



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
August 19, 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

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

ROLL CALL

Committee Members Present: Davis, Dawson, Finklea, Jacobowsky, Latasa

Committee Members Absent: Arellano, McKenzie

Staff Present: Senior Planner Forrest Ebbs, Senior Associate Planner Christy Hopper, City Forester Robert Reid, Recording Secretary Jaci Abadilla

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

August 5, 2009

ACTION: Approved the Annotated Agenda of August 5, 2009 as submitted. 5-0-2(Absent Arellano, McKenzie).

Committee Member Comments:

Committee Member Jacobowsky moved to approve the Annotated Agenda of August 5, 2009 as submitted. Committee Member Finklea seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Committee Member Finklea, the Annotated Agenda of August 5, 2009 was approved as submitted. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacobowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 2 COMMITTEE MEMBERS: Arellano, 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.

Senior Planner Ebbs recommended that Item C1 be pulled from consent for discussion and Item 2 be placed on consent with a recommendation for continuance.

Committee Member Comments:

Committee Member Jacoubowsky moved to pull Item C1 from consent for discussion and place Item 2 on consent with the recommendation for continuance. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Vice Chair Latasa, the Committee moved to pull Item C1 from consent for discussion and place Item 2 on consent with the recommendation for continuance. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacoubowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 2 COMMITTEE MEMBERS: Arellano, McKenzie

C1. 145 Stephen Place; Appeal 09-156; Appellant/Owner Mark Kavanaugh; R-1-15 Zoning District; Exempt from CEQA Requirements.

Consideration of an appeal of the City Forester's decision to deny the removal of two (2) trees.

ACTION: Granted the appeal with the Condition of Approval and adopted the Findings for Decision. 5-0-2(Absent Arellano, McKenzie).

Condition of Approval:

1. The applicant shall plant four (4) 5-gallon Pine trees on the site to replace the two trees. The species and location shall be at the direction of the City Forester. The planted trees shall remain in place in perpetuity unless authorized for removal by the City Forester.

Staff Presentation/Committee Member Questions:

City Forester Robert Reid presented the staff report and answered Committee Members' questions.

Applicant:

Mark Kavanaugh and Mike Gabrielson were present. Mr. Gabrielson explained the reason for the appeal and answered questions regarding the contingencies for the sale of the property.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the replanting ratio, Committee Member Jacoubowsky moved to approve the appeal with the Condition of Approval and adopt Findings for Decision. Committee Member Dawson seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Dawson, the Committee moved to approve the appeal with the Condition of Approval and adopt Findings for Decision. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacobowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 2 COMMITTEE MEMBERS: Arellano, McKenzie

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. 57 Fisherman's Wharf 1 (Abalonetti Seafood Trattoria); ARC Application 09-158; Applicant Kevin Phillips; Owner City of Monterey; Exempt from CEQA Requirements.

Request for exterior table, chowder pot, and relocated sign.

ACTION: Continued the application with the recommended direction for redesign. 5-0-2(Absent Arellano, McKenzie).

1. Combine the sign and the table into one unit, with maximum dimensions of 36" in width, 42" in height, and 24" in depth.
2. Resize the "sign box" to a maximum depth of six (6') feet, as measured from the face of the building, and a maximum width of three (3)' feet. Propose repainting the sign box and indicate that the sign/table combination will be kept in the sign box.
3. The sign/table combination should be designed and detailed to match the building, including the siding, color, trim, and general architectural character. It should also be made to be portable, allowing it to be stored indoors when not in use.

Staff Presentation/Committee Member Questions:

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

Applicant:

Project representative not present.

Public Comments:

None.

Committee Member Comments:

Committee Member Finklea moved to continue the application with the recommended direction for redesign. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Finklea, seconded by Vice Chair Latasa, the Committee moved to continue the application with the recommended direction for redesign. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacobowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 2 COMMITTEE MEMBERS: Arellano, McKenzie

2. 95 Fisherman's Wharf 1 (Splash); ARC Application 09-044; Applicant Joe Delecce; Owner City of Monterey; Exempt from CEQA Requirements.

Review of a freestanding sign.

ACTION: On consent, continued the application. 5-0-2(Absent Arellano, McKenzie).

Committee Member Comments:

On consent, Committee Member Jacobowsky moved to continue the application. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Vice Chair Latasa, on consent, the Committee moved to continue the application. The motion passed by the following vote:

AYES: 5 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacobowsky, Latasa
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 2 COMMITTEE MEMBERS: Arellano, McKenzie

3. 443 Wave Street (Holiday Inn Express); ARC Application 09-009; Applicant James D. McCord; Owner Holiday Inn Express, Cannery Row L.L.C; VAF Zoning District; Exempt from CEQA Requirements.

Concept and Preliminary Design Review for a proposed porte-cochere and glass entry wall.

ACTION: Approved the application with the Conditions of Approval and adopted the Findings for Decision. 4-1(Noes Jacobowsky)-2(Arellano, McKenzie).

Conditions of Approval:

1. The project shall be substantially accomplished according to plans dated July 31, 2009, except as conditioned herein.
2. If the accent paint color (BM 1221 Potters Clay) is substantially changed after field testing, the applicant shall submit a new paint sample for review and approval by staff.

Staff Presentation/Committee Member Questions:

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

Applicant:

James McCord was present. He explained the project and answered questions regarding the height of the porte-cochere, the covered walkway, awnings and the paint scheme for the project.

Public Comments:

None.

Committee Member Comments:

Vice Chair Latasa moved to approve the application with the Conditions of Approval and adopt Findings for Decision. Committee Member Finklea seconded the motion.

MOTION:

On a motion by Vice Chair Latasa, seconded by Committee Member Finklea, the Committee moved to approve the application with the Conditions of Approval and adopt Findings for Decision. The motion passed by the following vote:

AYES: 4 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Latasa
NOES: 1 COMMITTEE MEMBERS: Jacobowsky
ABSENT: 2 COMMITTEE MEMBERS: Arellano, McKenzie

4. Consideration of Revisions to Chapter 38-25, *Architectural Approval*, of the Monterey Municipal Code

ACTION: The Architectural Review Committee provided staff with direction.

1. Preliminary and Final Design Review instead of Concept and Final Design Review.
2. ARC advisory review before Planning Commission review.
3. ARC should review design not Planning Commission.
4. Applications should go to ARC before or concurrent with Planning Commission on Use Permit or Variance applications.
5. Review for new construction should be ARC, Planning Commission, ARC.
6. Minor applications handled by staff, Major applications reviewed by ARC.
7. What are undocumented dwelling units?
8. Add Architectural details.
9. Under Applicability, highlight or bold *exclude*.

Staff Presentation/Committee Member Questions:

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

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the review process, the Architectural Review Committee provided staff with direction.

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 Forrest Ebbs announced that there will be an article in the newspaper regarding current code compliance issues with Fisherman's Wharf. He added that the City of Monterey will also be implementing a Waterfront Master Plan effort from Window on the Bay to the Coast Guard Pier.

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. Committee Member Dawson announced that events will be held on Saturday and Sunday in connection with the showing of "Fisherman's Stories" at the Maritime Museum.
2. Vice Chair Latasa stated that he attended the Mayor's Meeting on August 10th and asked about the outcome of the 414 Larkin Street appeal to Planning Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 PM.

ARC Chairperson

ARC Planner

Date

Date