

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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August 18, 2018

**APPROVED MEETING MINUTES**

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

**CALL TO ORDER:** The meeting was called to order at 10:06 AM by Chairman RJ Dial. Other Committee members present: John McGehee, Tom Reidenbach, Darryl Datwyler, and Don McCormick. Members absent: none. Property Owners in attendance: Pablo and Marisa Romano, Judi and Kelly Limberg, Juniper Frost, Al Thompson, Mike Dunbaugh, Gary Levenson-Palmer, Gordon Moores. Also in attendance: Andy Hill, the Romano's architectural designer.

**APPROVAL OF MEETING MINUTES:** Minutes from the June 9, 2018 ADC meeting were presented and there were no comments. Tom Reidenbach moved to approve the minutes and the motion was seconded by John McGehee. All approved, 5-0.

**COMMUNICATIONS:**

**Dutra/Kowalski 1/60 (14820 S. Hwy 1):** Minor Exterior Improvement (MEI). Notification to install a 10x10 ground level patio and paver walkway against the house on the west side. Committee reviewed proposed plan and determined they meet the CC&R requirements as a Minor Exterior Improvement with no view impact.

**Frost/Feucht 3/18 (43800 Alta Mesa):** MEI Notification to repaint house dark gray with lighter gray trim from existing blue/gray with white trim colors. Committee reviewed proposed colors and was unable to determine if they meet the CC&R requirements of *"All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found daily in the*

*surrounding natural environment”* and requested a large sample area be painted on the back side of the house for further review.

**Kaiser/Carter 3/26 (14555 Cypress Point):** MEI Notification to replace west facing deck with the same materials and color (redwood) as existing deck keeping the same footprint and height. Committee reviewed proposed plan and determined they meet the CC&R requirements as a Minor Exterior Improvement with no view impact.

**Netzley 3/17 (43730 Sea Cypress):** Correspondence received requesting that no other adjoining property be allowed to encroach upon their property as the result of any New Home Construction approvals.

**Morey 1/65 (44070 Noyo Way):** Minor Exterior Improvement (MEI). Notification to install a 4' x 6' open split rail architectural fence on the west side to screen a street facing window. Committee reviewed proposed plan and determined it meets the CC&R requirements as a Minor Exterior Improvement with no view impact.

**Strand 2/25 (44860 Arena Circle):** MEI Notification to repaint house with existing colors and perform siding repairs. Committee reviewed proposal and determined they meet the CC&R requirements and approved the request. Notification was also received that they will be performing deck repairs without any change to the footprint or height.

**QUESTIONS FROM THE FLOOR:** While awaiting the arrival of the Romanos and their building designer, input from the attendees was solicited.

- Mike Dunbaugh inquired about the status of the property on Cypress Point on which construction of a new home is anticipated. Chairman Dial responded that the property owners, the Grecos, had submitted a design package that was not ready for a Phase I review. They will resubmit the package when it has been re-worked.
- Juniper Frost presented photographic examples of the requested color scheme for the repainting of their house on Alta Mesa. She reiterated her

commitment to paint a large portion of the back wall so that the ADC can review it in the actual location.

- Chairman Dial noted that the committee had received an item from the Rissos (Arena Circle) that was too late to place on the agenda. The county will not issue a permit to replace the windows on their house without approval from the ADC. The replacements are to be tan Milgard windows. The committee approved the replacements.
- Chairman Dial also noted that the committee continues to expect to participate in the mediation of an open issue between Bill Moores and the Howells, but not before 8 September.

### **NEW BUSINESS:**

#### **Romano 4/39-40 (15761/15781 Forest View Rd.): New Home Construction (NHC), Phase II Application.**

Chairman Dial summarized the milestones to date regarding the Romano's new home project. Today's discussion is a Phase II review at which the ADC will be considering the design of the house.

The Romanos have engaged the services of Andy Hill, an architectural designer from the Bay Area. Mr. Hill took the lead in presenting the Phase II package. He began by summarizing his qualifications and experience, including some of the companies he has worked with and projects he has contributed to. Chairman Dial commented that it's very helpful to have experience working in the coastal region because of the unique environmental and practical challenges it presents.

Mr. Hill noted the design changes incorporated from the Phase I review including the movement of decks, reorientation of the garage, and the lowering of the roofline in the main section of the house to get within the height limits. There was a discussion of how the mean grade had been determined, which led to an action to properly and clearly specify the mean grade before the design can be adequately evaluated. Chairman Dial pointed out that because of the size of the available building envelope, there is likely no hardship that would warrant

approval of a height variance. In addition, he noted that with the lots on either side of the Romano's being unbuildable, the overall effect is one house on a four-lot span, which should provide an opportunity to reduce the visual bulk of the house and come up with a design that is acceptable to everyone without the need for any CC&R variance requests.

Mr. Hill appreciated the observations and noted that this was his first visit to the property. He now understands better what is expected and he wants to continue to work with the octagon concept subject to the noted constraints. Chairman Dial and others offered a significant number of observations and suggestions regarding the buildability of the existing design, choices of materials, utilities, manufacturers, and other practical considerations. Judi Limberg encouraged Mr. Hill to check on the county's restrictions on spacing, setbacks, etc. She appreciated the efforts of the Romanos thus far to work within the CC&Rs, and she concurred with the observations about the impracticality of the proposed roof pitch. She also noted that there appeared to be considerable flexibility to adjust the roof pitch, to stay within the height limits, and still have a functional second floor. Gordon Moores noted that in his experience, it's difficult to design an attractive two-story house with the appropriate roof pitch and also have the interior be fully functional.

Chairman Dial encouraged the Romanos and Mr. Hill to continue to pursue creative solutions for the building design. He also strongly suggested they immediately start looking for contractors in this area, due to their familiarity with the environment and their limited availability. Another Phase II review for this project will be scheduled when revised designs have been developed.

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 11:30 AM. The next meeting is not currently scheduled. Meetings are usually scheduled as required whenever there is New Business and the agenda is posted at the community kiosks and the ADC website.