



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
September 3, 2008

AFTERNOON ONLY
4:00 PM – 7:00 PM

Committee Members:

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
Dan Finklea
Boris Jacobowsky
Glenn Johnson
Vacant

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Arellano, Davis, Finklea, Jacobowsky, Johnson, Latasa
Committee Members Absent: None
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

August 6, 2008

ACTION: Approved the Annotated Agenda of August 6, 2008, 2008 as submitted.
5-0-1(Abstain Finklea)-0.

Committee Member Comments:

Committee Member Jacobowsky moved to approve the Annotated Agenda of August 6, 2008 as submitted. Committee Member Johnson seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Committee Member Johnson, the Annotated Agenda of August 6, 2008 was approved as submitted. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Arellano, Davis, Jacobowsky, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSTAIN: 1 COMMITTEE MEMBERS: Finklea
ABSENT: 0 COMMITTEE MEMBERS: None

August 20, 2008, Joint Session with the Historic Preservation Commission

ACTION: Approved the Annotated Agenda of August 20, 2008, 2008 as submitted. 5-0-1(Abstain Finklea)-0.

Committee Member Comments:

Committee Member Davis moved to approve the Annotated Agenda of August 20, 2008 as submitted. Committee Member Johnson seconded the motion.

MOTION:

On a motion by Committee Member Davis, seconded by Committee Member Johnson, the Annotated Agenda of August 20, 2008 was approved as submitted. The motion passed by the following vote:

AYES:	5	COMMITTEE MEMBERS:	Arellano, Davis, Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSTAIN:	1	COMMITTEE MEMBERS:	Finklea
ABSENT:	0	COMMITTEE MEMBERS:	None

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.

PUBLIC HEARINGS

Public Hearings are held to receive public comment on certain items pending Architectural Review action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker. Project representative is required.

1. Reconsideration of a Proposal to Require a Structural Engineer's Verification for Certain Applications to the Architectural Review Committee.

ACTION: Required the Engineer Report as a submittal requirement whenever a second-story addition is proposed over the existing residence on a lot with existing non-conformities that will be retained as previously approved on May 7, 2008 by the Architectural Review Committee. 6-0-0.

Staff Presentation/Committee Member Questions:

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

Public Comments:

None.

Committee Member Comments:

Committee Member Jacoubowsky moved to require the Engineer Report as a submittal requirement whenever a second-story addition is proposed over the existing residence on a lot with existing non-conformities that will be retained as previously approved on May 7, 2008 by the Architectural Review Committee. Committee Member Davis seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Davis, the Committee moved to require the Engineer Report as a submittal requirement whenever a second-story addition is proposed over the existing residence on a lot with existing non-conformities that will be retained as previously approved on May 7, 2008 by the Architectural Review Committee. The motion passed by the following vote:

AYES: 6 COMMITTEE MEMBERS: Arellano, Davis, Finklea, Jacoubowsky, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 0 COMMITTEE MEMBERS: None

2. 2110 North Fremont Street (The Planet); ARC Application 08-129; Applicant Anthony Lane, Owner Ray Cardinale; C-2 Zoning District; Exempt from CEQA Requirements.

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

ACTION: Continued the application for Preliminary Design Review with the following direction to the applicant. 6-0-0.

1. The applicant shall resubmit a complete application within the next fifteen (15) days.

Staff Presentation/Committee Member Questions:

Senior Planner Ebbs presented the staff report.

Applicant:

Anthony Lane was present and stated that he had been in contact with Extreme Signs and came up with a new proposal for the sign. He added that he wished for a two to three month extension of the project.

Public Comments:

None.

Committee Member Comments:

Committee Member Johnson moved to continue the application for Preliminary Design Review with the direction that the applicant shall resubmit a complete application within the next fifteen (15) days. Committee Member Jacoubowsky seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacoubowsky, the Committee moved to continue the application for Preliminary Design Review with the direction that the applicant shall resubmit a complete application within the next fifteen (15) days. The motion passed by the following vote:

AYES: 6 COMMITTEE MEMBERS: Arellano, Davis, Finklea, Jacoubowsky, Johnson, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 0 COMMITTEE MEMBERS: None

3. 2030 North Fremont Street (Oh! Sushi); ARC Application 08-233; Applicant Robin Yi; Owner Kilsoo Seo, Inc.; VAF Zoning District; Exempt from CEQA Requirements.

