

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE  
PO Box 245 Manchester, CA 95459  
(707) 882-3183 [ibadc@ibiclub.com](mailto:ibadc@ibiclub.com) ibiclub.com  
AGENDA September 15th, 2007

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

**CALL TO ORDER**

**APPROVE MINUTES:**

Approve minutes of 7/21/07

**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.*

**HEITZ 4/56 (15370 Forest View Road):** Major Exterior Projects application for an addition. No comments were received.

**VIPPERMAN/COHEN 1/C (14756 Navarro Way):** New Home Construction Phase I application. Comments were received from William Moores (1/045), Gudeman (1/997) and Martin/Hull (4/42).

**MCCONNELL 1/034 (14820 Navarro Way):** New Home Construction revised Phase II application. A comment was received from William Moores (1/064 and 1/070).

**GLENN 4/54 (15320 Forest View Road):** New Home Construction Phase I application. Comments were received from William Moores (4/52), Graham/Rivas (4/53) and Near (4/82).

**COMMUNICATIONS:**

**COMMENTS ON WEBSITE CHANGES:** 8/27/07 A comment was received from William Moores stating that ADC policies should be downloadable and printable and that the web site should identify properties with outstanding CC&R violations.

**REQUEST FOR INFORMATION:** 8/27/07 William Moores requested information regarding the permits for Murray (4/10), Gmeiner (7/23), Trathen (7/26) and Ambrifi (7/34).

**MCCORMICK 1/029 (14870 Navarro Way):** 8/13/07 Receipt of a variance request letter. The ADC made a written request for more detailed information (9/8/07).

**MCCORMICK 1/029 (14870 Navarro Way):** 8/21/07 Letter from Karl and Diane Taylor (1/066) stating their preference for a pitched roof design instead of a flat roof in order to minimize the view impact.

**OFFICE 1/095 (44001 Noyo Way):** 8/2/07 Receipt of a Minor Exterior Improvement application from William Moores. The application is on hold until all owners sign off on the proposal and stated such in letters to Wm. Moores dated 7/26/07 and 8/14/07. Wm. Moores has protested the Committee's disposition in letters dated 7/30/07 and 8/27/07.

**PEASE/POLING 2/69 (44850 Pomo Lake Dr.):** 9/13/07 Notification of plans to restrain the house with no color change. \_

**HARPER 3/46 (43661 Cypress Parkway):** 8/24/07 ADC letter requesting information on the status of NHC permit 1005-0346.

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 [ibadc@ibiclub.com](mailto:ibadc@ibiclub.com) ibiclub.com

AGENDA September 15th, 2007

**TIM MURRAY 4/10 (15441 Forest View Rd.):** 9/12/07 Receipt of set back, dimension and height verification signed by Tim Murray, licensed contractor. Mr. Murray also requests approval of a change in siding from cement panels to cedar shingles and a change in the roofing color from variegated green to a more uniform green.

**SIMONEAUX 4/13 (15481 Forest View Road):** 7/23/07 Receipt of notification of intent to replace the redwood shake roof. Ms. Simoneaux must get approval of the roofing type and color.

**AMERIGIAN 4/45 (15901 Forest View Drive):** 8/24/07 Receipt of verification by Mike Suddith of the height per the approved plans.

**MCP 4/81 and 4/83 (15698 and 15920 Forest View Rd.)** 8/24/07 Copy of letter from Near (4/82) to Mendocino County Planning Department regarding drainage from the subject lots onto his lot.

**TRATHEN 7/26 (44400 O'Rorey's Roost):** 8/6/07 Notification that MEP permit 0705-0726 was completed on 8/4/07 and giving the Committee permission to redline the changes to the approved plans on the existing drawings.

**TRATHEN 7/26 (44400 O'Rorey's Roost):** 9/3/07 Receipt of an email and pictures from Dyson (7/25) of the side yard and front yard fences.

**TRATHEN 7/26 (44400 O'Rorey's Roost):** 9/12/07 Letter from William Moores protesting the approval of changes to the Trathen project.

**AMBRIFI 7/34 (44301 O'Rorey's Roost):** 8/24/07 Receipt of verification signed by Ambrifi of the height per the approved plans. The Committee requires that the verification be done by a professional who is qualified to perform the work.

***UNFINISHED BUSINESS***

**RAPELJE 1/003 (S. Hwy. 1):** 9/10/07 Receipt of documentation pertaining to the requested permit extension. (See minutes of 7/21/07).

**SIEBER TRUST 1/059 (14800 S. Hwy 1):** The IBADC submitted a formal complaint to the Mendocino Department of Planning and Building Services on 6/25/07 about the fire hazard and other problems caused by the abandoned house. No response has been received to date.

**OWNER/BUILDERS:** The IBADC has asked several owner/builders in Irish Beach to comment on how to handle owner/builders who intend to take much longer to complete exterior construction than presently handled by the CC&Rs and procedures. (See minutes of 3/17/07 and 5/19/07.) A comment was received from George Munson.

**MCP:** 10/12/06 ADC letter to MCP requesting the name of the corporate spokesperson. The letter was resent on 7/19/07. No response has been received to date.

**PAD APPROVAL REQUEST:** 8/25/07 Receipt of photographs from David Fisher to supplement his request for approval as a Professional Architectural Designer in Irish Beach. (See minutes of 7/21/07, pg. 3)

***ADJOURNMENT/NEXT MEETING***

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE  
PO Box 245 Manchester, CA 95459  
(707) 882-3183 [ibadc@ibiclub.com](mailto:ibadc@ibiclub.com) [ibiclub.com](http://ibiclub.com)  
AGENDA September 15th, 2007

**The next meeting is scheduled for November 17, 2007.**