

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
PO Box 245 Manchester, CA 95459
(707) 882-3183 ibadc@ibicclub.com ibicclub.com
MINUTES for January 20th, 2007

CALL TO ORDER

The meeting was called to order at 10:10AM.

IBADC members present: Chairperson Leon Drolet, Nik Epanchin, Gordon Moores and Walt Rush.

Others in attendance: Cathy Azavedo, Marsha Bucke, Glenn Coleman, Daryl Datwyler, Nancy Epanchin, Annette Fromwiller, Hammond Hembel, Diane Heinzer, Jon Heinzer, Sonja Keasberry, Kelly Limberg, Judi Limberg, Bill McConnell, Marcia McConnell, John McGehee, Dan Moore, Marsha Moore, William Moores, Robert Powell, Massomeh Roberts, Phil Roberts, Paul Styskal, Shervin Tajbaksh, Al Thompson, Loretta A. Thompson, Barbara Tonningsen, Ed Tonningsen, Jim Vickery, Lu Vickery, Su Whitaker, Bettye Winters.

APPROVE MINUTES/TREASURER'S REPORT:

Minutes-11/18/06: John McGehee, an audience member, moved to approve the minutes of 11/18/06. Walt Rush seconded and the motion passed 4-0.

Treasurer's Report: 10/1/06-12/31/06: The ADC has \$2662.04 in net assets. A copy of the report is available on the Architectural page of IBIC web site (ibicclub.com). Walt moved to approve the report, Nik seconded and the motion passed 4-0.

NEW BUSINESS:

Hearings for New Home Construction and Major Exterior Modification permits will be limited to 45 minutes; 15 minutes for presentation and Committee questions and 30 minutes for audience input and discussion.

HEMBEL 4/01 (15225 Forest View Road): Minor Exterior Improvement application for the construction of a picket fence. The Committee finds that the proposed fence conforms to CC&R 5.6 in that it is not solid and does not obstruct any views. Nik moved to approve the application. Walt seconded and the motion passed 4-0.

MCCONNELL 1/034 (14820 Navarro Way): Phase II New Home Construction permit application with height and side yard variances. One comment was received from Rasch (1/068). Architect Phil Roberts presented the application. The building area of the lot is constrained by the topography, the septic system requirements and the presence of the Point Arena Mountain Beaver. The proposed 2 bedroom, 2 bath house is 1336ft² and the separate single car garage is 305ft². The applicants are seeking several variances including a height variance of 2ft 4in. which is lower than the original Phase II application. The proposed roof pitch of 3:12, itself a variance from the minimum 4:12 pitch, serves to mitigate the height. A third variance request is a waiver from the requirement that the amount of the height variance be added to the distance of the side yard set backs. The proposed home is located 28ft from the house to the north (Kelada 1/35). Mr. Roberts argued that without the variance the already small building area would be further reduced resulting in a house less than 1200ft², the minimum required by CC&R Section 5.2. Mr. Kelada has submitted a written statement of agreement to the proposed house location. The slope of the building area is greater than 5ft which requires stepping of the foundation and roof ridges per CC&R Section 5.4. Mr. Roberts argued that engineering concerns limits the extent that the foundation can be stepped and the resultant reduction of the height impact is not justified by the loss of usability of the house. Finally, a variance is requested in regard to screened, off street parking. Mr. Roberts argued that given the constraints of the lot, a single car garage is the only reasonable option with no area for screened, off street parking. William Moores (1/070) stated that the architect has done a fantastic job of addressing the concerns of neighbors by making changes to the design based on comments. He also stated his concern about landscaping that blocks ocean views between houses and suggested making it a condition of the permit. Diane Heinzer stated her appreciation of the reduction of the height from the original Phase II application and concurred with William Moores that the ocean views between homes are important, not just for home owners on the east side of Navarro Way but also for pedestrians. Mr. Roberts stated that the applicants do not intend to block the views on the north or south side of the house with landscaping. Jean Rasch (1/068) has made a written objection to any variances. Nik stated that the Committee observed the effect on views from the deck of the Rasch house and the house to the north (Held 1/069) and conclude that while there is some impediment to the view, it is not drastic, given the constraints of the lot. Gordon moved to approve the requested variances: height, north side yard set back, roof pitch, not stepping the foundation and single car garage, due to the small building area caused by the physical constraints of the lot

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that include the steep slope, septic system requirements and the Point Arena Mountain Beaver. Nik seconded and the motion passed 4-0. Nik moved to approve the application as presented. Walt seconded and the motion passed 4-0. The siding will be Sherman-Williams Woodscapes-Mountain Ash color, the roofing will be Elk Prestique 40 year shingles in Sablewood color and the window frames will be dark brown. Exterior lights will be shielded and downcast. Color samples shall be submitted within 15 working days. [A letter will be mailed to all neighbors within 300ft advising them of the 30 day comment period for objections to the ADC approved variances.]

