

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
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March 16, 2013

DRAFT MINUTES

Open meeting beginning at 10:25AM at the home of committee member Gordon Moores, after determining that the meeting couldn't be held at the Garcia Grange, (43970 Crispin Road) as planned due to the door key being inaccessible. All those assembled in the parking lot at 10:15 caravanned to Mr. Moores home. Karl Taylor will obtain the Grange access code before the next meeting.

CALL TO ORDER: The meeting was called to order by member RJ Dial. Other Committee members present: Karl Taylor, Gordon Moores, John McGehee). In attendance in the audience: Loretta Thompson, Al Thompson, Bettye White, Robert Powell, Shervin Tajbaksh, Lu Vickery, Roff Barnett, Robert Yazell, Pamela Yazell, Paul Styskal.

APPROVE MINUTES OF 01/19/2013: Gordon made a motion that the minutes for the 01/19/2013 meeting be approved. The motion was seconded by Carl and approved.

NEW BUSINESS:

Barnett 1/55 (14271 Navarro Way): Major Exterior Modification Permit. Phase I & II single step application. No issues or concerns were raised from the mailings or by those in attendance. Carl questioned how is it that the house is ~23' high in an area limited to 16' by CC&R's. Gordon explained that when it was built in the early 1970's there wasn't yet height restrictions and was grandfathered in when the CC&Rs were approved. Since Barnett is not extending the height and staying within the footprint, there is no height impact. Any additions would have been subject to the height limit. Where the house is sited and the relationship to the other lots, the effect on any other lots views resulting from the extension of the

kitchen to the west and the enclosure of the deck was determined to be very minimal. Colors will remain the same. One change to the presented plans that Roff raised is that they would like to enclose one end of the deck to store deck furniture. Gordon made a motion that the project be tentatively approved per the plans presented, with final approval once the plans are provided that reflect the deck enclosure. The motion was seconded by Karl and approved.

Yazell 3/19 (43750 Alta Mesa): New Home Construction Phase I application. No issues or concerns were raised from the mailings. In attendance were the owners of Lot 13 (Powell, Tajbaksh) who expressed concern of the proximity to their house and hot tub area. Architect Paul Styskal presented the plans and outlined the available building area after factoring the Point Arena Mountain Beaver habitat mandated by the Coastal Commission. The lot is very large, and if the home is sited anywhere within the buildable area, will not be seen from below. The owners, who were present, agreed to site the house a minimum of 35' from the eastern edge of Lot 14 and 75' from Lot 13. The only area that can sustain a septic field is the northeast corner of the lot, and will result in a number of pine trees to be removed. There was discussion from the attendees on both the pros and cons of removing all the trees. The recommendation in the end was to evaluate the trees, remove as required for the primary field and then thin the remaining based upon their health and condition, as they provide a buffer to the north to the benefit of Victorian Gardens. RJ made a motion that the Phase 1 be approved with the noted setback requirements. The motion was seconded by Karl and approved.

COMMUNICATIONS:

Vierra 3/45 (43641 Cypress Parkway) Notification to ADC of rear window replacement, siding and rear deck repair and repainting house in "Early Olive". The committee noted and approved of the color choices and window replacement.

McGehee 4/65 (15600 Forest View) Notification to ADC of window replacement of similar color and design. The committee recommended that the existing white

color not be used, but instead selecting one of the other darker prefinished offered by the Milgard Essence line he was planning to use.

UNFINISHED BUSINESS:

McPhee 1/5 (15270 Irish Beach Drive): After the fact MEP for new windows, exterior paint and fence. Final plans were received reflecting the changes. . Gordon made a motion that the after the fact MEP be approved subject to verification of the application fees being received. The motion was seconded by John and approved.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 12:30. The owners of lot 3/19 and their architect left to review the proposed plans onsite with the owners of 3/19, which is located below the proposed building site.

The Next meeting is scheduled for May 18, 2013. Meetings are usually scheduled for the third Saturday of every odd month and are subject to cancellation due to lack of New Business.