



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
July 15, 2009

AFTERNOON ONLY
4:00 PM – 7:00 PM

Committee Members:

Paul E. Davis, Chair
Terry Latasa, Vice Chair
Peter Arellano
Mike Dawson
Dan Finklea
Boris Jacobowsky
Scott McKenzie

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Arellano, Dawson, Jacobowsky, Latasa

Committee Members Absent: Davis, Finklea, McKenzie

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.

Mary Ann Finocchi stated that the Space Shuttle launched at 3:03 PM.

Barbara Bass Evans asked about fees or fines for projects that exceed the scope of work and if the Planning staff have copies of the neighborhood plans. In response, Senior Planner Ebbs stated that there is an adopted fee schedule that is enforced but there is not a fee associated when the scope of work is exceeded. He added that every Planner has copies of all the neighborhood and area plans.

APPROVAL OF ANNOTATED AGENDA

June 17, 2009

ACTION: Approved the Annotated Agenda of June 17, 2009 as submitted. 3-0-1(Abstain Dawson)-3(Absent Davis, Finklea, McKenzie).

Committee Member Comments:

Committee Member Jacobowsky moved to approve the Annotated Agenda of June 17, 2009 as submitted. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Vice Chair Latasa, the Annotated Agenda of June 17, 2009 was approved as submitted. The motion passed by the following vote:

AYES: 3 COMMITTEE MEMBERS: Arellano, Jacobowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSTAIN: 1 COMMITTEE MEMBERS: Dawson
ABSENT: 3 COMMITTEE MEMBERS: Davis, Finklea, McKenzie

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 MEETINGS

Public Meetings 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. 414 Larkin Street; ARC Application 08-296; Applicant/Owner Nelson Vega; R-3-6 Zoning District; Exempt from CEQA Requirements.

Preliminary Design Review for exterior modifications to the second and third floor of the existing multi-family residential building.

ACTION: Approved the application for Preliminary Design Review with the Conditions of Approval and adopted Findings for Decision. 3-1(Noes Dawson)-3(Absent Davis, Finklea, McKenzie).

Conditions of Approval:

1. The applicant shall clarify in Detail No. 1 that the exterior surface material will indeed be stucco hardiepanel and not T1-11 siding.
2. The entire screen shall be painted to match the adjacent exterior wall color.
3. The applicant shall secure all necessary building permits.

Findings for Decision:

1. The proposed project, as conditioned, is consistent with the zoning standards contained in Municipal Code Section 38-25 (Residential Medium Density Multifamily District), the past direction of the Architectural Review Committee and Planning Commission, and the overall character of the site and the neighborhood.
2. The proposed change, as conditioned, is consistent with the overall architectural style of the building, will complement the site and the neighborhood, and will improve the appearance of the side of the building better than the installation of conventional flush windows and stucco wall.
3. The proposed change will not increase privacy, noise or light impacts, when compared to the installation of conventional windows and a stucco wall.
4. The proposed project, as conditioned, is consistent with the Old Town Area Plan Program 1.1.12, Sections (e), (f), and (i).
5. The proposed project, as conditioned, will reduce the area of visible glass, when compared to 4' x 8' windows, and will visually break up the three-story wall.

Staff Presentation/Committee Member Questions:

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

Applicant:

Nelson Vega and Paul W. Davis were present. Mr. Davis explained the project and answered questions regarding the view from inside the building, the treatment of the first floor sliders and if other alternatives were ever considered.

Public Comments:

Elisa Manuguerra stated that she would like the doors returned back to the original windows since her main concern is light glare with the larger size window.

Mary Ann Finocchi, also speaking for April Harrison, asked the ARC to deny the application since it does not support the Old Town Area Plan and asked that projects be red tagged for items installed that are not on the original plans. She ended by reading a statement from Will Costello asking the ARC not to support the project since it goes against the Area Plan.

Colleen Sullivan, also speaking for Robert Grimes and Josephine Ortega, stated that the work was done without approval and the ARC and Planning Commission decisions were ignored. The sliding glass doors should be removed and replaced with the original windows to comply with the Old Town Area Plan.

Barbara Bass Evans, on behalf of the New Monterey Neighborhood Association, stated that they support the Old Town Area Plan and this application was originally denied because it was inconsistent with this plan. On a personal note, she stated that the Neighborhood Plan was not called mentioned in the Findings for Decision. She added that the proposal won't compliment the neighborhood and asked that the ARC deny the application and have the windows re-installed.

Nelson Vega stated that at the Planning Commission meeting it was mentioned that a different solution could be possible if it met the criteria of the Area Plan. He added that there would be less light glare since the window size has been reduced.

Giuseppe Manuguerra IV stated that his property would be impacted if someone were to install balconies later on and added that all people should follow the rules.

Bob Oliver stated that the laws should not be violated and everyone should follow them.

Committee Member Comments:

After a discussion regarding consistency with the Old Town Area Plan, Committee Member Jacoubowsky moved to approve the application for Preliminary Design Review with the Conditions of Approval and adopted Findings for Decision. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Vice Chair Latasa, 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: 3 COMMITTEE MEMBERS: Arellano, Jacoubowsky, Latasa
NOES: 1 COMMITTEE MEMBERS: Dawson
ABSENT: 3 COMMITTEE MEMBERS: Davis, Finklea, McKenzie

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 Municipal Code Section 38-25 is being re-written and the ARC will see the old and new versions at their next meeting.

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.

1. Vice Chair Latasa welcomed new Committee Member Dawson and stated that the Planning Commission overturned the ARC decision regarding 585 Hawthorne Avenue.
2. Committee Member Arellano stated that 570 Munras Avenue still has many sandwich boards and signs posted for the various businesses at that location.
3. Committee Member Dawson stated that he turned in his letter refusing his stipends.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 PM.

ARC Chairperson

ARC Planner

Date

Date