

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

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MINUTES July 21<sup>st</sup>, 2007

Open meeting beginning at 10:00am at the Rex Dunning Firehouse, 15401 Forest View Drive.

**CALL TO ORDER**

Acting Chairperson Nik Epanchin called the meeting to order at 10:05AM. He introduced Committee members John McGehee, Gordon Moores and Walt Rush. Chairperson Leon Drolet was absent.

**Others present:** Teri Jo Barber, Roger Bean, Ward Carlisle, Robert Cattey, Gerry Frassetti, William Moores, Joe Odegard, Patrick L. Robards, Sharon M. Robards, Jay Schmuecker, Paul Styskal, Diane Taylor, Karl Taylor, Abby Tiller, Julie Trout, Ken Trout, Steve Whitaker, Su Whitaker, Bettye Winters and Richard Ambrifi.

**APPROVE MINUTES/TREASURER'S REPORT:**

**Approve minutes of: 5/19/07** Gordon Moores moved to approve the minutes as written. John McGehee seconded the motion, which passed 4-0.

**Treasurer's Report: 4/1/07-6/30/07** Jean Selk presented the report. The IBADC has \$1168.21 in assets. Walt Rush moved to approve the report. Gordon seconded and the motion passed 4-0.

**NEW BUSINESS:**

**ARE POLITICAL CAMPAIGN SIGNS PROHIBITED BY THE CC&Rs?;** The Committee proposes that the display of political signs be limited to the following:

- Placement in window and/or in the front yard
- Size of sign can not exceed 4 square feet
- Sign placed in yard can not exceed three feet in height
- Sign can be displayed only two months prior to election day
- Sign must be removed within seven days after election day
- Number of signs in window or yard is limited to one

Nik Epanchin explained that the proposal is based on the discussion of the last meeting. Su Whitaker asked if the first bullet should state "window or in the front yard" instead of "and/or". Nik agreed. John moved to approve the proposal as corrected and Walt seconded. The motion passed 4-0.

**CLOSED PERMITS REPORT-2003 TO PRESENT:** The Committee has closed 15 New Home Construction permits, 5 Major Exterior Projects permits and 27 Minor Exterior Improvement permits. The report will be posted on the web site. Nik also reported there are twelve active New Home Construction permits and two active Major Exterior Project permits.

**TILLER 1/014 (15150 Irish Beach Dr.): Single Phase Major Exterior Projects application.** Written comments were received from William Moores (1/102), Freis (1/015) and Frassetti (1/099). Architect Joe Odegard and hydrologist Teri Jo Barber presented the application. The applicant proposes to upgrade the interior and exterior of the existing house and to complete the work recommended in a 2002 BACE Geotechnical report and authorized in a Coastal Development Permit issued in 2003. The recommendations address drainage and slope stability problems on the lot. **Drainage plan:** Currently, water run off from Irish Beach Drive is directed via a culvert to a steep, eroding draw on the north side of the property. A French drain at the front of the property channels ground water away from beneath the house into the north draw. A less steep, natural draw on the south side of the property also catches some surface run off and converges with the north draw further west and down the bluff and into what appears to be a stable channel. The first phase of the drainage and erosion control plan calls for reducing the water flow to the north draw by redirecting the surface run off from the road to the south draw via a concrete lined ditch along the front of the property. Willow and other low height native species will be planted on the bluff and bioengineered "woven walls" will be installed to increase soil stability. Gutters and

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downspouts will be installed on the house. The property will then be monitored through one or two seasons to determine if phase two is necessary. Much of this work is 50-70 ft. below the elevation of the Irish Beach Drive surface. The second phase of the plan calls for lining the existing ditch on the east side of Irish Beach Drive with concrete in order to stop that water from percolating down and under the Tiller house. A discussion followed about the adverse affect this will most likely have on properties to the south unless the water is directed across the road to the south draw. Mr. Odegard and Ms. Tiller agreed that if the second phase were implemented, a pipe would be put under the road to carry the water to the south draw. Gordon stated that he would rather see an underground pipe installed instead of a concrete gutter. Mr. Odegard stated that it could be colored brown to blend with the soil. **Views:** After discussion, the Committee members and William Moores agreed that the willow plantings on the bluff would not interfere with the views from properties to the north. Mr. Odegard went on to explain that they have moved the propane tank and garbage enclosure closer to the house in response to comments from neighbors. (Frassetti and Moores) The railing on the south deck will be glass.

