



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
April 5, 2006

4:00 PM - 6:15 PM
7:30 PM - 11:00 PM

Architectural Review Committee

Glenn Johnson, Chair
Peter Arellano, Vice Chair
Virginia Fry
Eugene Hayden
Terry Latasa
Luis Osorio
William Whipple

Architectural Review Committee (ARC) review is to encourage and promote good development that is related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the ARC will review all areas of a proposal that influence outside appearance. Access, on-site circulation, grading, tree impacts, building placement, landscape areas, landscape planting, architectural style, bulk, mass, color and signs are evaluated for conformance with adopted design guidelines, tree protection standards and neighborhood compatibility. Applications may be approved as submitted, continued for further study, denied or approved subject to conditions, specified changes, additions, or deletions.

CALL TO ORDER: 4:00 PM
ARC MEMBERS PRESENT: Arellano, Fry, Hayden, Johnson, Latasa, Osorio
HPC MEMBERS PRESENT: Castagna (left 5:40 PM), Hopper, Jacobowsky, Lucido, McLain, O'Brien
ARC MEMBERS ABSENT: Whipple
HPC MEMBERS ABSENT: DeVoe, O'Neil, Petty
STAFF: Chip Rerig, Kim Allen, Kimberly Cole, Bob Cea, Bill Wojtkowski

PUBLIC COMMENTS:

The Public may speak at this time on any Architectural Review Committee matter not on the agenda. Comments should be limited to a maximum of three (3) minutes.

NONE.

APPROVAL OF ANNOTATED AGENDA:

1. Moved approval of March 22, 2006 Annotated Agenda to evening session. Approved March 22, 2006 Annotated Agenda 5-0-1(Abstain-Whipple)-1(Absent-Arellano) with a minor change to Item 5, Recommendation #3 and adding "...with some potential for further reductions *with the recommendations above*" to Item 5, Findings for Decision #5.

CONSENT AGENDA:

Consent Agenda consists of items which staff recommendations have been prepared. A member of the public or an Architectural Review Committee Member may request that an item be placed on the regular agenda for further discussion. If placed on the regular agenda, Consent items will be the first items discussed.

NONE.

AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY

1. **Trader Joe's**
570 Munras Avenue
Lessee: Douglas Wiele, Foothill Partners
Owner: City of Monterey

**General Discussion with Historic Preservation
Commission and Lessee.**

Staff gave a presentation and answered ARC and HPC questions.

Lessee Doug Wiele, of Foothill Partners, gave a presentation and answered ARC and HPC questions.

Public Comment

Pam Armas, Monterey Sector Superintendent for California State Parks, said that one of the core values of the State Parks is partnership and being good neighbors. She said that they are the stewards of the Cooper-Molera Adobe for the National Trust so it is very important to them what goes next door and that she is concerned for the viewshed of the Cooper-Molera Adobe both from inside and outside the complex. She said that it is important for visitors to experience what it was like in the past, and that a huge structure next door could take away from that experience. She stated that it is important that the back of any new buildings would not be facing the back of the Cooper-Molera complex, and that it is also important that no trash receptacles or dumpsters will be seen from the Cooper-Molera complex. She said another concern is the impacts of the new building being proposed, such as the potential addition of coffeehouses, that would increase the transient occupation of the area. She said her fourth concern is about security as the parking area is currently a haven for overnight camping and drug use, and asked for help with security in the parking lot. She concluded by saying Historic Monterey's goal is for all visitors to the City of Monterey to have the feeling that they are in an historic site.

Matt Fuzie, Monterey District Superintendent for California State Parks, said he understands the importance of partnership and downtown revitalization. He suggested the impact of the new and existing buildings could be mitigated with landscape. Representing the National Trust, he stated they want to be directly involved in the layout of the project regarding viewshed and other issues. He said the safety issues regarding the back gate that opens from the Cooper-Molera complex onto the parking lot must be considered and that he hopes that the project will enhance the adobe wall of the Cooper-Molera complex as well as the main buildings. He said he feels there will be mutual benefit from the project as the type of visitors that would shop at Trader Joe's are the type who would also visit the Cooper-Molera Adobe and vice versa.

