

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
IrishBeachADC.com
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9 July 2022

MEETING MINUTES

Open meeting beginning at 2:00 pm at Rex Dunning Firehouse

CALL TO ORDER: The meeting was called to order at 2:24 pm by committee member RJ Dial. Other committee members present: Don McCormick, Darryl Datwyler, and John McGehee. Property owners in attendance: Mehuel Jain, Ken Weston, Diana Weston-Williams, Gordon Moores. Architects: Kelly Grimes. Jain relatives: Shayasta Jain, Malika Walsh, John Walsh.

APPROVAL OF MEETING MINUTES: The minutes from the 25 June 2022 meeting were approved by the committee, 4-0.

NEW BUSINESS:

Jain 4/74 (15794 Forest View Court): Phase I New Home Construction (NHC)

Application. Mehul Jain addressed the ADC and introduced Kelly Grimes, her architect, who did the presentation for the rest of the meeting. Kelly described the lot and the location of the proposed house within the allowable building envelope, accounting for the required setbacks from all sides in this corner lot. No setback variances appear to be required. They are in the Coastal exclusion zone, but there is no indication of Point Arena Mountain Beaver presence, and they are pursuing such certification. The septic design is the driver behind the definition of the building envelope on this small lot.

Drainage on this relatively flat lot follows the general contours, with the primary goal of keeping runoff away from the septic field.

No garage is accounted for at this stage, but it was noted that the placement of the proposed driveway is rather constrained. The area anticipated as “guest parking” will need to serve as the interim primary parking area and this location will need to be screened per the CC&Rs. The preliminary thoughts regarding house design assume the need for a 1.5 foot height variance, but when the average mean grade is factored in, the height variance is reduced to about 0.5 feet.

Kelly asked about the possibility of raising the height of the house by about 30 inches to allow for a crawl space for utilities and other concerns. It was discussed whether this was a matter of hardship because of other constraints or something that was desirable from a construction perspective, but it was noted that a height variance approaching 4 feet would probably not be approved.

Committee member McCormick moved to accept the Phase I proposal pending the structure height and screened parking provisions being addressed in the Phase II proposal. Member Datwyler seconded the motion. Committee approved, 4-0.

COMMUNICATIONS - Since the last meeting, 25 June 2022:

Gulati 3/16 (43760 Sea Cypress Dr.): Phase II New Home Construction approved pending receipt of proposed materials and colors.

O'Dell 7/5 (44560 Pomo Lake Dr.): Minor Exterior Improvement (MEI) to re-roof house with GAF Timberline shingles. Reviewed and approved.

Corby 1/27 (14880 Navarro Way): MEI to re-roof house with GAF Timberline shingles. Reviewed and approved.

Mauel 1/33 (14830 Navarro Way): MEI to repair failing deck with Trex decking. Reviewed and approved.

ADJOURNMENT / NEXT MEETING: The meeting was adjourned at 3:16 pm. The next meeting will be scheduled when there is New Business to be considered.