

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

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04 June 2024

MEETING MINUTES

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

CALL TO ORDER: The meeting was called to order at 10:06 am by committee member Ken Weston. Other committee members present: RJ Dial, John McGehee, Tom Reidenbach, and Don McCormick. Others in attendance: Herbert L. Terreri, Jess Raphael, Sarah, Kate Haley and Mo Whiteside On the Zoom call were Amada Hagar, Cindy Morey and Debbie Trujillo.

APPROVAL OF MEETING MINUTES: Minutes from the 27 January 2024 meeting were approved, 5-0.

NEW BUSINESS:

Raphael 1/91 (44081 Noyo Way): Phase I New Home Construction (NHC) Application.

The applicant's Designer, Kate Haley, led the presentation of the Phase 1 site review. The application is for a 1312 sq ft, 1 bedroom home to be built on the small lot. The applicant will be requesting a variance (section 5.3c) to build the structure closer than the 14 ft setback to an open lot requirement on both sides owing to the narrowness of the lot. Ms Haley presented the maps and documents required in this Phase 1 review to establish the building envelope following the NHC Presenter's Script.

There was extended discussion regarding the requested variance and the effect of the proposed structure on the potential view corridors of neighboring properties. The applicant and Ms Haley presented drawings that represented studies of potential impacts and possible building home sites within the string of small narrow lots along Noyo Way to be able to maintain the necessary 28' eave to eave requirement of section 5.3b.

Concern was expressed by Amanda Hagar's attorney, Herbert L. Terreri, that the application was not complete as it did not include these studies and there was inadequate notification. The board reviewed the objections and a lengthy discussion ensued, but it was pointed out that a committee of a 501(c)(3) is not subject to open meeting laws, but is bound only to the requirements of the CC&Rs.

Mr. Raphael will meet with Mr. Terreri on the proposed building site after the adjournment of the meeting to have a physical review of the project to address questions.

It was proposed that this Phase 1 review only review and approve the Phase I building envelope, and any further actions will be addressed at the Phase II.

RJ Dial moved and John McGehee seconded the following motion: "Approve the proposed building envelope only. The requested setback (section 5.3c) variance will

be on the Phase 2 review.”
Motion approved 5-0.

COMMUNICATIONS:

Ottoboni 1/11 (15220 Irish Beach Drive): As requested at the 27 January 2024 Phase II meeting as a condition for final approval of the construction of a new garage, drawings were submitted for (a) the removal of the existing garage door and its replacement with siding matching the rest of the house and (b) exterior lighting plan for the proposed new garage. Committee reviewed these drawings and issued its final approval of the project.

Enferadi 1/58 (14721 Navarro Way): Minor Exterior Improvement (MEI) to repaint house with the following:

Sherwin-Williams SW7674 Peppercorn and SW7024 Functional Gray
Committee reviewed the sample colors and verified they met the requirements of CC&R section 5.8 and approved.

Zhan 1/22 (14960 Navarro Way): Minor Exterior Improvement (MEI) to repaint house with the following: Body:

Sherwin-Williams SW 6241 (Aleutian)
Trim: SW 6239 (Upward)

Committee reviewed the sample colors and verified they met the requirements of CC&R section 5.8 and approved.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:27 AM. The next meeting will be scheduled when there is New Business to be considered.