

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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March 16, 2019

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 10:02 AM by Chairman RJ Dial. Committee members present: Tom Reidenbach, John McGehee, Darryl Datwyler, and Don McCormick. Property Owners in attendance: Mark and Carol Ciraulo, Robert Greco, Pablo and Marisa Romano, Kelly and Judi Limberg, Ron and Shirley Whitney, Neil and Michelle Strand, Su and Steve Whitaker, Mike and Linda Dunbaugh, Chris Dunbaugh, Vera-Lee Kaiser, Nik Epanchin, Al Thompson, and Bob Dutra. Architects/Designers in attendance: Lawrence Mitchell (accompanied by Debbie Mitchell) and Andy Hill.

APPROVAL OF MEETING MINUTES: The minutes from the January 19, 2019 meeting were approved by the committee, 5-0.

NEW BUSINESS:

Ciraulo 3/16 (43760 Sea Cypress Dr.): New Home Construction (NHC), Phase II Application. Phase I application approved February 17, 2018.

Chairman Dial introduced this agenda item, noting the design challenges imposed by the steeply sloping lot. He indicated that there were two responses received regarding the Phase II package that was sent to neighboring property owners –

one with questions that the ADC addressed, and the other indicating no issues. The Ciraulos plan to build an approximately 1600 sq. ft. one-story house with a detached two-car garage. Architect Lawrence Mitchell stepped through the design of the house, noting changes that were made to what was envisioned at the time of the Phase I approval, including the elimination of a second floor loft bedroom, inclusion of that bedroom on the main floor, and a modification to the roof design to reduce the overall height of the structure. He pointed out the placement of structures and enclosures on the property, which are all in compliance with required setbacks. There will be three retaining walls needed as a result of grading the steep slopes for the foundation and driveway. A height variance of 1.5 feet is being requested. Committee member Datwyler asked if a 5/12 rather than the proposed 6/12 roof pitch would work, hence lowering the overall height somewhat. Mr. Mitchell noted that that approach would work structurally, but it would reduce the interior ceiling pitch appreciably. Chairman Dial cautioned that the interior dimensions of the garage might not accommodate some types of vehicles and he encouraged Mr. Mitchell to explore interior modifications that would free up additional space. The proposed exterior materials were acceptable with the provision that the window/door trim color be one to several shades darker to minimize the contrast with the wall and window frame colors. Nik Epanchin pointed out the need to adjust eave-to-eave setbacks in the presence of a height variance. Chairman Dial pointed out the setbacks to the two adjoining lots included the additional setback requirement and the buildable area on the lot to the back and above was 50 feet away, far exceeding the 32 + 1.5 foot variance eave separation requirement. Committee member Datwyler moved that the application be approved with the requested height variance and the darker shade of trim. Member McGehee seconded the motion, which passed 5-0.

Greco 3/21 (14765 Cypress Point Rd.): New Home Construction (NHC), Phase II Application. Phase I application approved January 19, 2019.

Bob Greco did the presentation of this application in the absence of his architect, Howard Curtis. Mr. Greco provided an overview of the design of the house and its placement within the building envelope on the property. He described the drainage plan on this relatively flat lot and noted that the septic design is for a

standard gravity system. Variances are being requested (a) for the roof pitch (.5/12) above the loft area which is flatter than the 4/12 called for in the CC&Rs and (b) for a metal standing seam roof in lieu of composite shingles. Mr. Greco presented samples of the proposed materials. Views from neighboring properties potentially affected by the proposed house were discussed with the primary impact being a reduction in ocean view from the Dunbaugh's second story loft living area. Mike and Chris Dunbaugh noted that they didn't expect there would be no view impact from the Greco house, but were disappointed by the degree of impact introduced by the portion of the structure associated with the almost flat roof. Unfortunately, the Dunbaughs were not in attendance at the Phase I review, at which time potential view impacts were discussed. Several committee members and attendees brainstormed design modifications that might be mutually acceptable, but without any conclusions. Nik Epanchin suggested a site visit by the ADC and those principally affected before finalizing any decisions. The committee and principals agreed.

After completion of the published agenda, the ADC reconvened at the Greco property at 1:30 PM for an on-site examination of the Dunbaugh's concerns. Members considered the Greco's proposed design, story poles, and the impacted view from the Dunbaugh's vantage point in the second-floor loft living area. After additional discussion and evaluation, Chairman Dial moved to approve the Greco's application/design. The motion passed, 5-0.

