

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

PO BOX 237 MANCHESTER, CA 95459

09 August 2025

**MEETING MINUTES**

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

**CALL TO ORDER:** The meeting was called to order at 10:13 AM by committee member RJ Dial. Other committee members present, Tom Reidenbach and Peter Thorne by Zoom. Absent: Jess Raphael Others in attendance: Edward and Cammie Sahyoun, Gordon Moores, Sahyoun's Architect (via Zoom)

**APPROVAL OF MEETING MINUTES:** Minutes from the 14 December 2024 meeting were approved, 2-0 w/ Peter Thorne abstaining as was not present at that meeting.

**NEW BUSINESS:**

**Sahyoun 3/67/68 (43650 Cypress Parkway) Phase I New Home Construction (NHC) Application** - Review of the Net Buildable Area. Edward and Cammie followed the ADC Presenter's script. Two parcels have been merged with county keeping their 2 APN numbers, but only one street address. The building envelope was described using topography maps, site plans, and google earth maps. Information included property line locations; side, back and street setbacks; and septic field locations. Since the site consists of 2 lots, there is great flexibility regarding the location of the proposed house. No variances will be requested regarding the net buildable area.

Applicants are working with the county to develop the drainage plan. There was significant discussion regarding potential drainage issues and options. Information such as photos of the lots in the winter, maps of previously identified potential water diversion designs will be given to the applicants to share with their engineer.

There are no issues with view corridors due to the location of the proposed structure in relation to developed and undeveloped lots.

There are no height, setback, garage/parking, or square footage variance requests.

Written notification was sent to all the property owners within 300 ft of the proposed structure. There were no comments received.

Motion: Approve Phase 1 as submitted, with applicant to incorporate a drainage plan acceptable to standard BNP practices .(Dial). Second (Reidenbach). Motion passed 3-0.

## **COMMUNICATIONS:**

**Regan 4/65 (15600 Forest View):** Minor Exterior Improvement (MEI) to replace windows with brown frames. Committee reviewed and approved.

**O'Dell 7/4-5 (44560 Pomo Lake Dr):** Minor Exterior Improvement (MEI) to install garden fence on back of property. Committee reviewed and approved.

**Menesini 3/3 (14760 Cypress Point):** Minor Exterior Improvement (MEI) to install <6' coastal grapestake privacy fence south of house. Adjoining neighbor 1/1-2 (Trujillo) approves. Committee reviewed and approved.

**Bauer 4/59 (15470 Forest View):** Minor Exterior Improvement (MEI) to replace existing fence and gate in front of the house. Committee reviewed and approved.

**Buitrago 4/45 (15901 Forest View):** Minor Exterior Improvement (MEI) to replace existing whole house standby generator in current location. Committee reviewed and approved.

**Regan 4/65 (15600 Forest View):** Minor Exterior Improvement (MEI) to repaint existing window trim with dark green (Benjamin-Moore #707). Committee reviewed and approved.

**Minacker 2/64 (15061 Mallo Pass):** Minor Exterior Improvement (MEI) to replace windows/doors on west deck with brown frames. Committee reviewed and approved.

**Bucklin 1/2 (15300 Irish Beach Dr.):** Minor Exterior Improvement (MEI) to build a 7x6 garden shed near the house, matching the house materials. No view impact. Committee reviewed and approved.

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 11:05 AM. The next meeting will be scheduled when there is New Business to be considered.