

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

PO BOX 237 MANCHESTER, CA 95459

January 28, 2017

APPROVED MEETING MINUTES

Open meeting beginning at 2:00 P.M. at Garcia Community Center, 43970 Crispin Road, Manchester.

CALL TO ORDER: The meeting was called to order at 2:00 P.M. by RJ Dial. Other Committee members present: Tom Reidenbach and Don McCormick. Absent: John McGehee. Audience attendance: Mike Dunbaugh, Chris Dunbaugh, Diana Wiederman, Martha & Bill Howell, Bettye Winters, Theresa & Scott Mercer, Jose & June Andrade, Gordon Moores, and Debbie Trujillo.

APPROVAL OF MEETING MINUTES: Motion was made by RJ Dial to approve the meeting minutes of January 14, 2017, and seconded by Don McCormick. All approved, 3-0.

NEW BUSINESS:

Dunbaugh 3/23 (14655 Cypress Point Road): New Home Construction. No variances requested. Diana Wiederman, the architect for the Dunbaughs, presented the proposed plan and structure. A detailed view corridor map was reviewed, with no issues. The septic lines are in the only place they can be on the lot (east side), resulting in the septic tank being on the other side, putting the house in the middle of the lot with sufficient distance to the adjoining lots to the east and west. Colors presented were a gray body with darker gray trim. Windows are black-framed Milgard. Drainage is all onsite. An administrative Coastal Commission permit is required, and the applicants are currently going through that process. RJ Dial stated that, as no issues arose and no variances required, Phase I & II approvals can be combined, and made the motion to approve the application. All approved, 3-0.

COMMUNICATIONS:

Letter from Rebecca Hinsberger dated January 11, 2017, requesting a letter to AT&T clarifying that the IBADC does not have any CC&R enforcement or oversight to the 61 acre Nichols Ranch parcel. This clarification is requested by AT&T as part of their requirements to allow construction of a cell tower. See comment in Attendee Input.

Letter from Anonymous referring to unpermitted work at 15687 Forest View Rd. (4-30): See comment in Audience Input.

UNFINISHED BUSINESS:

Dutey 3/59 (43981 Sea Cypress): RJ Dial stated that construction was stopped after IBADC sent a letter to the Duteys regarding construction of a shed and fences on their property. RJ Dial will confer again with the Duteys regarding submitting a permit application.

Review of 2017 Permit Fee Structure: RJ Dial stated that the permit fee structure was re-reviewed based on mailing costs, supplies and administrative time. The results of this analysis are as follows:

Permit Fee Structure:

- \$300 - New Home Construction (NHC). 2 Phased process. Two mailings to property owners.
- \$100 - Major Exterior Projects (MEP). One mailing to property owners.
- no fee - Minor Exterior Improvement (MEI). ADC Review to CC&RS only.

This price structure was to be more comparable with other similar sub-divisions for pricing. RJ Dial will draft this new fee schedule which will be part of a revised set of permit guidelines for posting on the website.

IBADC Website Location: RJ Dial stated the following: In constructing the IBADC website, we are developing a site that is complete and simple to maintain. It shows current postings of meetings, has a documents section for permit

processing, and does not require technical support to maintain the website. This website will enable continuity into the future for maintaining records, reports, and document retention. The WordPress website is: IrishBeachADC.com

ATTENDEE INPUT:

An attendee asked about the status of the AT&T cell tower installation. RJ Dial stated the following: a letter from IBADC was mailed to AT&T saying that IBADC does not have jurisdiction over Nichols Ranch (location of proposed cell tower). This would be a Coastal Commission matter.

An attendee asked about the status on the unpermitted work/landfill at 15687 Forest View Rd. RJ Dial commented that a stop work order was issued in December by the county. The owners have not stopped construction. A concerned Irish Beach property owner has notified the county enforcement officer regarding the continued construction.

An attendee on Pomo Lake Dr. had questions regarding construction of deer fencing. The Committee members discussed the following: Currently deer fencing is an exterior permit requirement and requires mailing notification letters to neighbors and a permit fee of \$100. The Committee suggested that the IBADC could revisit this with community input and recommended that an applicant submit a request to install deer fencing construction, with a plot plan showing the house, streets, and where the fence line would be. This would be an agenda item to review and to establish a standard that does not detract from the community. The same homeowner also brought up a question considering altering the soil grade around their house to allow for better drainage. They were informed that this too be classified as an exterior improvement and require a permit and review per the CC&Rs. It will also require an excavation permit from the county.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 3:18 P.M.

There is no next meeting currently scheduled. Meetings are usually scheduled as required whenever there is New Business and posted at the community kiosks and the ADC website.