Member Comment

Commissioner Jacobowsky questioned if there were any historic photos of the Cooper-Molera Adobe relative to the Hartnell Gulch. He stated that this meeting was an outstanding example of how a project next to an historic resource should commence so that everyone's concerns can be heard before plans are drawn. He said that the developer should look around Monterey for examples of significant historic buildings and study their character, but that the project should not directly emulate the adjacent historic buildings. He said he would encourage good, simple architectural designs and that one cohesive design would be more appropriate, stating that the design of Del Monte Center is a good example of that.

Member Latasa said he was encouraged by the developers enthusiastic approach to make the project a good urban design that respects the historic site next door. He said he would encourage the project to incorporate the Hartnell Gulch pathway into the design. He also said that the new one-story building might need to be moved slightly back from the street to preserve the view corridor of the Cooper-Molera, but not necessarily all the way back to the rear of the parking lot.

Commissioner Castagna said that he sees both sides of the location of the one story building. He said that using Monterey shale or chalk rock at the front would be compatible with the wall of the Cooper-Molera complex, that the treatment should be kept as low as possible.

Member Osorio said that the architecture has to relate to the historic buildings as well as the structures across the street. He said that an adequate width for dining on the sidewalk has to be defined to

accommodate pedestrian traffic. He said the traffic circulation needs to be carefully studied for vehicle and pedestrian access, that a two-way lane to Hartnell may not be viable or safe and in addition the lane is located next to an historic building. He also said he is concerned that only one access from Munras may cause too much congestion both in the parking lot and on Munras, and that a traffic study is a necessity to ensure that the City does not end up with a situation like the one that exists at the Trader Joe's site in Pacific Grove.

Commissioner McLain said it is an exciting project that can incorporate history and draw people into Monterey. She said she is concerned with the height, and is encouraged by the one-story structure. She said that the visitors inside of the Cooper-Molera Adobe will be aware of the noise outside and so moving the one-story element toward the back may help offset that noise.

Member Fry asked the developer to examine early Monterey architecture and suggested more walks around town to view historic buildings for ideas and look at possibilities to use overhanging roofs, and the appearance of heavy thick walls. She said that a smaller building with a simple gabled roof designed like the Mexican mud huts would detract less from the historic viewshed.

Commissioner O'Brien said there is a distinction between sidewalk dining versus outdoor dining. She commended the possibility of creating a beautiful second downtown area.

Member Arellano asked that the developer refrain from using congested signage, and said that smaller signs would be appropriate since the signage will not be seen from any distance. He suggested breaking up the mass of the existing building, with a nicer shaped parapet, and said he supports the location of the second building at the street.

Commissioner Hopper asked the developer to go with a more traditional Monterey style, using stucco and smaller windowpanes rather than storefront plate glass, and asked that a Disneyland effect be avoided.

Member Hayden said the existing bowstring truss roof should be accentuated and that heavy geometric pop up elements should be avoided. He said opening up the alley to two-way traffic should be reconsidered because of all the existing traffic congestion for the post office on Hartnell. He said the new building could be relocated to the back of the property so the sight line of the Cooper-Molera Adobe is not blocked, to minimize potential impacts of mechanical roof equipment, and to allow retaining two access driveways from Munras.

Commissioner Lucido said she concurred with what had been said.

Member Johnson stated that a traffic study may drive the siting of the second one-story building but also that the new building needs to be sited off the street front in order to preserve the view corridor of the Cooper-Molera Adobe. He said he would encourage the developer to avoid a big, looming feel, by keeping the project at a pedestrian scale. He concluded by asking the developer to take the forms and materials indigenous to the area and use them in a new way, so the project is not a replica of an old adobe, but a transition from the old to the new.

