



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
June 18, 2008

AFTERNOON ONLY
4:00 PM – 7:00 PM

Committee Members:

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
Eugene Hayden
Boris Jacobowsky
Glenn Johnson
William Whipple

CALL TO ORDER

Chair Latasa called the meeting to order at 4:00 PM.

ROLL CALL

Committee Members Present: Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa
Committee Members Absent: Whipple
Staff Present: Senior Planner Forrest Ebbs, Recording Secretary Jaci Abadilla

PUBLIC COMMENT

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

June 4, 2008

ACTION: Approved the Annotated Agenda of June 4, 2008 as submitted.
4-0-2(Abstain Davis, Jacobowsky)-1(Absent Whipple).

Committee Member Comments:

After a clarification on item 1, Committee Member Johnson moved to approve the Annotated Agenda of June 4, 2008 as submitted. Committee Member Hayden seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Hayden, the Annotated Agenda of June 4, 2008 was approved as submitted. The motion passed by the following vote:

AYES: 4 COMMITTEE MEMBERS: Arellano, Hayden, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSTAIN: 2 COMMITTEE MEMBERS: Davis, Jacobowsky
ABSENT: 1 COMMITTEE MEMBERS: Whipple

REVIEW OF CONSENT ITEMS

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.

Committee Member Johnson pulled item A from Consent for further discussion.

A. 570 Munras Avenue (Massage Envy Monterey); ARC Application 08-157; Applicant Heather Nybank, Owner City of Monterey; C-2 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for the installation of new signs at an existing commercial building.

ACTION: Approved the application for Preliminary Design Review with the Condition of Approval and adopted Findings for Decision. 5-1(Noes Arellano)-1(Absent Whipple).

Condition of Approval:

1. The applicant shall omit the fin sign over the secondary storefront.

Findings for Decision:

1. The proposed signs are consistent with the sign program approved by the Architectural Review Committee.
2. The proposed signs will not detract from the character of the downtown.
3. The proposed signs are not inconsistent with the Downtown Area Plan and will not adversely impact the historic nature of the commercial neighborhood.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs answered Committee Member Johnson's question regarding lighting.

Committee Member Comments:

After a discussion regarding the approved sign program, Committee Member Davis moved to approve the application for Preliminary Design Review with the Condition of Approval and adopt Findings for Decision. Committee Member Hayden seconded the motion.

MOTION:

On a motion by Committee Member Davis, seconded by Committee Member Hayden, the application for Preliminary Design Review was approved with the Condition of Approval and Findings for Decision adopted. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Hayden, Jacobowsky, Johnson, Latasa

NOES: 1 COMMITTEE MEMBERS: Arellano

ABSENT: 1 COMMITTEE MEMBERS: Whipple

AFTERNOON REVIEW AGENDA REPRESENTATION NECESSARY

1. 997 West Franklin Street; ARC Application 08-163; Appellant/Owner K.C. Ma; R-1-6 Zoning District; Exempt from CEQA Requirements.

An appeal of City Forester's denial of a tree removal permit for one King Palm tree.

ACTION: Granted the appeal with the recommended Conditions of Approval and adopted the Findings for Decision. 6-0-1(Absent Whipple).

Conditions of Approval:

1. The applicant shall use a licensed Tree Contractor to remove the entire tree, shall grind and remove the stump, and shall comply with all other requirements of the City Forester. An Encroachment Permit is required if the Contractor will operate from the street.
2. Within 30 days of the removal, the applicant shall plant a 15-gallon Live Oak Tree in the front yard of the property. It should be closer to the side property line to avoid conflict with the carport and driveway.
3. The applicant shall not widen the driveway such that the resulting driveway and all attached paved areas are wider than a combined 20'. The paved walkway along the side of the driveway shall be included in this maximum width and may need to be removed to allow a full-width driveway. The driveway may not be widened without formal modification to the curb and a Driveway Permit is required.
4. Prior to removal of the tree, the applicant shall remove the blue tarp and all other improvements (excluding fences) to the side yard of the property and shall retain a clear four foot (4') setback the entire depth of the house.

Findings for Decision:

1. The project, as conditioned, is entirely consistent with Monterey Municipal Code Section 38-23 (R-1 Residential Single-Family District) and Chapter 37 (Preservation of Trees and Shrubs), the existing building, the neighborhood, and the general direction of the Architectural Review Committee.
2. Notices were sent to adjoining property owners informing them of the public meeting and the opportunity to provide comment.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs presented the staff report and answered Committee Members' questions.

Applicant:

Appellant K.C. Ma was present and stated she understood the Conditions of Approval.

Public Comments:

None.

Committee Member Comments:

Committee Member Hayden moved to grant the appeal of City Forester's denial of a tree removal permit for one King Palm tree with the recommended Conditions of Approval and adopt the Findings for Decision. Committee Member Jacobowsky seconded the motion.

MOTION:

On a motion by Committee Member Hayden, seconded by Committee Member Jacobowsky, the Committee granted the appeal of City Forester's denial of a tree removal permit for one King Palm tree with the recommended Conditions of Approval and adopted Findings for Decision. The motion passed by the following vote:

AYES:	6	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	1	COMMITTEE MEMBERS:	Whipple

2. 46 El Caminito Del Norte; ARC Application 08-132; Applicant Susan J. Bailey, Owner The Lotz Family Trust; R-1-20 Zoning District; Exempt from CEQA Requirements.

Concept Design Review for the construction of a new two-story single-family dwelling on a vacant parcel.

ACTION: Approved the application for Concept Design Review with the Condition of Approval, adopted the Findings for Decision and delegated Preliminary Design Review to staff. 6-0-1(Absent Whipple)

Condition of Approval:

1. The applicant shall provide evidence of the fully recorded Parcel Map concurrently with the application for building permits.