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

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 6-0-0.

Conditions of Approval:

1. The wall sign shall be internally illuminated.
2. The wall sign shall be lowered 12" to align with the center of the exposed area of the wall.
3. The entire tenant cabinet sign to be removed from the pole sign, leaving only the Travelodge sign.
4. Staff shall review a color sample of the proposed sign.

5. The following shall be completed prior to submitting for a building permit for the sign:
 - a. The applicant shall remove the two non-permitted floodlights from the top of the building wall and the non-permitted AAA sign from the pole sign.

Findings for Decision:

1. The proposal, as conditioned, is appropriately designed and illuminated and will complement the existing building.
2. The proposal, as conditioned, is consistent with the North Fremont Area Plan.
3. The proposal, as conditioned, is consistent with Architectural Review Committee Resolution No. 96-02, *Design Guidelines for Illuminated Signs*.

Staff Presentation/Committee Member Questions:

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

Applicant:

Robin Yi and Brian Kim were present and answered a question regarding the color of the proposed sign.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the removal of the cabinet sign, Committee Member Jacoubowsky moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. Committee Member Johnson seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Johnson, the Committee moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. The motion passed by the following vote:

AYES:	6	COMMITTEE MEMBERS:	Arellano, Davis, Finklea, Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	0	COMMITTEE MEMBERS:	None

Committee Member Johnson recused himself at 5:00 PM due to a conflict of interest.

4. 340 Tyler Street; ARC Application 08-239; Applicant Hunter Harvath for Monterey-Salinas Transit; Owner City of Monterey; PC Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for the installation of electronic message signs at the bus terminal at the West Parking Garage.

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 5-0-1(Recused Johnson)-0.

Conditions of Approval:

1. The signs shall be oriented to be parallel to the street and installed between the columns.
2. The signs may also be installed parallel to the street and mounted to the columns at a 90-degree angle.
3. The signs shall not contain a street-facing sign face. The operable face shall be oriented towards the sidewalk and passenger waiting area. The rear of the sign shall be crafted of complementary aluminum housing with no sign copy.

4. The signs shall be installed such that a minimum of eight (8') feet of clearance is provided between the bottom of the sign and the sidewalk or as determined by the Public Works Department.
5. The last sign shall be mounted in the opposite direction.

Findings for Decision:

1. The proposal, as conditioned, is consistent with the general architectural style of the building and the character of downtown Monterey, and is of high quality materials and design.
2. The proposed sign is consistent with Chapter 31 (Signs).

Staff Presentation/Committee Member Questions:

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

Applicant:

Hunter Harvath and Tom Hicks were present and handed out a new proposal. Mr. Hicks explained the new signs and answered questions regarding the height, placement and size.

Public Comments:

Carl Outzen asked if it is okay to have internally illuminated signs downtown since it would be a variation of the Downtown Area Plan. He asked if signs would be installed at Simoneau Plaza even if MST moves from that location and how far away can the proposed signs be seen.

Committee Member Comments:

After a discussion regarding the height and location of the signs, Committee Member Jacoubowsky moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. Committee Member Davis seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Davis, the Committee moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. The motion passed by the following vote:

AYES: 5	COMMITTEE MEMBERS:	Arellano, Davis, Finklea, Jacoubowsky, Latasa
NOES: 0	COMMITTEE MEMBERS:	None
RECUSED: 1	COMMITTEE MEMBERS:	Johnson
ABSENT: 0	COMMITTEE MEMBERS:	None

Committee Member Johnson returned and Committee Member Jacoubowsky recused himself due to a conflict of interest at 5:40 PM.

5. 131 Lighthouse Avenue; ARC Application 07-094; Applicant Carl Outzen; Owner CABO Investments; C-2 Zoning District; Negative Declaration Filed.