**Fence:** The existing wire fence on the south side of the house will be lowered in elevation and replaced with posts and widely spaced boards. William Moores submitted a picture from his lot (1/102) which shows the existing fence on the north end of the view and proposed that there be no fence. The submitted picture was redlined and initialed by the owner and architect to show how the new fence will affect the view and William Moores agreed that the effect would not be material. **Driveway:** The Committee suggested that the loop driveway be extended an additional 3-4ft north and be screened with a fence in addition to vegetation. Ms. Tiller agreed. **Exterior lights:** Joe Odegard stated that all exterior lights would be replaced with shielded lights. Gordon moved to approve the application with the discussed modifications to the driveway, fence, and garbage and propane enclosure, all of which will be redlined and initialed on the drawings. Walt seconded and the motion passed 4-0. Joe Odegard redlined all the discussed changes and Abby Tiller dated and initialed them.

**TROUT 2/19 (44661 Pomo Lake Dr.): Phase II New Home Construction permit application. Written comments were received from Wm. Moores (2/18) and Schmuecker (4/33).** Architect Roger Bean presented the application. The proposed 1690ft<sup>2</sup> two bedroom, two bath house has a primary view are to the southwest. The south end of the lot slopes steeply toward Pomo Creek and the house is placed on the flat area above it. Diseased trees on the lot will be removed but most trees will stay. The house does not affect drainage in the area or view corridors. The siding will be a greenish/taupe Hardi vertical board with brown trim and beige window frames. Nik asked if the propane tank could be buried or moved to protect the view from the eventual neighbors. There was a discussion of the cost of burying the tank and no conclusion was reached. Nik also asked if consideration was given to screen the guest parking area. Mr. Bean replied that screening will block the meadow view and an audience member noted that the parking area is 100ft from the road. Pat Robards stated his opinion that for fire protection reasons any trees over the 20ft height limit should be removed. After discussion, the Committee agreed they will not impose that requirement and that tree height is an issue to be resolved among concerned neighbors. Su Whitaker suggested that the issue be addressed when the trees are determined to block views. Gordon moved to approve the application as presented. Walt seconded the motion, which passed 4-0.

**MCCORMICK 1/029 (14870 Navarro Way): Phase II New Home Construction permit application with variances. Written comments were received from Loughlean (1/024), Morey (1/065) and Taylor (1/066).** Designer Paul Styskal presented the application. Paul stated that to date this project has not had the benefits of County or Coastal Development Commission feedback but that he is closely following the developments of the McConnell project (1-034). The building site has several restrictions including the placement of the septic system on the east side, the view corridor established when the Thompson house was built (1/030) to the north, the presence of a Point Arena Mountain Beaver borough on the west side of the lot and the steep slope, also on the west end of the lot. The south side yard set back of 6ft. was established in Phase I with the notarized agreement of the neighbor, Mackie (1/027) and the building separation is 28ft. The McCormick's propose a 20ft 9inch setback from the north property line, that results in a building separation of 25ft 6inches from the Thompson house, or 2ft 6inches less than the required 28ft separation in unit one. Nik explained that under current IBADC regulations,

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the mean natural grade is determined using the exterior of the building foundations, not the projection of the cantilevered structure thus yielding a mean natural grade of 95.75 ft. and a maximum height of 15.5 ft above that mean. Styskal acknowledged the miscalculation and withdrew the requested height variance. In response to comments from neighbors, the propane tank will be located next to the house, placed below grade and screened so it will not obstruct views or be seen by neighbors. The two-bedroom three-bath house has a flat roof to minimize the height, a stepped foundation, a two-car garage and over 3,000ft<sup>2</sup> of living area. The foundation excavation volumes have not yet been analyzed by an engineer. After discussion, Committee members express their dislike of flat roofs and stated their concerns that the requested flat roof and building separation variances are being dictated by the large size of the house rather than by the inherent restrictions of the lot. A comprehensive written variance request must be submitted that thoroughly and concretely describes the impediments that are overcome by the variances and discusses the various other design solutions that were considered; (including a lower roof pitch instead of a flat roof) and why these designs were rejected. Diane Taylor stated that the 28ft building separation should be enforced. Karl Taylor stated that the flat roof is a good idea to preserve views. Nik moved to table the project until the variance request is received. Gordon seconded and the motion passed 4-0. The variance request will be mailed to neighbors.