Findings for Decision:

1. The project, as conditioned, is entirely consistent with Monterey Municipal Code Section 38-23 (R-1 Residential Single-Family District, the adjacent house, the neighborhood, and the general direction of the Architectural Review Committee.
2. The project, as conditioned, is properly designed, proportioned, and sited and will have minimal or no impact on the neighboring properties or their views.
3. Notices were sent to adjoining property owners informing them of the public meeting and the opportunity to provide comment.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs presented the staff report and answered Committee Members' questions.

Applicant:

Applicant Susan Bailey and Owner John Lotz were present and answered questions regarding tree replacement, the second-story balcony, plank shutters and roof material.

Public Comments:

None.

Committee Member Comments:

Committee Member Johnson moved to approve the application for Concept Design Review with the Condition of Approval, adopted the Findings for Decision and delegated Preliminary Design Review to staff. Committee Member Davis seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Davis, the application for Concept Design Review was approved with the Condition of Approval, adopted Findings for Decision and delegated Preliminary Design Review to staff. The motion passed by the following vote:

AYES: 6 COMMITTEE MEMBERS: Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 1 COMMITTEE MEMBERS: Whipple

3. 1110 Cass Street; ARC Application 08-164; Applicant Will Pritchard and Richard Dunn; Owner Sunrise Monterey Assisted Living; CO Zoning District; Exempt from CEQA Requirements

Preliminary Design Review for the installation of a new monument sign at an existing commercial building.

ACTION: Approved the revised application for Concept Design Review with the recommended Conditions of Approval, adopted Findings for Decision and delegated Preliminary Design Review to staff. 6-0-1(Absent Whipple).

Conditions of Approval:

1. The applicant shall modify the design such that the monument sign does not contain the "L" shape, but is oriented perpendicular to the street, with two wholly parallel faces installed back-to-back, and one fence element.
2. The applicant shall shorten the secondary sign hanging beneath the main sign.
3. The applicant shall limit the lighting to one fixture for each sign face (a total of two) and shall design the fixture and landscaping such that the bulbs are not visible from the roadway and such that all projected light is confined to the sign face.
4. The sign shall be painted white to match the existing building trim.
5. The wording shall be revised to state; "Sunrise Senior Living" and "Assisted Living, Memory Care".

Findings for Decision:

1. The project, as conditioned, is entirely consistent with Monterey Municipal Code Section 38-31 (CO Office and Professional District), the existing building, the neighborhood, and the general direction of the Architectural Review Committee.
2. The project, as conditioned, is properly designed, proportioned, and sited and will have minimal or no impact on the neighboring properties.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs presented the staff report and answered Committee Members' questions.

Applicant:

Will Pritchard and Marissa Tuttle were present and passed out an alternate design. They answered questions regarding light fixtures, post size, trim color and directional signs.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the redundancy in the wording, Committee Member Davis moved to approve the revised application for Concept Design Review with the recommended Conditions of Approval, adopt Findings for Decision and delegate Preliminary Design Review to staff. Committee Member Jacoubowsky seconded the motion.

MOTION:

On a motion by Committee Member Davis, seconded by Committee Member Jacoubowsky, the revised application for Concept Design Review was approved with the Conditions of Approval, Findings for Decision adopted and Preliminary Design Review delegated to staff. The motion passed by the following vote:

AYES: 6 COMMITTEE MEMBERS: Arellano, Davis, Hayden, Jacoubowsky, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 1 COMMITTEE MEMBERS: Whipple

4. 5 Lower Ragsdale Drive; ARC Application 08-156; Applicant Beverly Dishman, Wald, Ruhnke & Dost Architects; Owner Salinas Valley Memorial Healthcare; I-R Zoning District; Negative Declaration Filed.

Concept Design Review for the construction of a new commercial office building.

ACTION: Approved the application for Concept Design Review and adopted the Findings for Decision. 6-0-1(Absent Whipple).

Findings for Decision:

1. The project, as conditioned, is entirely consistent with Monterey Municipal Code Section 38-39 (I-R Industrial Districts), the existing building on the site, Ryan Ranch in general, the Ryan Ranch at Monterey Plan, Use Permit 96-02, and the general direction of the Architectural Review Committee.
2. The project is properly designed, proportioned, and sited and will have minimal or no impact on the neighboring properties.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs presented the staff report and answered Committee Members' questions.

Applicant:

Henry Ruhnke, of Wald, Ruhnke & Dost Architects, was present and described the project. He answered questions regarding height, skylights, trees, retaining walls and materials.

Public Comments:

None.

Committee Member Comments:

Committee Member Arellano moved to approve the application for Concept Design Review and adopt Findings for Decision. Committee Member Davis seconded the motion.

MOTION:

On a motion by Committee Member Arellano, seconded by Committee Member Davis, the application for Concept Design Review was approved and Findings for Decision adopted. The motion passed by the following vote:

AYES:	6	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	1	COMMITTEE MEMBERS:	Whipple

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. Senior Planner Ebbs presented Committee Member Hayden with a plaque and belt buckle for his years of service to the ARC.
2. Senior Planner Ebbs announced that the next meeting of the ARC will be a joint meeting with the Historic Preservation Commission on July 10, 2008.

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 agendaize 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.

1. Committee Member Jacoubowsky stated that 11x17 plan reductions should be a submittal requirement.
2. Committee Member Arellano asked if someone could check the lights being installed at Doc Ricketts on Franklin Street and the *Corona* sign outside the R.G Burgers on Munras Avenue.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:15 P.M.

ARC Chairperson

ARC Planner

Date

Date