

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
IrishBeachADC.com
PO BOX 237 MANCHESTER, CA 95459

27 January 2024

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, John McGehee, and Don McCormick. Absent: Tom Reidenbach. Others in attendance: Sue and Tom Ottoboni, Kate Haley, Mo Whiteside, Gordon Moores, Tona and William Moores.

APPROVAL OF MEETING MINUTES: Minutes from the 26 August 2023 meeting were approved 4-0.

NEW BUSINESS:

Ottoboni 1/11-1/12 (15220 Irish Beach Drive): Major Exterior Project (MEP)
Application for construction of detached garage/workshop. Kate Haley (Haley Whiteside Design) presented the design for the proposed garage.

Site: the Ottobonis have successfully merged lots 11 and 12, and have completed geotech and biological scoping surveys. The proposed building envelope accommodates the existing 20' setback from the road, 59.5' from the N property line, a 20' setback from the top of the bluff, and an ESHA boundary.

Committee member Dial pointed out that the 20' setback from the bluff may require a CDP variance, as a 50' setback is typical.

Gordon Moores raised the issue of the CC&R prohibition of "further subdivision of lots," and suggested that regardless of whether the County had approved a lot merger, any new structure should respect the setback requirements of the original lot lines.

Committee Member Dial acknowledged that any change to a lot line is considered a "subdivision," however many of the original lots have proven impractical to build on, and merging lots has long been encouraged, and the lots resulting from merging lots have been historically treated as one lot. Gordon pointed out that this is the first instance in which lots have been merged to accommodate the expansion of an existing structure, and questioned whether a continuous structure of this size would be approved if it were proposed for a site that had been created by the merging of two undeveloped lots.

After reviewing the unique nature of this site (narrow, bluff-top, ESHA-restricted) it was agreed that increasing the spacing between the structures by building any closer to the north property line would not be feasible.

Elevations: Kate indicated that all materials and colors are to match the existing house. The garage doors will be metal rollup type, painted to match the house, with a row of

opaque windows. William Moores shared concerns about the material of the proposed garage doors, and expressed his desire that they be covered with siding to match the house. Consensus was that this would be an impractical requirement.

The existing driveway will be removed, and a new driveway installed perpendicular to the street. There is no additional space for berms, turnarounds, or screened off-street parking.

The ridge height will match the existing structure (13")

The trash enclosure will be 3.5" x 7", in anticipation of a potential 3rd can for green waste.

There was concern that closing off the existing garage might create a featureless expanse. Kate apologized for the poor quality of the elevations submitted, and explained that they were going to submit a separate MEP for the wall facing the street. They propose a row of shoulder-height windows, to match existing windows, and a section of the wall will be extruded toward the street to add dimension to the facade. It was determined that it would be simpler to define this wall treatment in the current MEP.

Exterior lighting will be shielded and downcast. There will be one fixture at each door, and one on each side of the new garage doors. The lights were not included on the elevation.

Committee Member Dial moved to approve MEP as submitted, with the following conditions: 1)present proposal for wall closing out existing garage door, 2)lighting locations. Committee Member McCormick seconded. Passed unanimously.

UNFINISHED BUSINESS:

Key 2/49 (14900 Mallo Pass Drive): The Keys requested information on erecting a garbage enclosure. Review of their location and ADC files suggested the same location as a previous 8' satellite dish. Due to a miscommunication, the enclosure was constructed without completing the MEP process, and there were subsequent complaints from neighbors. Committee Member McGehee proposed an after-the-fact MEP review, with notice to neighbors. Committee Member Dial reported that he has visited the site, and considers the structure meets all other ADC requirements.

Essigs 4/13-14 (15481 Forest View Road): The Essigs apologized for the delay in screening their shed, and assured the Committee that when they return to Irish Beach in the Spring they will consult with Tom Reidenbach on suitable shrubbery for that location.

Hagar 1/93 (44041 Noyo Way): Letter sent to Amanda Hagar regarding unpermitted shed erected in parking area has received no response as of this meeting.

COMMUNICATIONS:

Held 1/69 (14841 Navarro Way): Request to repaint house one shade darker than existing color. Committee reviewed painted sample section of house and approved the request as a Minor Exterior Improvement (MEI).

Vaughn 4/64 (15570 Forest View Road): Request to construct a replacement storage shed in a slightly different location in the back yard. Committee reviewed the proposal, no negative comments were received from nearby neighbors, and the committee approved the request as a Major Exterior Project (MEP).

Albert 7/2 (44650 Pomo Lake Drive): Request to re-roof house with similar-color shingles. Committee reviewed and approved the request as an MEI.

Thorne 1/35 (14780 Navarro Way): Request to re-roof house with similar-color shingles. Committee reviewed and approved the request as an MEI.

Christensen 1/71 (14801 Navarro Way): Request to enlarge existing trash/recycle enclosure to the east alongside the house to accommodate larger bins. Committee reviewed and approved the request as an MEI.

Vaughn 4/64 (15570 Forest View Road): Request to replace 12 windows and one sliding door . Committee reviewed and approved the request as an MEI.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:06 am. The next meeting will be scheduled when there is New Business to be considered.