

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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November 17, 2018

DRAFT MEETING MINUTES

Open meeting beginning at 10:00 AM at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.

CALL TO ORDER: The meeting was called to order at 10:03 AM by Chairman RJ Dial. Other Committee members present: Tom Reidenbach, Darryl Datwyler, and Don McCormick. Members absent: John McGehee. Property Owners in attendance: Rod Scheaffer, Bettye Winters, Bill Howell, Gordon Moores.

APPROVAL OF MEETING MINUTES: The minutes from the October 20, 2018 meeting were drafted, but there was discussion among the members as to the desired level of detail in the final draft. Committee member McCormick offered to revise the minutes for review and final approval at the next ADC meeting.

NEW BUSINESS:

Dunn 1/58 (14721 Navarro Way): Major Exterior Project (MEP) Application – Room addition and new deck.

The Dunns propose to build a room on the rear (south) side of their house and to construct a deck on the north and west sides of the house. One comment was received from a nearby property owner: Bill Moores had no objection to the proposed construction. Chairman Dial stepped through the documents submitted by the Dunns and moved to approve the application. Committee member Datwyler seconded the motion. All approved, 4-0.

Datwyler 1/71 (14801 Navarro Way): Major Exterior Project (MEP) Application – Modify fence, new spa, new trash enclosure.

The Datwylers propose to reduce the length of the east and south sides of their existing fence and install a hot tub inside the modified fence. They also propose to build a trash/recycling enclosure adjacent to their driveway. No comments were received by neighboring property owners. The elements of the proposed project all fall within the necessary setbacks, and the materials are correct. Committee member McCormick moved to approve the application. Member Reidenbach seconded the motion. The motion was approved 3-0, with member Datwyler abstaining.

COMMUNICATIONS:

Greco 3/21 (14765 Cypress Point Road): New Home Construction (NHC). The ADC received updated plans from the Greco's architect. The Grecos have purchased the lot to the north (3/22) and are targeting a January meeting to present their Phase I application.

Romano 4/29 (15761 Forest View Road): New Home Construction (NHC). The ADC received and responded to questions from the Romano's architect about the proposed design and the CC&Rs. The Romano are targeting a January meeting to present their modified design Phase II application. Member McCormick recommended that the Romanos ensure that structurally sound and dimensionally accurate story poles be constructed before their next Phase II review.

Ciraulo 3/16 (43760 Sea Cypress Drive): New Home Construction (NHC). The ADC received notification from the Ciraulo's architect that they are shooting for a January meeting to present their Phase II application.

Pullen 4/70 (15740 Forest View Road): New Home Construction (NHC). ADC was notified that the Pullens are prepared to present their Phase II application at a January meeting.

UNFINISHED BUSINESS:

Moore/Howell 2/1: Chairman Dial reported on the current status of the request for mediation from Bill Howell and Bill Moore. In communications with Mr. Moore, Mr. Dial reiterated the ADC's willingness to mediate the dispute between the two parties. Mr. Moore indicated that in the absence of the ADC providing written findings or determinations regarding compliance with the CC&Rs, he was not interested in meeting for the purpose of mediation. After some discussion of hypothetical scenarios, the ADC decided to close out this item.

QUESTIONS FROM THE FLOOR:

- Gordon Moore, who arrived at the meeting after New Business had concluded, expressed concern that the Dunn's submission (above) did not include provisions for adding screened parking. The ADC felt that it had no authority to compel the owner of a previously-approved home to add screened parking simply because other improvements were being made to the house. The ADC agreed to informally encourage the Dunns to consider adding screened parking in the future.
- Rod Scheaffer asked the ADC for some preliminary direction and guidance regarding improvements to their existing house and the construction of a separate building (garage/studio/guest quarters) on their merged lot to the west. The primary issue at this time is that what the Scheaffers are envisioning for the new building would require a height variance. The ADC commented that variances are considered based on hardship in complying with the CC&Rs, and that there didn't appear to be any hardship at this early stage of discussion. They encouraged the Scheaffers to work with their architect to come up with creative solutions that would not require a variance.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 10:54 AM. The next meeting will be scheduled for 19 January 2019. Meetings are usually scheduled as required whenever there is New Business and the agenda is posted at the community kiosks and the ADC website.