



Council Chamber  
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Monterey, California

# Architectural Review Committee Minutes

Regular Meeting  
September 16, 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:** Davis, Dawson, Finklea, Jacoubowsky, Latasa, McKenzie  
**Committee Members Absent:** Arellano  
**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 MINUTES

**September 2, 2009**

**ACTION:** Approved the Minutes of September 2, 2009 as submitted. 5-0-1(Abstain Latasa)-1(Absent Arellano).

#### Committee Member Comments:

Committee Member Jacoubowsky moved to approve the Minutes of September 2, 2009 as submitted. Committee Member Finklea seconded the motion.

#### MOTION:

On a motion by Committee Member Jacoubowsky, seconded by Committee Member Finklea, the Minutes of September 2, 2009 were approved as submitted. The motion passed by the following vote:

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

## 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.

### **C1. 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: Approved the application with the Conditions of Approval and adopted Findings for Decision. 6-0-1(Absent Arellano).**

#### Conditions of Approval:

1. This approval includes the exact sign conveyed in the plans and drawings dated August 3, 2009 and September 8, 2009. The sign may not be modified or relocated without prior ARC approval.
2. This approval does not allow the continued or future use of the current unauthorized sign, nor does it retroactively authorize the past use of the sign.
3. This approval does not authorize the use of the sign in the public area. The applicant shall coordinate with the Housing and Property Manager a formal license agreement or similar arrangement and to have a white box painted on the pavement.
4. The approval of this sign is limited to the term of the existing Wharf Master Plan and Resolution 9000. Should the Wharf Master Plan and/or Resolution 9000 be modified and the sign be determined to be inconsistent with the modified plan or resolution, the sign shall be eliminated and/or altered, with prior ARC approval, to comply.

#### Committee Member Comments:

Committee Member Dawson moved to approve the application with the Conditions of Approval and adopt Findings for Decision. Committee Member Jacobowsky seconded the motion.

#### MOTION:

On a motion by Committee Member Dawson, seconded by Committee Member Jacobowsky, 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: Davis, Dawson, Finklea, Jacobowsky, Latasa, McKenzie  
NOES: 0 COMMITTEE MEMBERS: None  
ABSENT: 1 COMMITTEE MEMBERS: Arellano

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

Conditions of Approval:

1. This approval includes the cart conveyed in the photograph dated September 8, 2009, with the exact sign shown. The cart may not be modified or relocated without prior ARC approval. The sign may be modified with staff approval.
2. Should the applicant discontinue use of the chowder cart, the approved sign box may be reverted for use by a freestanding sign without additional review if the freestanding sign is consistent with all applicable standards.
3. This approval does not authorize the use of the cart in the public area, the distribution of samples, oral advertising or any other land use. The applicant shall secure a license agreement or comparable authorization from the Housing and Property Manager prior to use of the chowder cart.
4. The approval of this cart is limited to the term of the existing Wharf Master Plan and Resolution 9000. Should the Wharf Master Plan and/or Resolution 9000 be modified and the cart be determined to be inconsistent with the modified plan or resolution, the cart shall be eliminated and/or altered, with prior ARC approval, to comply.
5. The existing non-permitted freestanding sign shall be removed from the public view within 10 days of this approval.
6. The applicant shall secure any necessary building permits for electrical outlets required to service the electric chowder pot prior to use of the cart.
7. The applicant shall secure any necessary approvals of the California Coastal Commission prior to use of the cart.

Staff Presentation/Committee Member Questions:

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

Applicant:

Kevin Phillips was present.

Public Comments:

None.

Committee Member Comments:

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

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

**2. Fisherman's Wharf Parking Lot; ARC Application 08-362; Applicant Robert Wecker; Owner City of Monterey; Exempt from CEQA Requirements.**

Consideration of a new entry sign and new parking lot banner signs.

**ACTION: Continued the application with direction to the October 21, 2009 ARC meeting. 6-0-1(Absent Arellano).**

1. Use the center portion of the sign for a generic parking sign.
2. Material should be sandblasted redwood or high density urethane with a wood-grain finish.

3. Eliminate the individual name plaques.
4. Decorative banners should be used throughout the parking lot with informational signage at pedestrian level with directions.

Staff Presentation/Committee Member Questions:

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

Applicant:

Bob Massaro and Vince Balestreri were present. They both explained how the project has evolved into the current proposal since it was last heard in February.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the proposed Waterfront Master Plan and installing directional signage on Del Monte Avenue, Committee Member Dawson moved to continue the application with direction to the October 21, 2009 ARC meeting. Vice Chair Latasa seconded the motion.

MOTION:

On a motion by Committee Member Dawson, seconded by Vice Chair Latasa, the Committee moved to continue the application with direction to the October 21, 2009 ARC meeting. The motion passed by the following vote:

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

**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.

None.

**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 questioned an email that he received regarding a meeting of the Mansionization Subcommittee.
2. Committee Member Jacobowsky asked about the Hartnell Gulch Initial Study that was given to each member.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:20 PM.

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ARC Chairperson

\_\_\_\_\_  
ARC Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date