS THAN 36'

Parking permitted on one side only.

Roadway is required to be posted as a fire lane.



ROADWAY 36' OR WIDER

Parking permitted on both sides