



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
October 8, 2008

AFTERNOON ONLY
4:00 PM – 7:00 PM

Committee Members:

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

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Arellano, Finklea, Jacoubowsky, Johnson, Latasa

Committee Members Absent: Davis

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

September 3, 2008

ACTION: Approved the Annotated Agenda of September 3, 2008 with a modification to Item 5, Condition 3. 5-0-1(Absent Davis).

Committee Member Comments:

Committee Member Johnson moved to approve the Annotated Agenda of September 3, 2008 with a modification to Item 5, Condition 3. Committee Member Jacoubowsky seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacoubowsky, the Annotated Agenda of September 3, 2008 was approved with a modification to Item 5, Condition 3. The motion passed by the following vote:

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

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. **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: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 5-0-1(Absent Davis).

Conditions of Approval:

1. The monument sign shall be reduced in size to a maximum height of 8' and a maximum width of 6', as measured from the sidewalk elevation.
2. As the proposed sign is in the public right-of-way, the applicant shall secure an encroachment permit from the City of Monterey prior to submittal for a building permit.
3. The pole sign shall be entirely removed within 180 days of this approval (April 6, 2009). A demolition permit from the Permit and Inspection Services Department is required.
4. The proposed sign shall be externally illuminated.
5. The applicant shall consider letters that are proportionate to the proposed 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:

Anthony Lane was present. He explained the new proposal and answered questions regarding sign color and size, lighting and the No Parking sign in the rear of the building.

Public Comments:

None.

Committee Member Comments:

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

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

2. 401 Lighthouse Avenue (Henry's Barbeque House); ARC Application 08-212; Applicant Henry and Celia Junsay; Owner Karin and Peter Wissmeier; C-2 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for exterior modifications to an existing commercial building.

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings with regards to the paint color, trash enclosure and the storage addition.

Continued the application with regards to the landscaping, the retaining wall that faces Drake Street, heater lamps, signage, the new fence and stain color, umbrellas and lighting. 5-0-1(Absent Davis).

Conditions of Approval:

1. The applicant shall submit plans and details regarding the landscaping, the retaining wall that faces Drake Street, heater lamps, signage, the new fence and stain color, umbrellas and lighting.

Findings for Decision:

1. The proposed modifications are consistent with the general architectural style of the building, the character of the neighborhood and will improve the appearance of the site.
2. The proposed project is consistent with Monterey Municipal Code Section 38-29 (Community Commercial Zoning District) and the Lighthouse Area Plan.

Staff Presentation/Committee Member Questions:

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

Applicant:

Paul W. Davis and Celia Junsay were present. Mr. Davis explained the project and answered questions regarding the fence and stain color, landscaping and signage.

Public Comments:

Sharon Dwight, President of the New Monterey Neighborhood Association, asked the ARC to continue the application because the proposal was missing key components with regards to the glass panel, the new fence, landscaping and tree replacement. She added that the parking and trash enclosure were good elements of the proposal.

Committee Member Comments:

After a discussion regarding approving the project as a whole or by certain items, Committee Member Johnson moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt Findings for Decision with regards to the paint color, trash enclosure and the storage addition. His motion also continued the application with regards to the landscaping, retaining wall facing Drake Street, heater lamps, signage, the new fence and stain color, umbrellas and lighting. Committee Member Jacobowsky seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacobowsky, the Committee moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopted Findings for Decision with regards to the paint color, trash enclosure and the storage addition. The Committee moved to continue the application with regards to the landscaping, the retaining wall that faces Drake Street, heater lamps, signage, the new fence and stain color, umbrellas and lighting. The motion passed by the following vote:

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

3. 475 Alvarado Street, ARC Application 07-433; Applicant George Ash; Owner Saucito Land Company; C-2 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for exterior alterations to an existing commercial building that qualifies as a historic resource.

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

Conditions of Approval:

1. The applicant shall submit a sign application for any future tenants prior to installation of signs.
2. The applicant shall coordinate ultimate design of the trash enclosure with the Solid Waste Division of the City of Monterey.

Findings for Decision:

1. The proposal, as conditioned, is appropriately designed and will complement the existing building and neighborhood.
2. The proposal, as conditioned, is consistent with the Downtown Area Plan.
3. The proposal is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Staff Presentation/Committee Member Questions:

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

Applicant:

George Ash and Jerry Anderson were present. Mr. Ash answered questions regarding the trash enclosure, parapet, railing and canopy details, landscaping and proposed building colors.

Public Comments:

None.

Committee Member Comments:

Committee Member Johnson moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt Findings for Decision. Committee Member Arellano seconded the motion.

