

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 [ibadc@ibiclub.com](mailto:ibadc@ibiclub.com) ibiclub.com

MINUTES for January 19th, 2008

**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 1600ft<sup>2</sup> 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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MINUTES for March 15, 2008

and the motion passed unanimously. Gordon moved to approve the application as submitted except for the colors and with the propane tank and garbage enclosure locations still to be addressed. Nik seconded and the motion passed unanimously. A variance letter will be sent to neighbors within a 300ft radius and a 30-day comment period will be observed.

**MCCORMICK 1/029 (14870 Navarro Way):** 2/25/08 The IBADC sent a letter to neighbors within a 300ft radius explaining that a flat roof variance had been approved at the 1/19/08 meeting. The variance request is open for a 30 day comment period which ends on 3/26/08. One comment was received from Gordon Moores and the McCormicks responded in writing. Gordon Moores argued that the impact of the bulk of the proposed house will be considerable and the flat roof variance cannot be justified for a 2600ft<sup>2</sup> house. He stated that this would be one of the largest houses in Irish Beach, that most houses on the bluff are 1200-1400ft<sup>2</sup> and he is concerned this will set precedence. In his opinion, the variance should be denied. Following a lengthy discussion with much audience participation, the Committee concluded that the full impact of the house is not known because a complete set of story poles were never erected. Leon moved to suspend the variance application because of a lack of understanding of the full impact of the proposed house due to the lack of story poles. John seconded and the motion passed unanimously. When all story poles are in place, a letter of notification will be sent to property owners within a 300ft. radius and a second 30-day comment period will begin.

**FRIEDERICH 1/088 (14941 Navarro Way):** 2/21/08 ADC letter explaining that the observed painting requires Committee approval of the colors and also explaining that a Minor Exterior Improvement permit is needed before the installation of a propane tank. Mr. Freiderichs responded with a request for the color approval and stating that he intends to install an underground propane tank. Underground tanks also require a permit. An application was submitted on 3/13/08. Leon explained that Mr. Friederichs has requested a hearing for the buried propane tank and a garbage enclosure at this meeting. The trench for the propane tank has already been dug and there is a safety issue. However, the application has not been mailed out to the neighbors. Considering the absence of any view corridor or other issues and the impracticality of holding up the work, Nik proposed that the contractor be told to proceed with the project and that it be placed on the May agenda for a hearing. Gordon moved to accept the regular fee for the application, to waive the triple fee for unpermitted work and to mail the application out for a May hearing. Nik seconded and the motion passed unopposed. Mr. Friederichs will be told he can proceed but that any objections will have to be addressed in May.

**COMMUNICATIONS:**

**MCCONNELL 1/034 (14820 Navarro Way):** Receipt of copy of Mendocino County letter delineating the documents required for the appeal process. The McConnells are keeping the ADC informed on the status of their project.

**ALLRED 1/050 (14720 S. Hwy 1):** 2/25/08 Receipt of letter requesting a follow-up determination regarding the proposed shed. (See minutes of 11/1/07). This is part of a Minor Exterior Improvement application heard on 11/17/07. At that meeting, a propane and wood enclosure was approved and the proposed kit shed was left unresolved because the location of the north property line was unclear. The Committee also had questions about how the kit shed will blend in with the house. In their email dated 2/25/08, the Allreds asked if they could proceed with the shed, which will be made of wood with paneling and paint to match the house. They do not intend to place it on a concrete pad. They have not been able to locate the property line markers and asked if they must have a survey done. Gordon stated that the shed roofing must also match the house. A letter will be sent to the Allreds.

**VIPPERMAN/COHEN 1/C (14756 Navarro Way):** 3/13/08 Email from Gudeman (1/997) requesting removal of the story poles. The application is still active. Leon observed that some cross supports are down but do not think it is a serious problem. Considering the cost of putting them up, the Committee will not ask that they be removed at this time.

**SCHAFFER 2/21 (44641 Pomo Lake Dr.):** 3/5/08 Receipt of request for a grace period of several weeks for NHC permit 0307-0221. The provisional permit expires on 3/21/08 and the Schaeffer's plan to begin construction in April. The Committee has asked the Schaeffers to submit a timeline of delays to their project for a possible third party delay extension.