

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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14 December 2024

**MEETING MINUTES**

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

**CALL TO ORDER:** The meeting was called to order at 10:02 AM by committee member RJ Dial. Other committee members present, Tom Reidenbach and Peter Thorne by Zoom. Absent: none. Others in attendance: Scott Minaker, Jess Raphael, Gordon Moores, Katherine Haley (Zoom), Mo Whitesides (Zoom)

**APPROVAL OF MEETING MINUTES:** Minutes from the 06 October 2024 meeting were approved, 2-0 w/ Peter Thorne abstaining as was not present at that meeting.

**NEW BUSINESS:**

**Minaker 2/91 (15061 Mallo Pass): Major Exterior Permit (MEP) Application –**

New Deck. There were no comments from the mailing sent to the 10 neighbors within sight of the proposed project. The plan conforms to all the CC&R's. The only comment from the committee was the suggestion that a composite material rather than redwood be considered for the decking material. Application approved 3-0. Motion by Tom, Second by RJ.

**Raphael 1/91 (44081 Noyo Way): Phase II New Home Construction (NHC)**

**Application - Second Phase II.** A new Phase 1 hearing was not needed as this plan uses the same building envelope as the Phase 1 approved on August 10, 2024. There was one comment received from the mailing. Gordon Moores requested that a condition that the garage cannot be converted to living quarters be added to the application approval.

Katherine Haley followed the ADC's presenter's script outlining the differences from the previous approved design. These include the addition of a garage under the house and resulting excavation changes and height increase over the previously approved Phase II plans, but an increase of the side setbacks from 6 ft to 14ft resulting from the reduced footprint size and to help address the additional setback required by the height variance. The plans show that all structures, including the septic system and propane tank, are not located within any easements.

Motion was made by Tom: "Approve the Phase II application with a variance for height of 20ft 6in vs 16ft, a variance for side setback to an undeveloped lot of

14ft vs 18ft 6" (possibly required under section 5.3c, where any height variance must be added to the eave to eve spacing requirement of 28ft), and a variance for a reduced total square footage of 1068 sq ft vs 1200 sq ft. The applicant is to record a Deed restriction prohibiting the conversion of the garage into a living space at any future time. Materials to be used as noted on Page A04 of the plan set."

Second: RJ

Approved. 3-0

**COMMUNICATIONS:**

**Thorne 1/33 (14860 Navarro Way):** Minor Exterior Improvement (MEI) to replace resile and replace windows on south side of house. Committee reviewed and approved.

**Carrero 2/8 (44861 Arena Circle):** Minor Exterior Improvement (MEI) to reroof with same black shingles. Committee reviewed and approved.

**McCormick 1/29 (14870 Navarro Way):** Minor Exterior Improvement (MEI) to replace garage doors with Coplay Carriage House dark gray composite doors. Committee reviewed and approved.

**McCormick 1/29 (14870 Navarro Way):** Minor Exterior Improvement (MEI) to repair and remodel west deck. Committee reviewed and approved

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 10:50 AM. The next meeting will be scheduled when there is New Business to be considered.