

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
IrishBeachADC.com
PO BOX 237 MANCHESTER, CA 95459
February 17, 2018

Approved MEETING MINUTES

Open meeting beginning at 10:00 A.M. at Garcia Community Center, 43970 Crispin Road, Manchester.

CALL TO ORDER: The meeting was called to order at 10 A.M. by RJ Dial. Other Committee members present: Tom Reidenbach, Don McCormick and John McGehee. Members absent: (none). Property Owners in attendance: Bettye Winters, Gordon Moores, Darryl Datwyler, Bill Howell, Carol and Mike Ciraulo, Emmanuel Feucht, Juniper Frost, Dean Wolfe.

APPROVAL OF MEETING MINUTES: Motion was made by Tom Reidenbach to approve the meeting minutes of January 28, 2017, and seconded by Don McCormick. All approved, 4-0.

NEW BUSINESS:

Ciraulo 3/16 (43760 Sea Cypress Dr.) New Home Construction. Phase I Application. Architect Lawrence Mitchell presented the proposed site and drainage plan. Mr. Mitchell reported that the lot had been rezoned as Rural Residential 10 acres (RR10), which carries the requirement that the rear property line setback be 20 feet. The septic primary and secondary fields can only go in one location owing to 5% max grade requirement. With the resulting front, side, rear and septic setbacks, the house can only be placed on the SW corner sloped area. An east facing 2 car garage will be to the east edge of the lot. The homeowners of lot 3/18 (Frost/Feucht) were present at the meeting and said they would work with the Ciraulos on any view impact issues. It is possible that a height variance will be required owing to the sloped lot. The owners are attempting to obtain

approval to share a driveway access from Sea Cypress with lot 3/17 (Netzky) to minimize the driveway angle. Both locations presented were considered to be acceptable to the committee. It was also determined to be acceptable to grade the east end of the lot to minimize driveway angle and to add in drainage. Drainage was discussed at length owing to the uphill location of the lot and its location in an area that has had drainage issues, and was determined that as part of the design, runoff would be minimized with gutters to direct roof runoff to under deck tanks or other methods of percolation on site. Roadway shoulder drainage would flow to the east to an under road culvert. No homeowner input was received prior to the meeting. Don McCormick made the motion to approve the Phase I application, Tom Reidenbach seconded. All approved, 4-0. Mr. Mitchell will notify the committee when they are ready to proceed with Phase II review.

Frost/Feucht 3/18 (43800 Alta Mesa Rd.) Major Exterior Project (MEP). Addition of hot tub and extension of decks. Emmanuel Feucht and Juniper Frost presented their plans to extend/replace existing decks and stairs by a few additional feet and add a ground level hot tub and privacy fence extending from the house using similar materials and color of house. Deck materials are planned to be Ipe or similar dark wood with black powder coated stainless steel posts and stainless steel cable railings. A planned east entry porch awning will be submitted at a later date to the committee for review as a Minor Exterior Improvement (MEI). No homeowner input was received prior to the meeting. RJ Dial made the motion to approve the MEP, John McGehee seconded. All approved, 4-0.

COMMUNICATIONS:

Romano 4/39 & 4/40 (15761/15781 Forest View.) New Home Construction (NHC). Applicants have taken feedback from the Phase I application and have purchased/merged an adjoining lot to increase the available footprint/eave separation to allow a 2 car garage & house. Application from 2017 is being updated and a combined Phase I/II scheduled for Saturday March 24th 2018.

Wolfe 3/39 (43600 Sea Cypress) Minor Exterior Improvement (MEI).

Replacement of wood shed using materials that match the house. Committee reviewed and determined meets MEI and CC&R requirements.

Karimi 1/59 (14800 S Hwy 1): Minor Exterior Improvement (MEI). Replacement of sliding door and window with new Bronze colored sliding doors. Committee reviewed and determined meets MEI and CC&R requirements.

Karimi 1/59 (14800 S Hwy 1): Repaint house from natural wood color to blue. Owing to color change Committee requested a sample of the paint to review and determine if meets CC&R requirements.

Karimi 1/59 (14800 S Hwy 1): Request to add a deck to the west of the house. Major Exterior Project (MEP) will be set for the next scheduled ADC meeting to allow for notification mailings.

UNFINISHED BUSINESS:

IBADC Website: Additional information has been added to the website, including parcel maps and back copies of agendas and minutes. Next up is posting the Fee Structure and NHC permit process and definitions, the process for Major Exterior Project (MEP) and Minor Exterior Improvement (MEI) review and approvals.

Committee members: Darryl Datwyler expressed his interest on serving on the ADC. As there is still one opening, the ADC elected to submit his name to the IBIC for approval.

ATTENDEE INPUT:

Bill Howell (Pomo Lake Dr.) had questions regarding construction of deer fencing. Discussion focused on that CC&Rs allow deer fencing with conditions. “Deer fencing of green laminated wire to protect garden areas may be permitted if they are screened from neighboring properties and public ways. Any fence construction shall be first submitted to the Committee for approval of area to be enclosed, materials to be used and height.” The CC&Rs also does not allow perimeter fences. It was determined that the best method to determine if something is “screened from view” is to apply via the Major Exterior Project (MEP) process for review, which would allow neighboring homeowner input. Mr. Howell also brought up a question considering altering the soil grade next their house to allow for better drainage. It was determined the best course of action is to submit the details of the project to the ADC so it can be evaluated if this falls into the MEI or MEP category for review and approval .

Gordon Moores brought up a list of concerns and questions about various houses, including trailers parked on the list of a recent house sale on Forest View, recent remodeling activity on a house on Forest View at the west end, and a Tent Canopy that has been on a lot all winter on Cypress Parkway. The attendees and committee shared what was known about to Mr. Moores’ satisfaction.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:45 A.M. It was discussed and decided that future ADC public meetings will be held in the Irish Beach Firehouse. With only one truck in the Firehouse now and the proximity to IB to be able to make site visits, it was determined that is still the best location for ADC meetings. RJ will warm the place up pre-meeting using a his portable shop heater.

The next meeting is scheduled for March 24th at the IB Firehouse on Forest View Drive. Meetings are usually scheduled as required whenever there is New Business and posted at the community kiosks and the ADC website.