**COMMUNICATIONS:**

**ADC LETTER TO REALTY BUSINESSES:** 6/15/07 The ADC sent a letter to area realty businesses encouraging them to request a property file search for set back agreements and CC&R violations on properties listed for sale. In response, Kennedy and Associates requested a file search for their Irish Beach listings and the ADC responded accordingly. No building restrictions or CC&R violations were found for Sumner (1/047), Rothacher (1/084), Bisio (1/091), Harper (2/42, 2/67, 3/46), Rosprin (3/19), Conover (3/40), Royce (3/70), Barton (4/6&7), Johnson (4/38), Cowles (7/03) and Muir (7/24). The following homes were found to have exterior lights that are unshielded or not downcast: Albert (2/15), Hembel (4/01), Fromwiller (4/68) and Frame (7/06). Karl Taylor stated that when the requirement for shielded and downcast exterior lights was added to the CC&Rs, existing lights were grandfathered in. Although the Committee was unaware of this, Nik explained that homeowners would only be required to change the lighting when they request minor or major exterior improvement permits.–

**PAD APPROVAL REQUEST:** Receipt of a portfolio from David Fisher and request for approval as a Professional Architectural Designer for the purposes of designing and presenting construction applications in Irish Beach. The Committee responded with a request for additional information. The Committee will request photographs of the lots to ascertain how the house was designed to fit the property.

**PAD APPROVAL REQUEST:** 7/13/07 Receipt of a portfolio from Michael Thompson and request for approval as a Professional Architectural Designer for the purposes of designing and presenting construction applications in Irish Beach. The Committee will request photographs of the lots to ascertain how the house was designed to fit the property.

**RAPELJE 1/003 (S. Hwy. 1):** 6/25/07 Request for extension of NHC permit 0605-1003 due to third party delays. Request for approval of modifications to approved Phase II building plans. The request for the permit extension must include the appropriate back-up documents. The requested modifications to the approved plans, as described, will require a new Phase II hearing. Mr. Rapelje subsequently provided back-up documentation on 7/10/07. The Committee determined the data to be unclear and requested further information. Mr. Rapelje responded on 7/13/07. An additional email was received on 7/20/07 in which Mr. Rapelje withdrew the request for an additional height variance but stated that other modifications may be made. The ADC will respond explaining that revised or redlined drawings must be submitted in order for the Committee to determine if an additional Phase II hearing is needed. Further information is needed to proceed with

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the permit extension request.

**MCCONNELL 1/034 (14820 Navarro Way): 7/6/07 Receipt of a letter notifying the Committee of delays to the project due to unexpected CDP requirements.**

**MARTIN 1/042 (14760 Navarro Way):** Notification of intention to repaint the house and request for approval of submitted colors. The colors were approved and the project is complete.

**ALLRED 1/050 (14720 S. Hwy. 1): 6/7/07 Receipt of packet with plans to construct a propane tank enclosure, garbage enclosure and 140 square foot shop.** The ADC responded by providing the Guidelines for Minor Exterior Improvement. A follow-up letter will be written asking them to consider including screened parking in the application and explaining that the proposed shop must conform to the CC&Rs.

**DYKE 2/09 (44851 Arena Circle): 7/3/07 Notification of intent to repaint house and deck with no color change.**

**EDGELOW/JONES 2/46 (14970 Mallo Pass Ct.): 6/18/07 Notification of intent to demolish an unsafe deck and request for information about the permit process.** The ADC responded that the deck demolition does not need an ADC permit but that one will be required if the deck is rebuilt with changes to either the configuration or materials.

