

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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11 October 2025

MEETING MINUTES

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

CALL TO ORDER: After a Zoom technical issue, the meeting was called to order at 10:18 AM by committee member RJ Dial. Other committee members present, Peter Thorne and Tom Reidenbach by phone. Others in attendance: Jess Raphael, Edward Sahyoun, Sahyoun's Architect (via phone), Dean & Patty Wolfe.

APPROVAL OF MEETING MINUTES: Minutes from the 09 August 2025 meeting were approved, 3-0.

NEW BUSINESS:

Sahyoun 3/67/68 (43650 Cypress Parkway) Phase II New Home

Construction (NHC) Application – Review of the elevations and materials. The Phase I was reviewed and approved on August 9, 2025. Edward followed the ADC Phase II Presenter's script. Two parcels have been merged with county with the house site occupying the center of the merged lots and the septic fields to the west. The house will occupy only ~10% of the merged parcels. Elevations are all under the height limit of 20' and no variances are required. Materials and colors all meet CC&R requirements and guidelines.

The in-depth drainage plan and BMPs developed by Civil Engineering firm (Yang Consulting-SF) was presented. Upslope runoff will be captured by a 2' swale with any overflow dispersed to existing roadway drainage. Roof runoff will be collected by a closed drainage system and gravity fed to a calculated onsite prefabricated drywell, with pop-up overflow dissipating into the downslope culvert for dispersal to the meadow drainage. Septic will be a pressurized highline system.

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

Motion: Approve Phase II as submitted,(Dial). Second (Thorne). Motion passed 3-0.

Rowson/Blake 4/35 (15721 Forest View) Privacy and Garden Fencing -

Discussion. Paul Rowson requested ADC input on what would be acceptable in terms of privacy fencing between properties and perimeter fencing for gardens

and dog enclosures as a follow-up to the written response that the ADC had already provided.

Discussed were the CC&Rs affected and what they say, and how they have been applied over the years as to what is acceptable and what has raised community concern. The largest obstacle to the proposed MEP is the sheer size of the project, spread over 3 adjoining lots. Suggestions were made on limiting the scope and minimizing the visual impact. Applicant will apply these to a new MEP submittal.

Irish Beach Improvement Club (IBIC), Status of Major Exterior Project

Applications - Discussion. IBIC Liaison Jess Raphael requested an update on the status of 2 queries the IBIC board had submitted to the committee concerning improvements where a permit had not been [1/93-Hagar, Storage Shed in place of screened parking (see below Communications) & 3/21-Greco, backyard fence]. It was determined that the committee had provided the requested feedback via email, and the information was resent.

Kari 1/59 (14800 S. Hwy 1). It was noted that primer was being applied and that a Minor Exterior Permit (MEI) had not been obtained from the ADC. RJ Dial said he would follow-up with the property owner, who had requested approval back in 2018 to paint.

COMMUNICATIONS:

Weston 4/56 (15370 Forest View): Minor Exterior Improvement (MEI) to create ADU within the existing structure. Since no CC&Rs were affected and no exterior changes other than a possible expanded septic field, the Committee reviewed and approved.

Hagar 1/93 (44041 Noyo Way): Request from IBIC to provide CC&R review of unpermitted shed built in the property's approved off-street parking location. Committee supplied the applicable CC&Rs, noting that the shed was not in compliance with the CC&Rs, plus a practical recommendation that the shed be relocated on the other side of the fence just east of the current location. A summary of known notifications and interactions with the property owner were also provided.

Azevedo 1/87 (14961 Navarro Way): Minor Exterior Improvement (MEI) to replace existing deck in same location. The Committee reviewed and approved.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 11:40 AM. The next meeting will be scheduled when there is New Business to be considered.