

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

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17 June 2023

MEETING MINUTES

Open meeting beginning at 10:00 am at Rex Dunning Firehouse

CALL TO ORDER: The meeting was called to order at 10:06 am by committee member Tom Reidenbach. Other committee members present: RJ Dial, John McGehee, Ken Weston, and Don McCormick. Others in attendance: Bettye Winters, Paul Rowson, Elizabeth Blake, Jess Raphael, Sarah Barry, Gordon Moores. Attending via Zoom: architects Kate Haley and Mo Whiteside, Jai and Janet Jett, Danielle Hohos, Debbie Trujillo, and Paul and Monique Cooper.

APPROVAL OF MEETING MINUTES: Minutes from the 25 February 2023 meeting were approved pending one correction, 5-0.

NEW BUSINESS:

Raphael 1/37 (14790 Navarro Way): Phase I New Home Construction (NHC)

Application. Architect Kate Haley led the Phase I presentation. She pointed out the location of the property on the west side of Navarro Way and she noted the topography of the lot which drops about 15' from street level, with the steepest dropoff on the western - especially southwestern - portion of the parcel. The primary and secondary septic fields are located on the eastern edge of the parcel, which is the only possible location given the condition of the soils. The septic design allows for a two bedroom house, which would have to be located toward the western edge of the property. Taking into account the property line and other required setbacks, she showed the resulting buildable area and a preliminary concept for the placement of the house and detached garage. The architects don't anticipate any need for CC&R variances, including height. There are no ESHA limitations on the site. The recommended preplanning meeting was held with County Planning and the applicant is addressing the requirements of the required Coastal Development Permit application.

Nearby property owners including the Jetts, Ismail/Blythe, Trujillos, and Moores expressed concerns, at the meeting and in writing, about the potential impacts of the structures on their views. The Coopers expressed concerns about privacy issues with the suggested house location and orientation. These were reviewed during the subsequent on-site visit. There was much discussion about the proposed location of the garage and ways to mitigate the view impact by moving it further to the west. The architects had previously considered several options for this and concluded that the required grading and retaining structures would be prohibitive. In their conceptual design, the architects tried to maintain a large separation between the house and the

garage to maximize the "view corridor". There were differing opinions as to whether this separation was likely to be more or less impactful than moving the garage as far to the north as possible. In the absence of story poles, it was difficult for people to assess the potential view impacts from two-dimensional drawings. A site visit was recommended to get a better understanding of the possible locations of the structures, which the committee and several residents did do following the meeting.

The committee reminded everyone that this was a Phase I presentation, primarily intended to identify the buildable area only, not the design and final orientation of the structures. Committee member Reidenbach moved to approve the application as presented in the drawing set. Member Weston seconded the motion, which was approved 5-0.

COMMUNICATIONS:

Bucklin 1/2 (15300 Irish Beach Drive): Major Exterior Project to construct a free-standing garage adjacent to the existing house. The committee received one comment ("No objection.") from a nearby property owner in response to the mail notification. The committee reviewed the application and approved the project.

ADDITIONAL ITEMS: Committee member McGehee raised concerns about the need for enforcement of the CC&Rs. He cited two recent examples - (1) a newly constructed house on Cypress Point Road which continues to have a significant amount of unsightly construction materials and a port-a-pot as well as an unapproved fence, and (2) a property owner in Unit 1 who frequently camps out in a van on his lot. Unfortunately, these are typical of issues that have arisen over the past several decades. Since the CC&Rs do not give IBIC and the ADC any practical method by which to enforce the CC&Rs, it is left up to individual property owners to decide if they want to take the offenders to court.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:28 am. The next meeting will be scheduled when there is New Business to be considered.