MOTION:

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

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

4. 205 Dunecrest Lane; ARC Application 04-308; Applicant/Owner Carol Frederick; R-1-6-D1 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for the construction of a new single story single-family dwelling with attached garage.

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

Conditions of Approval:

1. The property shall contain no fences unless approved by the Architectural Review Committee (ARC).
2. The applicant shall consult with the City Traffic Engineer to determine the necessity of a 'hammerhead' type turnaround device in the front yard of the property. The recommendations of the Traffic Engineer shall be demonstrated on the plans submitted for a building permit.
3. Lighting shall be down lit.

Findings for Decision:

1. The project is entirely consistent with Monterey Municipal Code Section 38-23 (R-1 Residential Single-Family District), the Del Monte Beach Area Plan, the neighborhood, and the general direction of the Architectural Review Committee.
2. The project is consistent with the City Council approved Design and Lot Development Standards for Del Monte Shores and Del Monte Villas – resubdivided portions of Del Monte Beach Tract 2, Monterey, California dated January 2, 2002.
3. The project is consistent with the styles and materials found in the neighborhood and will not detract from the character of the area.
4. 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.

Applicant:

Carol Frederick was present. She explained the project and answered questions regarding fencing, balconies, proposed materials, bay windows, gutters and downspouts. She clarified the privacy impacts from the deck and the protected views of the neighbors.

Public Comments:

Judi Lehman, Del Monte Beach Neighborhood Association, questioned the review and noticing process. She stated her concerns regarding privacy, views, noise, the excessive understorage that is proposed and down lighting.

Dr. Robert Morris stated he was concerned with regards to his protected view and the proposed sliding door and fenced area that would face his property.

Committee Member Comments:

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

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

Chair Latasa requested a five-minute break at 6:30 PM. The Architectural Review Committee reconvened their meeting at 6:35 PM.

5. 15 Spray Avenue; ARC Application 04-311; Applicant/Owner Carol Frederick; R-1-6-D1 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for the construction of a new single story single-family dwelling with attached garage.

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 4-1(Noes Johnson)-1(Absent Davis).

Conditions of Approval:

1. The property shall contain no fences unless approved by the Architectural Review Committee (ARC).
2. The stone facing shall be installed 3"-4" on the outside of the plaster wall and continue around corner of the structure on the east and west elevations, as confirmed by staff.
3. The plans shall be revised such that the rear of the building contains either a maximum of four wholly recessed soffit lights or a maximum of two down lit light fixtures on the rear elevation of the building.
4. The applicant shall submit cut sheets and a roof sample for staff review.

Findings for Decision:

1. The project is entirely consistent with Monterey Municipal Code Section 38-23 (R-1 Residential Single-Family District), the Del Monte Beach Area Plan, the neighborhood, and the general direction of the Architectural Review Committee.
2. The project is consistent with the City Council approved Design and Lot Development Standards for Del Monte Shores and Del Monte Villas – resubdivided portions of Del Monte Beach Tract 2, Monterey, California dated January 2, 2002.
3. The project is consistent with the styles and materials found in the neighborhood and will not detract from the character of the area.
4. 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:

Carol Frederick was present. She explained the project and answered questions regarding the front elevation, the steel roof, stucco on the columns, and the proposed material and colors.

Public Comments:

Judi Lehman, Del Monte Beach Neighborhood Association, stated her concerns regarding the excessive understorage that is proposed, lighting and the possible changes to the layout of the interior of the structure.

Committee Member Comments:

Committee Member Arellano moved to approve the application for Preliminary Design Review with the condition that the lighting, roof sample and stone work on the east elevation be delegated to staff for review and approval. The motion failed due to the lack of a second.

After a discussion regarding the stone facing on the east and west elevations, Committee Member Jacobowsky moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopt Findings for Decision. Committee Member Arellano seconded the motion

MOTION:

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

AYES: 4 COMMITTEE MEMBERS: Arellano, Finklea, Jacobowsky, Latasa
NOES: 1 COMMITTEE MEMBERS: Johnson
ABSENT: 1 COMMITTEE MEMBERS: Davis

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 Façade Grants would be starting in January and members should think about being on the Sub Committee to review the applications received. He added that the Architectural Review Committee submittal checklist would be scheduled on the agenda.

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. Chair Latasa asked about the outcome of the Engineer's report that was heard before the Planning Commission on September 23, 2008.
2. Committee Member Jacobowsky attended the Planning Commission meeting on September 23rd and explained the outcome of the meeting.
3. Committee Member Arellano asked if the money could be increased for this year's façade grants from \$30,000 to \$50,000.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 P.M.

ARC Chairperson

ARC Planner

Date

Date