Romano 4/29 (15761 Forest View Rd.): New Home Construction (NHC), Phase II Application. Phase I application approved March 24, 2018.

Chairman Dial introduced this agenda item, noting the two-year history of the project including challenges imposed by the site and by the buildability of previously submitted designs. Designer Andy Hill provided an overview of the site, approved building envelope, and placement of the house within the envelope. He noted the Romano's desire to maintain the natural plants and to supplement them with additional plantings. Ms. Whitney observed that one of the newly introduced plants was bamboo, which is highly invasive. The Romanos will remove the bamboo. Mr. Hill described the contours of the lot as dropping primarily to the northwest, noting that swales and drains, as required, will be

used to complement the natural drainage. Ms. Limberg asked if any grading was anticipated. Mr. Hill indicated that there would be approximately 1.5 feet of excavation on the easternmost portion of the structure at the garage, while the rest of the structure would not require excavation due to the natural drop-off of the land. Mr. Hill stepped through the elevation drawings and 3-D renderings to convey the design concepts. He provided materials samples for the committee and attendees to consider, noting that the design modifications and color/material selections were intended to help reduce the perceived mass of the overall structure.

Chairman Dial noted the request for a variance on the roof pitch over the garage/guest room – specifically, to request a flat roof over that portion of the structure. In the absence of a flat roof, the overall footprint of the house would have to be increased, which was generally considered to be more undesirable from both cost and appearance perspectives. There was an extensive discussion regarding this variance request. The discussion centered on whether this portion of the CC&Rs was implemented for aesthetic reasons or for the past failures of flat roofs when materials were inferior to modern roofing methods. Mr. McGehee stated that he did not believe there has been a demonstrated hardship to justify the granting of the variance. Ms. Limberg expressed concern that granting the variance would set a precedent for granting future applications. A spirited discussion ensued among the committee and attendees about the need to update the CC&Rs for many reasons.

Several ADC members noted the willingness of the Romanos to repeatedly adjust their design in accordance with the guidance and suggestions provided by the committee and neighboring property owners over the past two years, resulting in a more aesthetically pleasing design. Chairman Dial indicated he was open to bringing the Romano application to a vote subject to two conditions: (a) that any changes introduced by structural engineering to the size and shape of the house as presented today be brought back to the ADC for consideration, and (b) that if construction does not begin within one year, the Romanos will come back to the ADC to request an extension. Committee member Reidenbach moved to approve the Phase II application/design subject to the above conditions. Committee

member McCormick seconded the motion. The motion passed 4-1, with committee member McGehee casting the “nay” vote.

COMMUNICATIONS:

Frost/Feucht 3/18 (43800 Alta Mesa Rd.): Notifications that homeowners have made a change from their approved Major Exterior Project approved on February 17, 2018. The railings will now be black 4x4 wire instead of stainless cables, and that the proposed deck steps will not be installed and the deck will be repaired instead of replaced. No changes to the MEP approval are required.

Essigs 4/13 (15481 Forest View Rd.): Proposal to paint house (currently gray) with the following similar color: Body & Trim – Behr PPU24-03 Chinchilla. Committee reviewed samples and determined they meet the CC&R requirements that *“All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found in the surrounding natural environment”* and approved the color change.

Taylor 1/66 (14871 Navarro Way): Minor Exterior Improvement (MEI) to replace current garbage can enclosure with Hardie Board material in the same color as the house. Location also moved from near the street to against the side of the house, which also removed it from view corridors. The committee reviewed and approved the request.

Dutra/Kowalski 1/60 (14820 S. Hwy 1): Minor Exterior Improvement (MEI) to install a skirt against the south face of the deck on the west side of the house using similar materials as the deck. The committee reviewed and determined no view impact and approved the request.

Limberg 4/72 (15780 Forest View Rd.): Received letter with 23 objections to the proposed Phase II design of Romano (4/39 & 4/40 – 15761 Forest View Rd.). See above New Business.

UNFINISHED BUSINESS: None.

QUESTIONS FROM THE FLOOR: None.

ADJOURNMENT/NEXT MEETING: The “fire house” portion of the meeting was adjourned at 1:00 PM. The on-site portion of the meeting adjourned at 1:50 PM. The next meeting will be scheduled when there is New Business to consider. The agenda for each meeting is posted at the community kiosks and the ADC website.