Preliminary Design Review for the construction of a three-story mixed use building.

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 3-2(Noes Johnson, Latasa)-1(Recused Jacoubowsky)-0.

Conditions of Approval:

1. The approval does not include the landscape plan. The applicant shall revise the landscape plan to provide more appropriate and thorough landscaping throughout the site and to resolve the conflict between the proposed trees and the limited planting areas and awnings. The applicant shall consult the City Forester about the potential to install street trees in the sidewalk in lieu of on-site trees and shall modify the landscape plan according to the City Forester's recommendation.
2. Prior to installation or submittal for building permits for the signs, a sign program shall be submitted for review and approval by the Architectural Review Committee.
3. Brick type and color mix shall be submitted for review and approval by the Architectural Review Committee.
4. The applicant shall submit lighting material for review and approval by the Architectural Review Committee.

Findings for Decision:

1. The proposed exterior materials are appropriate for the building, the commercial neighborhood and the City of Monterey. The materials are of high quality and complementary finish and will enhance the immediate commercial area.
2. The proposed landscape plan lacks sufficient information and support to be fully reviewed by the Architectural Review Committee.
3. The proposal, as conditioned, is consistent with past plans submitted to the Architectural Review Committee, the Planning Commission and the City Council and is consistent with the Lighthouse Area Plan.

Staff Presentation/Committee Member Questions:

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

Applicant:

Carl Outzen and Ken Turgen were present. Mr. Turgen explained the project in respect to colors and materials to be used. He answered questions regarding lighting, privacy walls, windows and brick colors.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding brick color and variation, Committee Member Davis moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. Committee Member Arellano seconded the motion.

MOTION:

On a motion by Committee Member Davis, seconded by Committee Member Arellano, the Committee moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt the Findings for Decision. The motion passed by the following vote:

AYES: 3	COMMITTEE MEMBERS:	Arellano, Davis, Finklea,
NOES: 2	COMMITTEE MEMBERS:	Johnson, Latasa
RECUSED: 1	COMMITTEE MEMBERS:	Jacoubowsky
ABSENT: 0	COMMITTEE MEMBERS:	None

Committee Member Jacoubowsky returned and Committee Member Davis recused himself due to a conflict of interest at 6:15 PM.

6. 2600 Sand Dunes Drive; ARC Application 08-215; Applicant Paul E. Davis, The Paul Davis Partnership; Owner ZHG, Inc.; VAF Zoning District; Negative Declaration Filed.

Concept Design Review for the renovation and expansion of an existing hotel, the demolition of an existing conference room building, and the construction of a new two-story conference center.

ACTION: Approved the application for Concept Design Review and adopted the Findings for Decision. 5-0-1(Recused Davis)-0.

Findings for Decision:

1. The proposal is properly sited with appropriate form, mass and style.
2. The proposal will not increase the height of the main hotel building and, as a result, will not further impair views of the bay.
3. The proposal will improve the physical appearance of the hotel building.
4. The proposal is consistent with Monterey Municipal Code Section 38-34 (VAF Visitor-Accommodation Facility District).

Staff Presentation/Committee Member Questions:

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

Applicant:

Paul W. Davis was present and explained the project. He answered questions regarding roof pitch, "hoods", fences, Coastal Commission approval, mechanical equipment, planters and chimneys.

Public Comments:

None.

Committee Member Comments:

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

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Arellano, the Committee moved to approve the application for Preliminary Design Review and adopt the Findings for Decision. The motion passed by the following vote:

AYES: 5	COMMITTEE MEMBERS:	Arellano, Finklea, Jacoubowsky, Johnson, Latasa
NOES: 0	COMMITTEE MEMBERS:	None
RECUSED: 1	COMMITTEE MEMBERS:	Davis
ABSENT: 0	COMMITTEE MEMBERS:	None

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 announced that the Architectural Review Committee submittal checklist would be scheduled on an upcoming agenda and added that the checklist would reflect the Green Building Ordinance that the City of Monterey recently adopted.

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.

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 PM.

ARC Chairperson

ARC Planner

Date

Date