

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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08 October 2024

MEETING MINUTES

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

CALL TO ORDER: The meeting was called to order at 10:16 am by committee member RJ Dial. Other committee members present, Tom Reidenbach. Absent: Ken Weston. Others in attendance: Jess Raphael, Kate Haley and Mo Whiteside

APPROVAL OF MEETING MINUTES: Minutes from the 10 August 2024 meeting were approved, 2-0.

NEW BUSINESS:

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

Feedback received prior to meeting:

1. Property owner to the south (1/73) expressed concern that the narrow lots would create a wall of homes on Noyo Way. ADC supplied the drawing study prepared by the architect showing that a 28' minimum house separation can be maintained all along Noyo Way. The property owner responded back that was satisfactory
2. Bill Moores (1/90) objected that the proposed house should be closer to the road. He also provided a decades old septic design that has the leach fields in the seasonal creek ESHA area and a house location that is only 6' from the property line with 1/91, which would therefore not comply with CC&R section 5.3 The concerns were considered, but it was noted that neither design would be approvable by the County or the ADC here in 2024.

Katherine Haley made the presentation of the 1 bedroom, 1 bath house following the ADC approved script. The proposed building will be constructed within the building envelope approved at the Phase 1 hearing on April 4th 2023. The highest elevation point at the mean natural grade will be 15' 5 ½ ", 4 ½ " below the 16 ft maximum required by the CC&R's. There is no proposed garage, so a variance will be required (CC&R 5.7). If a garage were to be included, the square footage of the house would have to be reduced to about 800 sq ft, well below the CC&R minimum (CC&R 5.2), or the house would have to be over height (CC&R 5.4). Location of Propane tank, trash enclosure, and driveway was described. A parking area for 2 cars, vegetative screening, and location of lot 91's driveway easement were discussed. Exterior siding, colors, roofing materials, deck materials, deck railing design, exterior lighting design, and water drainage from the gutters were reviewed. In order to fit a 1300 sq ft

home in the small Phase 1 buildable area, a variance to the recommended 14' setback to an undeveloped lot (CC&R 5.3) will also be required.

Owner Jess Raphael informed the committee that he will be submitting an alternative design for a future Phase II for this property in order to address many of the concerns that were raised by adjoining property owners Between the Phase 1 and leading up to this Phase II, and the necessary ADC variances required.

The motion was made Tom Reidenbach to:

“Approve the Phase II application with a variance for no garage with the stipulation that landscaping be planted to screen the parking area, and secondly, waiving the side setback requirement of 14 ft on each side to an undeveloped lot. Also, the applicant will have the option of submitting an alternative replacement house design for a new Phase II as long as it meets the Phase 1 requirements.”

Motion approved 2-0.

COMMUNICATIONS:

Ottoboni 1/11 (15220 Irish Beach Drive): Minor Exterior Improvement (MEI) to reroof with shingles of similar color and style as existing.. Committee reviewed and approved.

Heinzer 2/6 (44901 Arena Circle): Minor Exterior Improvement (MEI) to repaint house with same dark brown color as existing
Committee reviewed the sample colors and verified they met the requirements of CC&R section 5.8 and approved.

Menesini 3/3 (14760 Cypress Point): Minor Exterior Improvement (MEI) to repair and replace existing shingle siding as required and to replace windows with black framed Anderson's and replace front door.
Committee reviewed and approved.

Strand 2/25 (44860 Arena Circle): Minor Exterior Improvement (MEI) to repair siding and repaint with same color as existing as required.
Committee and approved.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:22 AM. The next meeting will be scheduled when there is New Business to be considered.