



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Minutes

Regular Meeting
September 2, 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 Jacoubowsky
Scott McKenzie

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Arellano, Davis, Dawson, Finklea, Jacoubowsky, Latasa, McKenzie

Committee Members Absent: None

Staff Present: Senior Planner Forrest Ebbs, 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

Vice Chair Latasa recused himself due to representing a project on agenda.

August 19, 2009

ACTION: Approved the Annotated Agenda of August 19, 2009 as submitted. 4-0-3(Abstain Arellano, Latasa, McKenzie)-0.

Committee Member Comments:

Committee Member Dawson moved to approve the Annotated Agenda of August 19, 2009 as submitted. Committee Member Jacoubowsky seconded the motion.

MOTION:

On a motion by Committee Member Dawson, seconded by Committee Member Jacoubowsky, the Annotated Agenda of August 19, 2009 was approved as submitted. The motion passed by the following vote:

AYES: 4 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacoubowsky
NOES: 0 COMMITTEE MEMBERS: None
ABSTAIN: 3 COMMITTEE MEMBERS: Arellano, Latasa, McKenzie
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 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. 885 Lottie Street; ARC Application 09-157; Applicant Terry Latasa; Owner Guido Ausenda; R-1-5 Zoning District; Exempt from CEQA Requirements.

Concept Design Review for the construction of a new one-story single-family dwelling.

ACTION: Continued the application for redesign with an example of one solution. 6-0-1(Recused Latasa)-0.

1. Modify the rear half of the shed roof to a gable roof form to achieve a lower height.

Staff Presentation/Committee Member Questions:

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

Applicant:

Terry Latasa and Guido Ausenda were present. Mr. Latasa explained the proposal and Mr. Ausenda gave a presentation and showed photos with regards to the view impact. They both answered questions regarding the loft area, solar panels and the view impact.

Public Comments:

Conrad Chao passed out photos regarding the view impact and stated his concerns regarding the proposal:

- The view impact to his property is with a non habitable space that is really an attic.
- The view impacts the living room, dining room, patio and deck of his property.
- He would like to meet with his neighbor to find a possible solution.
- He reiterated his letter that was submitted and distributed in the ARC packet.

Committee Member Comments:

After a discussion regarding the view impact and lowering the height of the proposal, Committee Member Jacobowsky moved to continue the application for redesign with an example of one solution. Committee Member Dawson seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Committee Member Dawson, the Committee moved to continue the application for redesign with an example of one solution. The motion passed by the following vote:

AYES: 6	COMMITTEE MEMBERS:	Arellano, Davis, Dawson, Finklea, Jacobowsky, McKenzie
NOES: 0	COMMITTEE MEMBERS:	None
RECUSED: 1	COMMITTEE MEMBERS:	Latasa
ABSENT: 0	COMMITTEE MEMBERS:	None

2. 902 Lighthouse Avenue (Carl's Jr.); ARC Application 09-165; Applicant Gary Vick; Owner Saucito Land Company; C-2-D2 Zoning District; Exempt from CEQA Requirements.

New exterior paint colors for an existing restaurant.

ACTION: Approved the application with the Conditions of Approval and adopted Findings for Decision. 6-0-1(Absent Latasa).

Conditions of Approval:

1. The applicant shall paint the upper roof trim Hopsack, the medium brown color.
2. The lower fascia may be painted the Heartthrob red color.
3. The applicant shall paint the service entry door adjacent to the drive-through Nomadic Desert to match the adjacent base color.

Staff Presentation/Committee Member Questions:

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

Applicant:

Gary Vick and Fran Beaudet were present. Mr. Vick explained the project and answered questions regarding the proposed red color.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the red fascia color, Committee Member Dawson 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 Committee Member Dawson, 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: 6	COMMITTEE MEMBERS: Arellano, Davis, Dawson, Finklea, Jacobowsky, McKenzie
NOES: 0	COMMITTEE MEMBERS: None
ABSENT: 1	COMMITTEE MEMBERS: Latasa

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

ACTION: Recommend approval to the Planning Commission based on discussion. 6-0-1(Absent Latasa).

1. ARC Advisory Review before Planning Commission on a Use Permit or Variance.
2. ARC Preliminary Review after Planning Commission on a Use Permit or Variance.
3. Public notice for one story additions to a single family dwelling not in a design overlay district.
4. Who decides if a project goes to HPC or ARC?
5. Who decides identical landscaping for replacement?
6. Final Review to be place on consent?
7. Signs require approval.
8. Is ARC in charge of view impacts?

Staff Presentation/Committee Member Questions:

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

Public Comments:

None.

Committee Member Comments:

After making recommendations, Committee Member Jacoubowsky moved to recommend approval to the Planning Commission based on discussion. Committee Member McKenzie seconded the motion.

MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member McKenzie, the Committee moved to recommend approval to the Planning Commission based on discussion. The motion passed by the following vote:

AYES: 6 COMMITTEE MEMBERS: Arellano, Davis, Dawson, Finklea, Jacoubowsky, McKenzie
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 1 COMMITTEE MEMBERS: Latasa

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 if anyone was interested in sitting on the North Fremont Business District subcommittee to let him know. He added that the City Council continued the item with regards to reducing the members on the Boards and Commissions from seven to five.

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Dawson, the Committee moved to recommend that the Architectural Review Committee stay at seven members. The motion passed 6-0-1(Absent Latasa).

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 Arellano stated that the old B of A building on Alvarado has been displaying sandwich boards.
2. Committee Member Finklea asked the status of the parking situation in front of the house at 115 Soledad.
3. Committee Member Dawson acknowledged Senior Planner Ebbs' birthday.
4. Chair Davis stated that he appreciated the position the City took with regards to the situation with Fisherman's Wharf.

ADJOURNMENT

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

ARC Chairperson

ARC Planner

Date

Date