

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO BOX 237 MANCHESTER, CA 95459

(707) 972-6275 [ibadc@ibicclub.com](mailto:ibadc@ibicclub.com)

MAY 19, 2012

Draft Minutes

**Open meeting beginning at 10AM at the Garcia Grange, 43970 Crispin Road  
Manchester, CA 95459**

**CALL TO ORDER:** Chairperson Leon Drolet called the meeting to order at 10:12AM.  
Members present: Gordon Moores; R.J. Dial; John McGehee; and Stacy Lore, Secretary.

**APPROVAL OF MINUTES:** The Draft Minutes from the March 17, 2012, meeting were not approved. Due to windy conditions, audio recording of the meeting was not captured; therefore, the Members felt there was inadequate reporting. Correction/additions are concerning Datwyler new home construction Phase I at 14801 Navarro Way. Objections to the variance on the South side were not addressed. Other concerns were whether or not Phase I was approved for the placement of the house in regards to the impact on other lot(s) and were property owners within 300' notified.

**NEW BUSINESS:**

**Datwyler 1/71 (14801 Navarro Way): New Home Construction Phase II application.** Unit 3 property owner Trujillo (lot 3-1) and Hoffman property were not notified during Phase I. Their objections are in regards to the view corridor impact and in the design of the house. The property owner followed due process for approval. The committee voted 2-1 for approval of phase I at the March 17<sup>th</sup> meeting. Participants questioned the voting ability of the temporary committee member. Director Drolet clarified this matter and concluded that the temporary committee member is eligible to vote. Much discussion followed regarding Phase I issues. Phase II: Six lots are impacted by this property. The full layout of the proposed home was presented. The garage at the North end is moved 4 ½ feet back to 84 feet. The location of the septic system is limited because of the Mountain Beaver, no other options work. The house has been reduced from 3 bedrooms to 2 bedrooms; 3 bathrooms; there is not enough room for a two car garage; there are two single car garages and two driveways. The owners will be full time residents. A wood working workshop will be part of one of the garages presenting concerns about the noise level of the machinery. Director Drolet suggested the Master Bedroom be moved to the rear and place a two car garage facing the West. By moving the garage to the West side it will resolve a lot of the concerns of the neighboring properties and strongly recommended by the committee. The property owner will return to the committee

with the changes. Gordon made a motion that approval for the location of the house building print be affirmed with the revision of 84' from the south line set back. John seconded the motion and it passed unanimously.

**Modification to the Minor Exterior Improvement Permit in order to reduce the waiting period.**

Leon expressed the need to reduce the time it takes to obtain Minor Exterior Permits from 10 weeks to 3-4 weeks. The neighboring properties must be notified and, if no objections received in 3 weeks, the property owner can then move forward. Gordon recommended that Leon come back with a new policy at the next meeting for review and approval.

**COMMUNICATIONS**

**McPhee 1/5 (15270 Irish Beach Drive): Notification of new window installation, installation of fence, color change due to contractor's mistake, and intent to get after the fact MEI permit.**

**McClellan 7/34 (4430 O'Rorey's Roost): Addition of a deck and back patio:** Meets the county requirements; the deck is less than 3' and does not fall within our limitations.

**UNFINISHED BUSINESS:**

**Rush 3/51 (43751 Cypress Parkway): Minor Exterior Improvement – Sunroom on South Deck.**

The color of the garage doors that were installed on the new and the old garage are not in compliance in color. Gordon asked that property owner remove the garage doors and replace with more muted color before approving the sunroom. The manufacture will not allow for painting per a letter submitted by Walt. Property owner will conform to the color requirement when the doors need to be replaced. Leon moved that Rush be allowed to build the sunroom (which no one seems to be opposed to) with the condition that a letter be received from Rush that when the doors need to be replaced they will be in compliance with the CC&R's requirements. Gordon expressed concerns that this will set precedence and objected. R.J. agreed with Gordon. Mr. Rush withdrew his application when door color compliance was required.

**ADJOURNMENT/NEXT MEETING:**

Gordon made a motion to adjourn the meeting. John seconded the motion and it passed unanimously. The meeting was adjourned at 12:10PM.

The next meeting is scheduled for July 21, 2012. Meetings are usually scheduled for the third Saturday of every odd month and are subject to cancellation due to lack of new business.