TAJBAKSH/POWELL 3/13 (14600 Cypress Point Rd.): Phase II New Home Construction permit application with variance request not to step the foundation. Architect/owner Shervin Tajbaksh presented the application. He explained that the 1340ft² structure is 16ft wide and jogs to keep with the topography. He is requesting a variance to CC&R Section 5.4 which requires stepping the foundation and roof when there is an elevation change of more than 5ft. within the building perimeter. He showed that the area that meets this criterion is only 2% of the total building perimeter and argued that stepping the foundation or roof ridges in these areas would not serve to reduce the bulk of the building. The proposed house is 13ft. 8in. above mean natural grade and is tucked into the hill to preserve the views of the neighbors. The roofing material will be a 40 year shingle in dark gray and the siding will be Hardi panel in either medium gray or a stained wood look. Window frames will be dark gray. Mr. Tajbaksh informed the Committee that there may be a change in the size of some of the windows. These changes, if not major, can be redlined on the construction drawings. After discussion it was agreed that the screened parking area will be reconfigured so that the open part of the C shaped screening fence is facing the street and screened with shrubs. This will reduce the visual impact for the north and south neighbors and will have minimal impact as seen from the street. The garbage enclosure will be moved closer to the street to accommodate roll out service. These changes were redlined on both sets of Phase II drawings. Walt moved to approve the application as presented with the redlined changes to the screened parking and garbage enclosure. Nik seconded and the motion passed 4-0. Provisional Permit 0107-0313 has an issue date of January 20th, 2007 and is valid for one year. A construction permit will be issued when final construction drawings showing the location, height and appearance of the project are received, reviewed and approved.

LIMBERG/WHITNEY 4/72 (15780 Forest View Court): Phase I New Home Construction permit application. One comment was received from McGehee (4/65). Judi Limberg, a professional architectural designer working for architect James McCalligan, presented the application. The location of the building area is restricted by the septic system, which must be located on the northwest corner of the lot. Adjoining lots 4/71 and 4/73 are vacant and the minimum 16ft set back is observed. The 20ft south set back is also observed, although the eaves of the future home will intrude into that set back. There are no set back issues on the north side. No height variance request is foreseen. In response to questions from audience members, the applicant stated that the lot will be landscaped and that they will seek to find solar panels that have a low visual impact. Marsha Bucke stated that the view corridor map does not accurately show the location of Sonya Keasberry's house. Gordon Moores stated that they should screen the driveway parking area as much as possible and suggested moving the driveway slightly to aid in screening. The planned privacy fence shown on the plans will not exceed 6ft. Nik moved to accept the application as presented. Walt seconded and the motion passed 4-0.

DAN AND MARSHA MOORE 7/09 (44520 O'Rorey's Pl.): Phase II Major Exterior Modification application for the construction of a garage. One comment was received from Wm. Moores (7/10). A notice of the approved Phase I variance request was sent to neighbors within a 300ft radius on 12/13/06. Architect Glenn Coleman presented the application. The proposed garage follows the northeast wall of the existing house and is 10ft from the north property line (7/10). The existing house roof ridge is 18ft above mean natural grade and the proposed structure is 13ft 4in at its highest point. Lots to the west and north will not have their views impeded. The siding and roofing will match the house and the proposed window frames are almond. Gordon stated they need to be a dark color to blend with the black frames of the existing house. William Moores (7/10) stated that he does not object to the location of the garage although as a consequence, he will have to place a house on the west portion of his lot which in turn may affect the ocean view from lot 7/09. Walt moved to approve the application as presented. Nik seconded and the motion passed 4-0. Provisional Permit 0107-0709 has an issue date of January 20th, 2007 and is valid for one year. A construction permit will be issued when final construction drawings showing the location, height and appearance of the project are received, reviewed and approved.

