

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

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26 August 2023

**MEETING MINUTES**

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

**CALL TO ORDER:** The meeting was called to order at 10:08 am by committee member Ken Weston. Other committee members present: RJ Dial, Tom Reidenbach, John McGehee, and Don McCormick. Others in attendance: Denise Mendoza, Bill Mabie, and Jeff Wisniewski. Attending via Zoom: Debbie Trujillo.

**APPROVAL OF MEETING MINUTES:** Minutes from the 17 June 2023 meeting were approved 4-0 with one abstention.

**NEW BUSINESS:**

**Wisniewski 2/35 (44900 Pomo Lake Drive): Phase I New Home Construction (NHC) Application.** Jeff Wisniewski introduced himself and led the presentation for the Phase I review of this property, which he has owned since 2014. Jeff has spoken with Mendocino County's planning department, but has not yet started the Coastal Development Permit process. The lot is quite flat, dropping about 5' total from east to west. Jeff showed the plot plan with required setbacks from two streets - Pomo Lake Drive and Mallo Pass Drive - and the side and back property lines, defining the resulting buildable area. Jeff showed the septic system design, prepared by Carl Rittiman and Associates, which will support a two-bedroom house. The primary and secondary leach fields eat up a substantial percentage of the lot, limiting the available area for a house and detached garage. The committee recommended minimum interior dimensions for a garage, based on many years of reviews.

Jeff showed the drainage plan, based on the contours of the lot and the existing swales and culverts. A new culvert will be required under any proposed driveway. Jeff presented his interpretation of potentially affected views from nearby properties using Google Earth / Google Maps to demonstrate various points on the map and their actual corresponding views. Based on a preliminary design concept, there are no variances - height or other - anticipated.

The committee received a letter from Bill Moores, owner of two nearby lots, stating that, in his opinion, the criteria for a Phase I review had not been met. The committee considered his observations and could not find a basis to postpone the review.

Committee member Dial moved to approve the application as presented in the drawing set. Member Reidenbach seconded the motion, which was approved 5-0.

**UNFINISHED BUSINESS:** After the June meeting at which the Raphael Phase I application was reviewed, the committee and other interested parties visited the Raphael property (14790 Navarro Way) to consider options for moving the garage to the north to mitigate view impacts from neighboring properties. In response, the architect moved the garage as far north as possible (five feet), and the committee approved this amended Phase I proposed design.

**COMMUNICATIONS:**

**Hohos/Mumie 1/66 (14871 Navarro Way):** Request to construct a free-standing sauna on the patio at the rear of the property. The committee reviewed the proposal, conducted an on-site visit, and approved it as a Major Exterior Project.

**Reidenbach 4/26 (15661 Forest View Road):** Request to re-roof the house with similar-color shingles. Committee reviewed and approved the request as a Minor Exterior Improvement.

**Cleland 1/67 (14861 Navarro Way):** Request to repaint house with existing color. Committee reviewed and approved the request as a Minor Exterior Improvement.

**Tulakyan 3/22 (14735 Cypress Point Road):** IBIC received a design package for the subject property which was incomplete. Member Dial will draft a reply to the senders detailing what is required for a complete package.

**ADDITIONAL ITEMS:** Committee member McGehee noted that Elizabeth Blake wanted to discuss effective ways of communicating to property owners who are not in compliance with the CC&Rs. Unfortunately, Ms. Blake could not attend today's meeting.

Member McGehee also raised the subject of the walking path on the Baldonado property (15161 Irish Beach Drive) which has been eliminated by the pending development of that lot, and grassroots efforts to develop an alternative path on other properties. The committee noted that IBIC could draft a letter to Mr. Baldonado and Bill Moores, the owner of the lot immediately south of Baldonado's, suggesting that they create a joint walking path easement to be deeded to IBIC.

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 11:26 am. The next meeting will be scheduled when there is New Business to be considered.