

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

MINUTES for January 19th, 2008

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

CALL TO ORDER

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

Others present: Karen Bailey, Marsha Bucke, Mr. and Mrs. Dan Glenn, Stephanie Graham, Diane Heinzer, Jon Heinzer, Judi Limberg, Kelly Limberg, Jan McCormick, Phil Roberts, Walter Salmen, Paul Styskal, Diane Taylor, Karl Taylor, Al Thompson, Loretta Thompson, Bettye Winters, Bob Winters, Steve Whitaker, Su Whitaker and Dean Wolfe.

APPROVE MINUTES/TREASURER'S REPORT:

Approve minutes of 11/17/07 A written comment was received from Dean Wolfe and the draft minutes regarding his Communications item was revised accordingly. Nik moved to approve the minutes as revised. Gordon seconded and the motion passed 3-0.

Treasurer's Report: **10/1/07-12/31/07** Nik moved to approve the report as submitted. Leon seconded and the motion passed 3-0.

LOCATION AND HEIGHT VERIFICATION POLICY: Location and height verifications on all New Home Construction and Major Exterior Projects permits issued after 12/27/07 must be done by a licensed surveyor. At the 11/17/07 meeting the ADC resolved that the New Home Construction and Major Exterior Projects permits will be revised to specifically state that foundation location will be determined by a professional surveyor prior to pouring of concrete and the height of the building, whether it's the top plates or the top of the concrete on which the roof truss rests, will be verified by a professional surveyor to certified they are within the ADC approved drawings. The proposal was posted on the web site and the 30 day comment period began on 11/27/07. One comment was received from Dean Wolfe on 1/11/08 suggesting a more flexible policy.

NEW BUSINESS:

COMMITTEE VACANCY: **Walter Salmen (2/04) and Brad Dyson (7/25) have volunteered to serve on the Committee.** Three ADC members interviewed both candidates on 1/18/08 and reviewed their letters of interest. Based on this, the ADC will recommend and request that the Irish Beach Improvement Club Board of Directors appoint Walter Salmen to the ADC to fill the seat vacated by Walt Rush. Mr. Salmen has 35 years of experience in the construction trade and has served on related government committees. The term expires on July 31, 2008.

CHANGE TO PRE-CONSTRUCTION MAJOR EXTERIOR AND MINOR IMPROVEMENT PERMIT

DURATION AND EXTENDABILITY: The Committee proposes revising the Major Exterior Projects (MEP) provisional permit to make it valid for one year and renewable twice, (the same as a New Home Construction permit), and revising the Minor Exterior Improvement (MEI) permit to make it valid for one year. Currently MEP provisional permits are valid for one year and can be renewed only once. MEI permits are valid for 3 and 6 months and cannot be renewed. The proposal will be posted on the web site and a 30 day comment period will begin. If no objections are received, the proposal will be adopted and will apply to all existing and future permits. The changes will be reflected on the "Fee Schedule Table" in the IBADC published documents, found on the web site or by contacting the Committee secretary.

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LIMBERG/WHITNEY 4/72 (15780 Forest View Court): Phase II New Home Construction permit application.

Designer and co-owner Judi Limberg presented the application. The proposed two-story home is 1600ft² and lays within the approved Phase I building envelope. There is a 6ft maximum height cedar privacy fence off the southeast corner of the house. The proposed siding is Hardi board painted in Monterey taupe color with matching trim and gutters, the window frames dark brown and the roofing material 40 year Elk Prestique in Weatheredwood color. Few windows were put on the south side of the house in order to maintain privacy for the neighbors. Solar panels will be flush with the roof and will not produce glare. Exterior lights will be shielded with "Dark Sky" fixtures. Ms. Limberg explained that the off-street parking area cannot be increased in size without removing the only remaining tree on the property and building a retaining wall. The plans show the location of an above ground propane tank only as a back up in case the County does not approve an underground tank. The Committee encouraged the owners to make sure the garbage enclosure is large enough to accommodate the recycling bin. There was a discussion of the need to give some architectural relief to the south wall but also maintain privacy for the immediate neighbors. The upper window, as shown, will be frosted and the owners agreed to add an additional window for relief. Nik suggested that the applicants work out privacy issues with the affected neighbors. Marsha Bucky asked if Sonya Keasberry will be able to let her bushes grow taller to provide privacy. Gordon answered that she can if they do not block a view. To further address neighbors' concerns about privacy, it was agreed that a site visit was needed. Nik moved to approve the application as presented with the discussed changes redlined, pending any comments made at the site. Leon seconded and the motion passed 3-0. (The site visit was made after the McCormick hearing and no objections were made by those present and included: Leon Drolet, Gordon Moores, Nik Epanchin, the Limbergs, Sonya Keasberry and Marsha Bucke.)

