

Monterey Dunes Colony Association

Environmental Control Committee

A meeting of the Monterey Dunes Colony, Environmental Control Committee was called to order by Ellen Michaels, Committee Chair at 3:30 PM on April 4, 2003 at the Association Clubhouse, 195 Monterey Dunes Way, Castroville, CA 95012.

Present: Ellen Michaels, Committee Chair
 Barbara Floyd, Member
 Tom Bugary, Associate Member and General Manager

Absent: Jeff Schwartz, Member

1. The committee reviewed an Application for Exterior Change to Unit 258 [second submittal] requesting:

- “Entrance to unit will be moved 3 feet 6 inches to the east onto the existing deck.”
- “A Study/TV Room will be created by moving 6 feet onto the existing deck and relocating the bathroom. Two baths will be created where one now exists.”
- “The Master bedroom wall 10 feet west onto the existing deck.”
- “The Living Room wall will be moved 8 feet west onto the existing deck. This will create a great room approximately 25 feet x 23 feet in size.”
- “The existing fireplace will be moved to the north wall of the great room, and will be a masonry firebox with a metal patent flue. The exterior chimney will duplicate the existing chimneys throughout the Dunes.”

In addition to the above requests, the committee noted and reviewed additional changes when reviewing the submitted drawings.

- The proposed oceanside deck showed that it would be constructed outside the existing building envelope. In addition, the stairs to the oceanside deck would be on the west face of the deck verses the existing northern exit.
- The plans eliminated a northern deck windwall from the original design.
- The plans called for an increase in the height of the roof on the proposed remodel plans to create the “great room” addition.
- Four of the new skylights proposed were for the west-face slope of the roof.

The Committee disapproved of this request for remodel.

The committee disapproved this request due to the following reasons:

In general, Committee felt that the overall remodel plan did not conform to the integrity and continuity of the Monterey Dunes Colony design. In addition, the committee felt that an

extension of the building, as presented, would create an overall “box-shape” design, significantly differing from any other building configuration on the property.

1. Submitted plans showed that both western and northern extensions of the remodel on the oceanside of the building would not allow for any remaining deck space. The plans showed a new deck located outside of the building envelope extending both north and west. This was not approved. In previous remodels, the largest approved extension to date has required at least five feet of west side decking to remain, allowing for benches where existing benches exist. Benches have also been determined to be excellent safety features where no railings now exist on the deck structures. It is contrary to existing ECC Policy to allow extensions out, past the west facing deck, or to cover property outside of the existing footprint of the building. The committee has determined in previous remodel requests that leaving at least five feet of west facing decking, in most cases, does not take away from the aesthetics of the building, or the continuity of the remodel to neighboring units.
2. The committee felt that the existing northern windwall needed to remain in any future remodel plans.
3. Increasing the height of the roof was not approved.
4. Due to adverse weather conditions normally expected and experienced at MDCA, the committee rarely approves skylights on the west-facing slopes of the roofs. The committee did not approve of the current skylight design as presented.

Due to the scope of this remodel, the committee recommends that the architect personally meet with the committee to present any revised ECC submittals concerning this remodel. This will ensure that all facts concerning this remodel request are presented correctly and understood by all parties

There being no further business, the meeting was adjourned at 5:10 PM. The next meeting will be announced as agenda items become available.

Signed,

Ellen Michaels,
Committee Chair