**HOFFMAN 1/052 (14780 S. Hwy. 1): 6/8/07 Notification of delay to building schedule due to the unexpected requirement for a Coastal Development Permit.**

**OFFICE 1/095 (44001 Noyo Way): 5/24/07 Receipt of letter from William Moores stating his intention to replace the door of the lower office and replace easterly culvert at the parking lot entry and pave over.** Written comments were received from Gordon Moores and his attorney (6/9/07 and 6/11/07). The IBADC has made two requests to William Moores for additional information. A response with additional information was received on 7/13/07. Based on the information received thus far, it appears that a permit is needed. The ADC will treat this property as it would any other in Irish Beach and require that all property owners sign off on any improvements request.

**AMERIGIAN 4/45 (15901 Forest View Drive): 6/8/07 Notification of the construction start date of 5/14/07 for MEP permit 0706-0445 and verification of the foundation location as approved.**

**HEITZ 4/56 (15370 Forest View Road):** Receipt of a Major Exterior Projects application for an addition. The application will be heard at the 9/15/07 meeting.

**SACKMAN 7/14 (44280 O'Rorey's Roost): 6/9/07 Notification of the start of construction for NHC permit 0706-0714 on 6/12/07.** 7/13/07-Receipt of verification from Dave Paoli that the foundation placement is within 1.5 inches of the approved location.

**TRATHEN 7/26 (44400 O'Rorey's Roost): 6/4/07 ADC certified letter requesting a written response to resolve the issue of expired MEP building permit 0705-0726 and the unapproved changes to the plans.** The letter was refused, however, the Trathens wrote to the ADC (7/16/07) requesting a permit extension of nine months and closure of the permit. The Committee grants the extension request and the permit now expires on 8/4/07. The changes to the approved plans include modifications to the placement and size of windows and doors on the garage, the addition of a decorative element on the east side of the garage and a trellis along the east

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property line. These must be redlined on the approved drawings on file with the IBADC. The Committee members expressed their hope that continued communication will lead to the closure of the permit.

**GMEINER 7/33 (44421 O'Rorey's Roost):** 6/22/07 Receipt of a copy of a letter sent by William Moores to Gmeiner dated 6/12/07 regarding mediation between the two parties. The ADC made a written response to Gmeiner (6/26/07) clarifying that Mr. Moores may initiate ADC mediation if the mediation application is properly completed. ADC member John McGehee has agreed to be the point person for anyone wishing to initiate mediation. The ADC received a copy of a second letter from William Moores to Mr. Gmeiner dated 6/30/07.

**AMBRIFI 7/34 (44301 O'Rorey's Roost):** 6/15/07 Receipt of request to approve three changes to the approved plans: continuation of the deck along the entire south side of the house, change of the window on the south side to a sliding glass door and the installation of a hot tub on the south deck. The ADC has requested additional information regarding the deck width and hot tub location. The request to change a window to a door is approved and Mr. Ambrifi stated his intention to provide a drawing to describe the requested modification to the deck and placement of a hot tub.

**UNFINISHED BUSINESS**

**SIEBER TRUST 1/059 (14800 S. Hwy 1):** The IBADC submitted a formal complaint to the Mendocino Department of Planning and Building Services on 6/25/07 about the fire hazard and other problems caused by the abandoned house. To date, there has been no response from the County.

**OWNER/BUILDERS:** The IBADC has asked several owner/builders in Irish Beach to comment on how to handle owner/builders who intend to take much longer to complete exterior construction than presently handled by the CC&Rs and procedures. (See minutes of 3/17/07 and 5/19/07.)

**MEDIATION COMMITTEE:** Pam Harley reported that the Committee is working on modifying the existing Mediation Form, creating a "How To" sheet and gathering a list of professional mediators in the area. Nik suggested that when they are ready, they e-mail the complete documents to the IBADC and present their conclusions at a scheduled IBADC public meeting.

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

**ADJOURNMENT/NEXT MEETING**

John McGehee moved to adjourn the meeting at 1:00PM. Nik seconded and the motion passed unanimously.

**The next meeting is scheduled for September 15, 2007.**