MCCORMICK 1/029 (14870 Navarro Way): Revised Phase II New Home Construction permit application with a flat roof variance request. Comments were received from Taylor (1/066) and Wm. Moores (1/090) and Thompson (1/030). Designer Paul Styskal presented the application. This is the second Phase II hearing. Mr. Styskal stated that the lot is limited by the septic system location at the east side and a 100ft set back from Point Arena Mountain Beaver habitat on the west side. Sanitarian David Miller stated in a letter to the Committee that no other site is suitable for an on site septic system for this parcel of land. The 28ft minimum building separation is met with a 6ft south side yard setback and a 22ft north set back as approved in Phase I. He stated that both the County and the project engineer are discouraging excessive grading, which rules out placing the house lower in the ground. Although a new geotechnical study needs to be done, he cited an 18 year study that limits the amount of grading on the site. He argued that with these limitations, they cannot meet all of the CC&R requirements and stay within the 16ft height limit. They are proposing a flat roof design as an alternative to a height variance, which is not a precedent in the neighborhood. He explained that four story poles are up showing the front of the proposed house and he understood that the Committee did not require the back poles due to the difficulty of installing them. The Committee members were unaware that they had made an exception in this case. It was clarified that the cross pieces on the poles represents the proposed height. He explained that there is no space to bury the propane tank but instead they plan to use a 90 gallon tank(s) which can be placed next to the house and will be moved down the slope to the west to mitigate the visual impact. They may also use solar panels for hot water, which would have to be installed on the roof. To address a concern brought up by the Taylors he stated that the skylights will be about 4.5 inches higher than the roof and will not show above the parapets. The siding will be taupe colored Hardi board with aqua trim and the window frames will be sand colored. A lengthy discussion followed in which the Committee asked what house could be built within the CC&Rs, including alternative footprints. Various options were discussed including lowering the house 1-2ft, using a roof pitch of less than 4:12, altering the footprint and using a hip roof design. Styskal and McCormick argued that more excavation will most likely be prohibited by the County and that the other designs will severely reduce the square footage and will not solve any view corridor problems. Nik moved to approve the application after the back story poles are in place and evaluated to the Taylor's satisfaction. There was no second. Leon moved to require the applicants to return with a hip roof design. There was no second. Gordon moved to require the applicants to submit plans using a 4:12 roof pitch. There was no second. Nik moved to approve the application as presented conditioned on receipt of a reasonable sketch showing the maximum size house that can be built within the CC&Rs, with a 4:12 pitch roof and with all the other known design constraints: PAMB set backs, septic location and minimal excavation. After further discussion, Leon moved to amend the motion to state that the sketch and description of the hardships involved shall be received by Wednesday, January 23. Nik seconded the amendment. Leon seconded the amended motion, which passed with 2 in favor and 1 opposed.

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GLENN 4/54 (15320 Forest View Road): Phase II New Home Construction permit application with height, side yard and front yards variance requests. A written comment was received from Graham/Rivas (4/53).

Architect Phil Roberts presented the application. Mr. Roberts stated that the lot has a distant ocean view and generous meadow views. With the set backs, location of the leach field and the slope on the eastern portion of the lot, a single story house would be difficult and instead they propose a stepped, two story house. The two car garage is placed so as not to exceed the maximum allowed driveway slope of 16% and as a result, the garage and second floor elevations are set at 94ft above sea level, and the first floor elevation at 85ft. They are requesting a height variance of 2ft. 6in. because the finished floor elevation cannot be lowered. They are also requesting side yard set back variances of 2ft 6in. so as not to add the amount of the height variance to the set backs. A 14ft. front yard set back variance is also requested and was discussed in Phase I. Mr. Roberts explained that he is not yet prepared to fulfill the Committee's request for an estimate of the amount of fill that will be needed. The proposed siding is Monterey taupe colored Hardi board or a little lighter. The roof will probably be Elk Sablewood and the window frames will be a bronze color. The trim might be the same color as the siding or a little lighter, but will not have too much contrast. Nik noted that the source of the survey data should be indicated on the site plan and that the drawings either lack or have incorrect graphic scales. The Committee noted that Phase I was approved with the condition that they work with Graham/Rivas (4/53), who own the property to the north, to address their view concerns. Leon expressed his embarrassment at having assured Graham/Rivas that they would be consulted. Mr. Roberts stated that he looked at the possible alternatives with the view impact in mind after the last meeting and talked to the neighbors this morning. He explained that the lot does not accommodate turning the house to the southwest, but that the view impact is mitigated by the proposed front yard set back variance. Nik agreed that the house cannot go further west and showed a picture he had taken of the story poles from the Graham/Rivas deck, showing considerable view impact. Stephanie Graham stated that she appreciates the front yard set back and does not oppose the proposed height variance. She is concerned, however, with the closeness and bulk of the house, particularly the northwest quadrant and for that reason does not agree with a side yard set back variance. Several options were discussed to mitigate the impact including lowering the house elevation while keeping the garage at the same elevation, sliding the house south and reducing the south master bedroom deck by two feet, moving the house eastward by increasing the front yard variance and lowering the roof pitch. Mssrs. Roberts and Glenn tentatively proposed keeping the height and side yard variances and sliding the western portion of the house (living room, dining room and kitchen) south by two feet, resulting in an 18ft set back in that area. Nik explained that the new proposal must include a letter explaining why the variances are necessary. Su Whitaker noted that the vacant lot to the south (4/55) will also be affected. Gordon observed that the steep driveway creates a lack of off street parking and asked if the garage can be raised to decrease the slope. The owner prefers to keep the garage and second floor level or nearly level. He also stated that the north wall needs some design relief and Ms. Graham agreed. It was agreed that new plans will need to be submitted and heard but only the story poles on the north side will have to be re-erected.