**2. Mixed-Use Building (05-504)
787 Foam Street**

**Applicant: Jerrold E. Lomax FAIA, Architect
Owner: Naoki Aiba, Science Art, Inc**

**Concept and Preliminary Design Review for
Exterior Alterations to an Existing Mixed-Use
Building.**

Item #2 was moved to the first item on the agenda.

Approved Concept and Preliminary Design Review 6-0-1(Absent-Whipple) adopting Findings for Decision and the following Conditions of Approval:

1. The applicant shall reduce the height of the fence along the front property line to a maximum of four feet (4') above existing or finished grade, whichever results in a shorter fence.
2. The applicant shall use a slightly lighter shade of red with a more orange hue for the trim.

1. The applicant shall bring the height of the posts on the monument sign down closer to where the curve starts, but the six-foot height at the apex of the curve is appropriate to accommodate the lettering and because of the size of the building.
2. The applicant shall employ an arch across the top of the freestanding sign to emulate the arch of the window.
3. The applicant shall use raised letters on the freestanding sign.
4. The applicant shall either reduce the size of the letters on the Pacific Street elevation from 8" to 6" [Church of Religious Science] and 6" to 4" [Carleton Hall] respectively or remove the words "Carlton Hall" and re-center the remaining signage.
5. The applicant shall not install, maintain, or display any other signs or notice-attracting features on the site.

5. Multi-Family Dwelling (06-007)
119 Montecito Avenue
Applicant/Owner: Al & Bonnie Galt

Concept Design Review for One and Two Story Additions to an Existing Two-Story Multi-Family Dwelling.

Continued 6-0-1(Absent-Arellano) with the following direction to the applicant:

1. The applicant shall explore incorporating more modulation in the building and/or the roof trellis element.
2. The applicant shall explore ways to relieve the unrelieved second story.
3. The applicant shall explore adding a cantilevered roof over the decks.

Nelson Vega, resident of Monterey, questioned that construction is currently in progress and asked if this is a new project or part of the existing project.

AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 11:00 PM WILL NOT BE REVIEWED. THESE ITEMS WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING.

STAFF INFORMATIONAL REPORT (SIR):

The SIR is the Staff's report on activities or announcements and requests for clarification or direction regarding scheduling of Committee meetings or study sessions. Most reports will be presented orally at the meeting.

1. The Mayor's Monthly Meeting for April 10, 2006 was canceled.

ARC MEMBER'S COMMENTS:

Committee Members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, ARC may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to agendize a matter of business on a future agenda (G.C. 54954.2). This agenda item is not intended for discussion among the ARC Members. Issues that warrant discussion may be scheduled for review at a subsequent meeting.

ADJOURNMENT: 10:05 PM

TWO-YEAR TIME LIMIT: Pursuant to Section 38-201 (e) of the Monterey City Code, if within two (2) years from the date of final Architectural Review Committee approval a Building Permit has not been granted, the approval shall be null and void unless extended by the Committee.

CITY PERMITS FOR WATER ALLOCATIONS: Currently there is no water allocation available to serve residential, commercial and residential additions or remodels. Individual projects after receiving Architectural Review Committee Concept approval may request a water reservation.

APPEALS: ARCHITECTURAL REVIEW COMMITTEE DECISIONS MAY BE APPEALED TO PLANNING COMMISSION WITHIN TEN (10) DAYS FROM THE DATE OF THE DECISION ON FORMS AVAILABLE IN THE PLANNING DIVISION DURING BUSINESS HOURS. WHEN THE TENTH DAY FALLS ON A WEEKEND OR A HOLIDAY, THE APPEAL DEADLINE DATE IS THE NEXT WORKING DAY FOLLOWING THE HOLIDAY OR WEEKEND. THE APPEAL FILING FEE IS \$50.00.

ARC Planner

ARC Chairperson

Date

Date

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES: Voicemail: 646-3799 FAX: 646-3793
Email: suggest@ci.monterey.ca.us WebPage: <http://www.monterey.org>

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