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PROPOSED CHANGE TO ALL BUILDING PROCEDURES: The Committee proposes the following addition to the existing published procedures: "The ADC shall deny issuing any permit if current violations to the CC&Rs exist on the property in question and correction of such violations are not addressed in the permit request." A notice of the proposal was sent to all property owners via email and mail on December 12, 2006. Of the approximately 300 notices sent to property owners, fourteen written and signed responses (only 3 from permanent residents: Winters, Vickery and Epanchin) were received from community members. Many of the audience members joined the lengthy discussion. Leon stated that the purpose of the proposed policy is to correct problems such as unshielded exterior lighting. There was a discussion of whether or not a house built under previous CC&Rs must be brought into compliance with the current CC&Rs when the owner applies for an improvement permit and where the line is drawn on what must be corrected. Leon stated and read the CC&Rs to the audience that Irish Beach residents are required to be in compliance with the most current version of the CC&Rs per Article II Section 2.1(b). The statement met with general disapproval from the public. Some audience members expressed their deep concerns about the ADC's proposed inspection of properties for CC&R violations and questioned the extent to which the Committee intends to look for violations. Committee members stated an inspection would only be done when the property owner applies for a building permit and that past, permitted construction cannot be rescinded. The discussion of unshielded exterior lighting included the issues of safety, light pollution, lights that are left on all night and whether or not this is something that should be addressed between neighbors or by the ADC. The issue of extending the time allowed for home construction for owner/builders was also discussed. No action was taken and Leon thanked the audience and responding community members for their valuable input.

EAVE TO EAVE BUILDING SEPARATION POLICY: The Committee proposes amending the building separation policy to state that the separation will be measured from foundation to foundation instead of eave to eave. Leon explained that the current policy of measuring building separation from eave to eave is difficult to enforce and punishes owners of lots with small building areas. After discussion and audience input, Gordon moved to adopt the new policy with the eaves not to exceed 2ft. Nik moved to amend the motion to state eaves are not to exceed 3ft. when measuring building separation from foundation to foundation between two structures. Walt seconded the amendment which passed 4-0. Walt seconded the amended motion which passed 4-0. As a result of the discussion, the Committee will need to address how the policy applies to decks where the surface is 3ft or more above the finished grade and which are built on continuous foundations.

GARBAGE ENCLOSURES: Property owners do not need to apply for a Minor Exterior Improvement permit to rebuild or modify their existing garbage enclosures in order to accommodate the larger containers provided by Solid Waste of Willits. The location and appearance of the new or modified enclosure must remain unchanged and the property owner shall notify the Committee of the intended work in writing.

COMMUNICATIONS:

ASHTON 1/007 (15250 Irish Beach Dr.): 1/7/06 Receipt of notification of intent to paint with a color change from dark brown to medium brown. A color sample was submitted. The color change is approved. In the same letter, the Ashtons also told the Committee of their need to enlarge their garbage enclosure in order to accommodate the bigger containers provided by the new garbage company, Solid Waste of Willits. See "Garbage Enclosures" above.

MCCORMICK 1/029 (14870 Navarro Way): 12/23/06 Receipt of notarized agreement stating that Mackie(1/027) does not object to the McCormicks' proposed 6ft set back from the shared property line and agreeing to maintain the 28ft building separation. (See minutes of 7/15/06) Designer Paul Styskal was present. The building envelope is now at the 6ft set back line from 1/027 which maintains a 38ft building separation with the existing house. This fulfills the condition of Phase I approval set in at the July 15, 2006 meeting.

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HOFFMAN 1/052 (14780 S. Hwy 1): 1/9/07 Receipt of revised Phase II drawings. See minutes 11/18/07. The new drawings reflect the approved changes to the screened parking area and the garbage/propane enclosure. The conditions for Phase II approval set at the November 18, 2006 meeting have been met. Provisional Permit 0107-1052 has an issue date of January 9, 2007 and is valid for one year. A construction permit will be issued when final construction drawings showing the location, height and appearance of the project are received, reviewed and approved.