COMMUNICATIONS:

WILENS/HOOPER 1/023 (14950 Navarro Way): 12/4/07 Notification of intention to replace the roof with Elk high density shingles in Weatheredwood or Barkwood color and to replace the window frames with tan colored Milguard vinyl frames. The Committee approved the colors and a permit is not needed.

VIPPERMAN/COHEN 1/998 (14756 Navarro Way): 12/26/07 Comment from Gudeman (1/997) regarding the Phase II application that was put on hold at the 11/17/07 meeting. The comment was forwarded to the applicants and their architect.

RODRIGUEZ 2/52 (14951 Mallo Pass Dr.): 11/19/07 Receipt of location and height verifications by contractor Doug Conover.

TAJBAKSH/POWELL 3/13 (14600 Cypress Point Rd.): 12/22/07 and 1/2/08 Receipt of location verification by contractor Virgil Knoche.

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GANN 3/30 (14780 Cypress Circle): 12/17/07 Notification of intention to extend the patio, install a flower bed and construct a garbage and wood enclosure. Ms. Gann inquired if a permit is needed. A Minor Exterior Projects permit is needed for the enclosure and may or may not be needed for the patio extension, depending on the scope of the project.

HARPER 3/46 (43661 Cypress Parkway): 12/22/07 Receipt of letter from contractor Mike Suddith of Wedge Construction stating that exterior construction on NHC permit 1005-0346 is complete and that the lot has been returned to finished grade and all debris removed. The Committee needs to visit the site before closing the permit.

HEITZ 4/56 (15370 Forest View Road): 12/22/07 Receipt of height verification from contractor Mike Suddith of Wedge Construction.

SACKMAN 7/14 (44280 O'Rorey's Roost): 12/22/07 Receipt of height verification from contractor Virgil Knoche.

WOLFE 9A/49 or 3/39 (43600 Sea Cypress Dr.): 11/15/07 Receipt of a letter stating that their property is in Unit 3, not unit 9A and that the CC&Rs for Units 1-4, 7 and 7A have jurisdiction. A historical narrative and back up documentation were included with the letter. The Committee concurs that the Wolfe property is correctly described at unit 3 lot 39 and is under the jurisdiction of the CC&Rs for Units 1-4.

DOCUMENT REQUEST: 12/18/07 Request from William Moores for documents related to any permits for Martin. The documents have been retrieved.

UNFINISHED BUSINESS

SIEBER TRUST 1/059 (14800 S. Hwy 1): The IBADC wrote to the Redwood Coast Fire Protection District (RCFPD) and Fire Chief Mike Suddith on 9/16/07 and 11/13/07 requesting an inspection of the abandon property for fire hazards and to take any appropriate action. The RCFPD replied on 12/7/07 that it does not have an enforcing resolution in place and suggested addressing the problem through the Irish Beach CC&Rs or by contacting CalFire (formerly CDF). Leon said he is still working on the problem and will contact the appropriate State agency.

AMBRIFI 7/34 (44301 O'Rorey's Roost): 8/24/07 Receipt of verification signed by Ambrifi of the height per the approved plans. The Committee requires that the verification be done by a professional who is qualified to perform the work. The verification has not been received to date.

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.) Leon said that he has renewed his efforts to work with the 3 owner/builders who are behind in construction.

ADJOURNMENT/NEXT MEETING

The meeting was adjourned at 1:10PM

The next meeting is scheduled for March 15, 2008.