

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
IrishBeachADC.com
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25 June 2022

MEETING MINUTES

Open meeting beginning at 10:00 am at Rex Dunning Firehouse

CALL TO ORDER: The meeting was called to order at 10:06 am by committee member Darryl Datwyler. Other committee members present: RJ Dial and Don McCormick. Property owners in attendance: Junie Baldonado, Ken Weston, Diana Weston-Williams, Bettye Winters, and Jerry Bradbury. Architects: Kate Haley and Mo Whiteside.

APPROVAL OF MEETING MINUTES: The minutes from the 21 June 2021 meeting were approved by the committee, 3-0.

NEW BUSINESS:

Baldonado 1/101 (15161 Irish Beach Drive): Phase I New Home Construction (NHC)

Application. Architect Kate Haley presented an overview of this project including the topography of the lot, proposed site plan, buildable area, location of septic fields, and drainage plan. Because the house immediately to the north is 10 feet from the common property line, an 18-foot setback from that line is proposed in order to maintain the desirable 28-foot eave-to-eave spacing and view corridor. A 10-foot setback from the south property line, shared with an unbuilt property, is being proposed to compensate for the additional spacing on the north property line and the narrow width of the lot. In addition, the prescribed distance from a water main to a septic field is 25 feet, but a reduction to 15 feet from the replacement field was approved by the Operations Manager of the Irish Beach Water District owing to the topography of this property.

For this Phase I review, the ADC received comments from the neighbor to the north (lot 1/100, George Shikuzawa), who is concerned about the possible impact to a view which he has enjoyed for several years. He is also concerned about the possibility of seeing cars in the driveway as the only location for the driveway after factoring in septic is along the common property line. The architect and the property owner acknowledged that they will present options during the Phase II review to minimize the potential of cars being visible from the neighbor's house and to orient the proposed home in a manner which minimizes view impacts from nearby houses without the need for a height variance.

An additional comment was received from the lot owner to the south (1/102, Bill Moores). The comment was that a 14-foot setback should be maintained from his property line. The ADC reviewed the concern, but chose to approve the requested 10-foot setback owing to the small remaining buildable area after factoring in mandatory front, back and side setbacks on this narrow lot. The CC&Rs section 5.3 states:

*c) If the dwelling to be constructed is not adjacent to a Lot containing another dwelling, the Committee shall impose the foregoing set back requirements with respect to adjacent Building Envelopes **to the greatest extent possible** so that substantial construction restrictions do not affect adjacent Lots.* The CC&Rs do not mandate that 14 feet be

maintained to unbuilt lots as they do with the required minimum 6-foot setback and the 28-foot eave-to-eave clearance.

It is also noted that lot 1/102 is a much wider and deeper lot and is able to factor in the necessary 28-foot eave-to-eave clearance in the future if required, and appears to be the intention of prior ADCs when a similar 10' setback was approved for the 3 houses (1/98-99-100) to the north of subject lot 1/101.

RJ Dial moved to approve the application as presented. Darryl Datwyler seconded the motion. Approved, 3-0.

COMMUNICATIONS - Since the last meeting, 21 June 2021:

Hofer 4/25 (15651 Forest View Road): MEP to add a 340 sq ft deck on the south side of the residence, matching the existing deck in design and materials. No comments were received from the notification mailing. Committee reviewed the proposal and approved.

Louie 1/8 (15240 Irish Beach Drive): Notification of intent to construct a 3 ft high split rail fence to discourage people from intruding onto the property and bluff top. Committee agreed that it fell within the guidelines of the CC&Rs.

Mendoza/Mabie 2/66 (15125 Mallo Pass Drive): MEI to replace damaged roof with GAF Timberline UHD shingles in "Weathered Wood" color. Committee reviewed the proposal and approved.

Ismail/Blythe 1/53 (14791 Navarro Way): MEP to construct a 340 sq ft deck with 6 ft high privacy fence, re-routing the driveway, and constructing a parking pad with 5 ft high screening. The committee reviewed the proposal and the feedback from neighbors and determined that they could not approve the project as presented. The committee suggested engaging an architect or building designer to come up with an alternate design that would meet the owner's desires and offered to meet with the owners on-site to discuss possibilities.

Sibthorpe/Buitrago 4/45 (15901 Forest View Road): Owners painted house without notifying the ADC - apparently inadvertently - about their color choice, which would not have been approved.

Smith 4/35 (15741 Forest View Road): New owner/renovator painted house without notifying the ADC, claiming they weren't aware of the CC&Rs. The committee requested that the trim color be modified to contrast less with the siding color. Owner complied.

Corby 1/27 (14880 Navarro Way): MEI to replace failing windows with approximately same size Milgard windows with "Fog"-colored frames. Also, to replace front door and sidelight. Committee reviewed and approved.

Essigs 1/42 (14760 Navarro Way): MEI to replace existing deck with same footprint and synthetic decking of matching color. Committee reviewed and approved.

DeCaminada 4/62 (15520 Forest View Road): MEP to construct a hobby room addition attached to the eastern wall of their existing home. One comment was received from a

nearby property owner, not regarding the addition, but objecting to the construction of an unapproved fence along their joint property line. The addition was disapproved by Mendocino County.

Held 1/69 (14841 Navarro Way): MEI to fully enclose firewood frame with panels matching the house color. Committee reviewed and approved.

Shikuzawa 1/100 (15141 Irish Beach Drive): MEI to repaint house with the following:

Body - Behr "Riviera Beach"

Trim - Behr "Ottetail"

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 daily in the surrounding natural environment*" and approved the color change.

Sandrin 2/39 (44980 Pomo Lake Drive): MEI to raise the height of existing trash/recycle bin enclosure, and to paint it to match deck color. Committee reviewed and approved.

DeCaminada 4/62 (15520 Forest View Road): MEI to replace windows and repaint house in existing colors. Committee reviewed and approved.

Levenson-Palmer 1/32 (14840 Navarro Way): MEI to repaint house with the following:

Body - Kelly-Moore "Knock On Wood"

Trim - Kelly Moore "Coastline Trail"

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 daily in the surrounding natural environment*" and approved the color change.

Hohos 1/66 (14871 Navarro Way): MEI to re-roof house with CertainTeed Presidential Shake shingles in color to match existing roof and replace/install skylights. Committee reviewed and approved.

Carrero 2/8 (44861 Arena Circle): MEI to replace existing deck in same style and footprint. Committee reviewed and approved.

Thompson 1/30 (14860 Navarro Way): MEI to re-roof and repaint house in existing colors. Committee reviewed and approved.

Steiner/Hackett 2/33 15225 Arena Court: Request to install a PV system on the roof of the house. Committee determined that there were no view impacts and approved this as an MEI.

Greco 3/21 (14771 Cypress Point Road): Request to install a fence near the perimeter of the property. ADC members met with owner at the site, explained the CC&R provisions regarding fences, and advised that - as proposed - the fence would require an MEP review and possible variance.

ADJOURNMENT / NEXT MEETING: The meeting was adjourned at 10:51 am. The next meeting is tentatively scheduled for 9 July for a Phase I review of the Jain property on Forest View Court.