STEISBERG 1/089 (14921 Navarro Way): 12/23/06 Receipt of letter requesting an opinion about their landscaping in regard to its effect on ocean views, information about any process available for a resident to express disagreement about CC&R compliance and requesting an interpretation of CC&R Sections 5.1 and 7.6(a and b) in regard to "potential building envelope". The Committee announced the need for an ad hoc committee to review the current mediation process and recommend improvements. The existing mediation process is vague and has never been used. Five community members stepped forward: Marsha Bucke, Pam Harley, Jon Heinzer, John McGehee and Ed Tonningsen. The Mediation Committee will report back to the ADC at the May 19, 2007 meeting.

WM. MOORES 1/095 (44001 Noyo Way): 1/15/07 Request for a letter from the Committee secretary regarding the details of Minor Exterior Improvement permit 1104-1095 for the construction of an entryway staircase. The Committee requested that Mr. Wm. Moores address future correspondence to the Committee and not the Committee secretary.

BUTERA 2/07 (44881 Arena Circle): 1/13/07 Receipt of height verification from Richard Seale, licensed surveyor.

ALBERT 2/15 (44741 Pomo Lake Dr.) 1/9/07 Notification of intent to do repair work to include siding, roofing, decking and painting. All work will be replacement of existing structure, including color. No permit is required.

ARGYS/HOLOMAN 2/38 (44960 Pomo Lake Dr.): 1/9/07 Notification of intent to install a new roof using Elk brand 40 year architectural grade asphalt shingles in Bark wood color. No permit is required.

MOULTHROP 4/60 (15470 Forest View Dr.): 12/14/06 ADC letter asking the Moulthrops to resubmit the Minor Exterior Improvement permit application for driveway screening per the informal discussion and tentative agreement reached after the meeting of 9/16/06. The Moulthrops replied on 1/8/07. Leon stated that the existing improvements of the parking area screening and trellis are a step in the right direction and moved to approve them and issue a permit. Nik seconded and the motion passed 3-1. The Moulthrops will be issued Minor Exterior Permit 0107-0460 for the existing work.

CORDONE 7/18 (44320 O'Rorey's Roost): 1/17/07 Receipt of notification of intent to remove two trees from his lot. No permit is required.

TRATHEN 7/26 (44400 O'Rorey's Roost): 12/23/06 Letter from William Moores requesting an explanation of the ADC's letter of agreement with the Trathens regarding their Major Exterior Modification permit 0705-0726. The ADC made a written response dated 1/15/07. The item will be carried to the next agenda.

AMBRIFI 7/34 (44301 O' Rorey's Roost): 12/1/06 and 12/8/06 Letters from William Moores to the ADC suggesting that the proposed house may not fit within the approved building envelope because of eave overhang and suggesting that the house be moved 10ft north. The Committee issued a written response dated 1/2/07. See "Eave to eave separation policy" above. Wm. Moores stated that at the time the application was approved building separation was measured eave to eave and argued that the procedures are not being followed. He proposed a solution of moving the building envelope 10ft north. The Committee admits that it made an error in approving the final drawings without considering the eave overhang; however the mistake was caught too late and is not easily corrected because Mr. Ambrifi has already submitted the plans to the County and Coastal Commission. In addition, the intrusion of the 2ft eave into the set

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back area amounts to only 2ft² of view space and the Committee will not rescind the permit for the minor infringement.

AMBRIFI 7/34 (44301 O' Rorey's Roost): 12/29/06 Receipt of two sets of final construction drawings for New Home Construction Provisional Permit 0906-0734. The plans were reviewed, approved and signed by the Committee members. New Home Construction permit 0906-0734 has an issue date of September 16, 2006 and is valid for one year.

AMBRIFI 7/34 (44301 O' Rorey's Roost): 1/7/07 Receipt of letter from Wm. Moores objecting to the proposed construction of a storage shed outside of the approved building envelope on the subject property and suggesting that a hearing is required to establish a new building envelope. Small structures of 150ft² or less may be placed outside the approved building envelope.

WM. MOORES: 1/15/07 Request for all communication sent to him by the Committee between 5/19/05 and 7/23/05. Mr. Moores may request a copy of any specific communication sent to him by the ADC.

UNFINISHED BUSINESS

MCP: ADC letter to MCP requesting the name of the corporate spokesperson. No response has been received to date.

TIM MURRAY 4/10 (15441 Forest View Rd.): 8/25/06 ADC letter regarding NHC permit 0905-0410. The permit expired on 9/4/06. Leon will try to meet with Mr. Murray to resolve the issue.

ADJOURNMENT/NEXT MEETING

The next meeting is scheduled for March 17th, 2007.