

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE  
PO Box 237 Manchester, CA 95459  
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July 16, 2011  
MINUTES  
DRAFT IV

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

**CALL TO ORDER**

Nik Epanchin called the meeting to order at 10:02am

Committee members Nik Epanchin, John McGehee and Walt Salmen were present. Leon Drolet and Gordon Moores were absent.

**Agenda Change:** For expediency's sake and to wait for minimal public attendance, Nik suggested that Communications be dealt with first. The Board agreed unanimously.

**Others present:** Roger Bean (part time), Julie Trout (part time), Steve Whitaker (part time), Suzanne Whitaker (part time) and Bettye Winters (part time).

**APPROVE MINUTES/TREASURER'S REPORT**

**Approve minutes of 1/15/11 and 5/6/11:** Only one of the Committee members present today were present at these two meetings.

**COMMUNICATIONS:**

**SEGHEZIO 1/017 (15050 Irish Beach Dr.):** 7/15/11 Receipt of a copy of the Coastal Development Permit for the installation of a septic system. On 9/18/11 the Committee voted to approve the project and issue the permit when the CDP is approved. Nik moved to issue the permit. John seconded and the motion passed 3-0.

**MCCONNELL 1/34 (14820 Navarro Way):** 6/14/11 Notification of completion of New Home Construction permit 0109-1034. After the meeting, three Committee members inspected the exterior construction for conformation to the approved plans. No material deviations were found and the permit is closed.

**CARTER 3/26 (14555 Cypress Point Rd.):** 7/15/11 Letter notifying the Committee of their plans to submit an application for modifications to their deck. The Carters plan to repair the upper deck and then enclose it. While the repair of the existing deck does not require a permit, the proposed enclosure does. The Committee does not foresee any view corridor issues.

**VIERRA 3/45 (43641 Cypress Parkway):** 7/12/11 Email inquiry about the need to obtain a permit to install a cupola. The Vierras submitted a picture of the cupola. A permit is not required but the Committee will send a letter and picture to the neighbors and allow for a 30- day comment period. If no objections are received, the Vierras will be notified that they may proceed.

**BUCKE 4/18 (15601 Forest View Road):** 5/11/11 ADC email regarding the construction of a garden shed. The Committee will research the original plans to confirm that the shed was approved at that time.

**HARLEY 4/63 (15550 Forest View Rd.):** 7/12/11 Letter regarding the status of Minor Exterior Permit 0510-0463. MEI permits are valid for one year and the current permit expired in May of this year. The Committee will ask the Harleys for a cause for the delay.

**NEW BUSINESS**

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**TROUT 2/19 (44661 Pomo Lake Drive): Extension of Provisional Permit for New Home Construction 0707-0219.**  
The Trout provisional permit expired in July 2008. The Trouts have submitted a check to pay the extension fees for two, 1-year extensions and have requested an additional extension due to personal health and financial hardships. Mrs. Trout explained the personal nature of the hardships that caused the delay in starting construction. She also reminded the Committee that she has a valid Mendocino County building permit. Mrs. Trout was made aware that she might have to obtain a Coastal Development Permit, which is likely to delay start of construction. After a lengthy discussion of various possible ways to proceed forward, Nik moved to reinstate the permit as a new permit, valid for one year, using the \$300 fee payment as the permit fee. Since the Trouts have a valid Mendocino County building permit, the reinstatement is considered a variance based on a hardship and will require compliance with the following two conditions. (1) The Trouts will contact the two new property owners who have not seen the plans, Schaeffer 2/21 and McCarthy 2/16. These two property owners will be given a reduced set of the approved site plan and exterior drawings and will have 15 days to express their opinions in writing. (2) Roger Bean, the project architect, will submit a written statement certifying that the plans have not changed since their Phase II approval in 2007. Walt seconded and the motion passed 3-0.

**UNFINISHED BUSINESS**

**WELLS (formerly Wong) 3/22 (14735 Cypress Point Rd.):** 2/24/09 ADC letter requesting that they remove the partial abandoned boat on their lot. 1/25/11 Letter sent to the current owner and to Mendo Realty regarding the abandoned boat.

**HUNOLT 7/20 (44500 O'Rorey's' Place):** 10/4/10 ADC letter to the Hunolts stating that the machinery and RV parked on the property is in violation of CC&Rs 7.15, 7.17 and 7.3(c) and must be removed. Subsequent notices were sent on 11/8/10 and 1/6/11. The RV was removed in April. The ADC sent a second certified letter on 5/10/11 regarding the backhoe.

**WOLFE 9A/9 (43600 Sea Cypress Dr.):** 5/4/10 Extension request for Major Exterior Modification permit 0308-0339. 11/2/10 Receipt of update on construction progress. The Committee needs to receive a more detailed extension request. 4/30/11 Receipt of email stating that the project was completed in September of 2010. **After the meeting, three Committee members inspected the exterior construction for conformation to the approved plans. No material deviations were found and the permit is closed.**

**ADJOURNMENT/NEXT MEETING**

**The next meeting is scheduled for September 17, 2011. Meetings are scheduled for the third Saturday of every odd month and are subject to cancellation due to lack of New Business.**