

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

7 October 2023

MEETING MINUTES

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

CALL TO ORDER: The meeting was called to order at 10:10 am by Committee member Tom Reidenbach. Other committee members present: RJ Dial, John McGehee, and Don McCormick. Absent: Ken Weston. Others in attendance: Jess Raphael (late arrival), Kate Haley and Mo Whiteside (architects), Elizabeth Blake, Paul Rowson. Attending via Zoom - Ellen Knudson, Gary Keleher, Jai Jett.

NEW BUSINESS:

Raphael 1/37 (14790 Navarro Way): Phase 2 New Home Construction (NHC)

Application. Kate Haley led the presentation of the Phase 2 review. She showed the new site plan which differed from the Phase 1 plan by moving the detached garage north by five feet as suggested at the Phase 1 site visit.

No height variance was requested as the peaks of both the main house and garage are lower than the 16-feet above mean grade maximum prescribed by the CC&Rs. Both structures have hip roofs to minimize the view impact on neighboring properties. Roof slope is 3:12.

Kate presented the proposed materials and colors for siding, doors, trim, roofing, decking, and railings. Exterior lighting is all wall-mounted, downcast, and shielded. The committee made several suggestions regarding choice of materials from cost and survivability perspectives, and recommendations on the size and location of a buried propane tank.

Elizabeth Blake asked about any privacy issues regarding views from the proposed Raphael house to the house below. It appears that the location and orientation of the Raphael house will mitigate any line-of-sight concerns.

Committee member Dial moved to approve the Phase 2 application as submitted. Committee member McCormick seconded. The motion passed 4-0.

UNFINISHED BUSINESS: None.

ADJOURNMENT / NEXT MEETING: The meeting was adjourned at 11:07 am. The next meeting will be scheduled when there is New Business to be considered.