

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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March 24, 2018

DRAFT MEETING MINUTES

Open meeting beginning at 10:00 A.M. at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.

CALL TO ORDER: The meeting was called to order at 10:02 A.M. by RJ Dial. Other Committee members present: Tom Reidenbach, Don McCormick and John McGehee. Members absent: (none). Property Owners in attendance: Pablo and Marisa Romano, Sonja Keasberry, Ken Terry, Hamid and Ash Karimi, Bettye Winters, Marsha Bucke, Su and Steve Whitaker, Patrick Robards, Judi and Kelly Limberg, Darryl Datwyler, Gordon Moores.

APPROVAL OF MEETING MINUTES: Motion was made by Tom Reidenbach to approve the meeting minutes of February 17, 2018, and seconded by John McGehee. All approved, 4-0.

NEW BUSINESS:

Karimi 1/59 (14800 S. Highway 1): Major Exterior Project (MEP): Extension of existing deck.

The Karimi's plans for an extension of an existing low railingless deck to the west of their house was presented. There are no view impacts resulting from the construction of this deck, the proposed deck complies with the setback requirements, and there were no comments received from potentially affected neighbors or meeting attendees. John McGehee moved to approve the project as presented, and Tom Reidenbach seconded the motion. All approved (4-0).

Romano 4/39-40 (15761/15781 Forest View Rd.): New Home Construction (NHC), Phase I Application.

Chairman Dial introduced this agenda item with the clarification that this was a Phase I application, and only if the Phase I was fully approved that the Phase II application would proceed at this meeting. He then provided an overview of a proposed outline/script to be used by architects, designers, and owners during the NHC Phase I and Phase II presentations. The intent is to guide applicants through the process in a logical sequence, and it is part of the ADC's larger attempt to provide practical guidance to property owners on the sometimes byzantine processes for building on the Mendocino coast.

Chairman Dial then presented an overview of the Romano NHC project including the severe site limitations presented by the original lot (4/39), which after required setbacks left no area for both the septic system and house. This will be alleviated greatly by the Romano's purchase and merger of the adjacent lot to the east (4/40). Three nearby property owners provided feedback to the committee prior to the meeting. Concerns mainly focused on the potential Phase II considerations of house height, square footage, and anticipated requests for CC&R variances.

Mr. Romano described the location of the properties and noted that the lot merger request is scheduled for action by the county on 12 April. The California Coastal application is on temporary hold until then, but the other aspects have been agreed to by County Planning. He showed the net buildable area resulting from the merger of the two lots, which factored in setbacks from the road to the south, the approved setback from the stream to the north, the setbacks from the easement to the west of lot 4/39, the setbacks from the septic plan, and the eave setback from the property line on the east of lot 4/40. The resulting building envelope has the potential to modestly affect views of trees from nearby lots. The drainage from the roof and driveway is gently sloping to the stream (north) and west.

Mr. Romano described the proposed site and footprint of a two-story house. The envisioned design would require a height variance of approximately five feet and a roof pitch variance. Because the building envelope is not being fully utilized, there was considerable discussion on possible ways to eliminate the need for a height variance, including approaches that maintain the proposed footprint and approaches that increase the footprint within the building envelope. Judi Limberg expressed concerns about the impact on her views stemming from the height and bulk of the envisioned design, offered some design alternatives, and opened her home to the Romanos so that they could observe the story poles from her windows. John McGehee also expressed concern over the bulk of the proposed structure and the impact on his views. He also noted that most lots on Forest View do not offer an ocean view and exceeding the height restrictions in an effort to gain such a view was not considered a “hardship.” Sonja Keasberry voiced concerns regarding the anticipated height and noted the erosion of privacy that can accompany two-story houses. Su and Steve Whitaker welcomed the Romanos to Irish Beach and thanked them for the purchase and merger of the two lots which will result in lower housing density. Chairman Dial offered several ideas for ways in which the envisioned design could be broadened and lowered, including lowering the height of the anticipated great room and relocating a deck from the east to the north.

Another consideration which received attention is the off-street parking requirement. The proposed house footprint included a garage that was only 16' wide, which is not enough to accommodate two vehicles, and the committee recommended that be addressed in the Phase II plan by increasing the width of the garage. Gordon Moores suggested considering an east-facing garage entrance. Both south- and east-facing entrances are acceptable to the committee.

Mr. Romano expressed a preference for maintaining the existing footprint and working within those constraints to eliminate the need for CC&R variances, in an

effort to keep the county planning processes moving forward without interruption. He expressed his appreciation to the committee and neighbors for their inputs and suggestions. He will now work on modified designs based upon the input from the meeting and will notify the committee when he believes he is ready for a Phase II review.

Chairman Dial moved to approve the Romano's Phase I application, with the only anticipated Phase II CC&R variance may be that a small portion of the roof may be flat to lower the overall height above the proposed garage. Mr. Reidenbach seconded the motion. All approved (4-0).

UNFINISHED BUSINESS:

IBADC Website: Next steps are posting the Fee Structure and NHC permit process and definitions, the process for Major Exterior Project (MEP) and Minor Exterior Improvement (MEI) review and approvals.

ADDITIONAL ATTENDEE INPUT:

None.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:45 A.M.

The next meeting is scheduled for April 14th at the IB Firehouse on Forest View Dr. Meetings are usually scheduled as required whenever there is New Business and posted at the community kiosks and the ADC website.