

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

AGENDA for March 17th, 2007

Open meeting beginning at 10:00am at the Irish Beach Firehouse, 15401 Forest View Drive.

CALL TO ORDER

APPROVE MINUTES/TREASURER'S REPORT:

Approve minutes of: 1/20/07

Treasurer's Report: 4/1/06 to date.

NEW BUSINESS:

Hearings for New Home Construction and Major Exterior Modification permits will be limited to 45 minutes; 15 minutes for presentation and Committee questions and 30 minutes for audience input and discussion.

APPOINTMENT OF NEW COMMITTEE MEMBER: John McGehee (15600 Forest View Rd.) submitted an application to the Committee on 1/21/07. On the Committee's recommendation, the Irish Beach Improvement Club Board of Directors, at its 1/27/07 public meeting, appointed Mr. McGehee to the ADC for the current term, which expires in July of this year.

SCHAEFFER 2/21 (44641 Pomo Lake Dr.): Phase II New Home Construction permit application. One comment was received from Robards (2/22) regarding the location of propane and garbage enclosures and the distance of the deck to the riparian zone.

PROPOSED CHANGES:

For approval:

EAVE TO EAVE BUILDING SEPARATION POLICY: The Committee proposes amending the building separation policy to state that the separation will be measured from foundation to foundation instead of eave to eave provided that eaves on the new structure do not exceed 3 feet. When considering decks whose surface is 3 feet higher than the finished grade at the edge of the deck, the measurement will be calculated from the deck fascia board or equal.

CHANGE TO ALL BUILDING PROCEDURES The ADC shall deny issuing any permit if current violations to the CC&Rs' Section 5.6 (fences), 5.8 (exterior paints and stains), 5.9 (window and door frames) and 5.13 (exterior lights) exist on the property in question and correction of such violations are not addressed in the permit request.

For discussion:

PROPERTIES FOR SALE: The IBADC will inform, in writing, all Mendocino Coast real estate firms that prior to finalizing any Irish Beach real estate transaction, realtors are encouraged to check with the IBADC secretary for any outstanding notarized agreements and CC&R violations related to the property in question.

NEW PERMITS: The IBADC proposes to offer two additional permits: categories strictly for the use of an Owner construction by him/herself. All other aspects of New Home Construction and Major Exterior Improvements are unchanged.

And any mr. permitted with that does not meet current

Handwritten signature/initials

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

AGENDA for March 17th, 2007

- **New Home Construction 36 Month Permit- Cost \$5000 with a performance deposit of \$750.** The exterior construction must be completed within 36 months from start of construction. Permit is not renewable.
- **Major Exterior Improvements 36 Month Permit- Cost \$3000 with a performance deposit of \$375.** The exterior construction must be completed within 36 months from start of construction. Permit is not renewable.

ARE POLITICAL CAMPAIGN SIGNS PROHIBITED BY THE CC&Rs?

COMMUNICATIONS:

SEGHEISIO 1/018 (15020 Navarro Way): 2/14/07 ADC letter regarding the need to complete the exterior staining of the addition in order to close Major Exterior Modification permit 0902-0118.

MCCONNELL 1/034 (14820 Navarro Way): 2/26/07 Notice of the variances approved at the 1/20/07 ADC meeting sent to neighbors within 300ft. of the project. The 30 day public comment period ends on March 28th.

KELADA 1/035 (14800 Navarro Way): 2/14/07 ADC letter regarding the need to repair the garbage enclosure.

ALLRED 1/050 (14720 S. Hwy 1) 2/17/07 Notification of intention to repaint the house with color changes. Color samples were submitted.

CONNER 1/063 (44000 Noyo Way): 1/22/07 Receipt of one year pre-construction permit renewal fee for Major Exterior Modification permit 1005-1063. The permit now expires on 10/9/07.

GORDON MOORES 1/095 (44001 Noyo Way): 2/5/07 Letter to the Committee regarding the status of Minor Exterior Improvement permit 1004-1095 for the placement of an office sign. A letter of response was received from William Moores on 3/14/07.

CARTER 3/26: 2/2/07 Receipt of notification of completion of Major Exterior Modification permit 0306-0326 on 11/13/06.

MOORES 5/05 (43551 Sea Cypress Drive): 3/10/07 Receipt of fee for pre-construction permit extension. NHC permit 0205-0505 now expires on 2/18/08.

UNFINISHED BUSINESS

MCP: ADC letter to MCP requesting the name of the corporate spokesperson. No response has been received to date.

TIM MURRAY 4/10 (15441 Forest View Rd.): 8/25/06 ADC letter regarding NHC permit 0905-0410. The permit expired on 9/4/06. No response has been received to date.

TRATHEN 7/26 (44400 O'Rorey's Roost): 12/23/06 Letter from William Moores requesting an explanation of the ADC's letter of agreement with the Trathens regarding their Major Exterior Modification permit 0705-0726.

ADJOURNMENT/NEXT MEETING

The next meeting is scheduled for May 19th, 2007.

GMAK J W
mills