



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Minutes

Regular Meeting
October 7, 2009

4:00 PM - 6:15 PM
7:30 PM - 11:00 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

Committee Members Absent: Arellano, Latasa, McKenzie

Staff Present: Senior Planner Forrest Ebbs, Senior Associate Planner Christy Hopper, 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 16, 2009

ACTION: Approved the Minutes of September 16, 2009 as submitted. 4-0-3(Absent Arellano, Latasa, McKenzie).

Committee Member Comments:

Committee Member Jacobowsky moved to approve the Minutes of September 16, 2009 as submitted.
Committee Member Finklea seconded the motion.

MOTION:

On a motion by Committee Member Jacobowsky, seconded by Committee Member Finklea, the Minutes of September 16, 2009 were approved as submitted. The motion passed by the following vote:

AYES: 4 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacobowsky
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 3 COMMITTEE MEMBERS: Arellano, Latasa, 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.

1. 643 Cannery Row; Extension 09-169 of ARC Application 07-382; Applicant/Owner Turie Cavaliere; C-R Zoning District; Exempt from CEQA Requirements.

Request for extension of concept design review approval for a two-story addition to an existing one-story commercial building.

ACTION: **Approved Extension 09-169 of ARC Application 07-382 with the Condition of Approval and adopted the Finding for Decision. 4-0-3(Absent Arellano, Latasa, McKenzie).**

Condition of Approval:

1. This approval extends the approval of ARC 07-382. From this point forward, the ARC approval shall run concurrently with Use Permit 07-098. If the Use Permit expires, the ARC approval shall also expire.

Committee Member Comments:

Committee Member Jacoubowsky moved to approve Extension 09-169 of ARC Application 07-382 with the Condition of Approval and adopt Finding 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 Extension 09-169 of ARC Application 07-382 with the Condition of Approval and adopt Finding for Decision. The motion passed by the following vote:

AYES:	4	COMMITTEE MEMBERS:	Davis, Dawson, Finklea, Jacoubowsky
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	3	COMMITTEE MEMBERS:	Arellano, Latasa, 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.

Chair Davis recused himself due to a conflict of interest.

2. 2 Portola Plaza (Jack's Restaurant); ARC Application 09-178; Applicant Tony Wayland; Owner Custom House Hotel Co. Ltd; VAF Zoning District; Exempt from CEQA Requirements.

Consideration of new awnings at the exterior of an existing restaurant.

ACTION: **Approved the application with the Conditions of Approval and adopted the Findings for Decision. 2-1(Noes Jacoubowsky)-1(Recused Davis)-3(Absent Arellano, Latasa, McKenzie).**

Conditions of Approval:

1. The white awning color should be altered to match the building as closely as possible. The red awning color should be slightly deeper and more burgundy.
2. The shape of the small awning shall be changed to be a gable form, shall be installed perpendicular to the building with a closed end, and shall terminate completely into the building.

Architectural Review Committee

Minutes

October 7, 2009

3. The awning shall be installed as proposed with regards to depth.
4. A single sign stating "Jack's" or "Jack's Restaurant" may be installed on each awning valance.
5. The applicant shall submit a revised proposal to staff within 30 days to document the above design changes.

Staff Presentation/Committee Member Questions:

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

Applicant:

Tony Wayland was present. He explained the proposal and answered questions regarding installing a permanent structure, umbrellas and colors.

Public Comments:

None.

Committee Member Comments:

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:	2	COMMITTEE MEMBERS:	Dawson, Finklea
NOES:	1	COMMITTEE MEMBERS:	Jacoubowsky
RECUSED:	1	COMMITTEE MEMBERS:	Davis
ABSENT:	3	COMMITTEE MEMBERS:	Arellano, Latasa, McKenzie

Chair Davis returned at 4:33 PM.

3. 600 Irving Avenue; ARC Application 09-168; Applicant Mark Thompson; Owners Eugene and Melahat Strangio; R-3-5 Zoning District; Exempt from CEQA Requirements.

Concept Design Review for a new two-story, five (5)-unit apartment building (4,666 square feet).

ACTION: Approved Concept Design Review with the Conditions of Approval and adopted the Findings for Decision. 4-0-3(Absent Arellano, Latasa, McKenzie).

Conditions of Approval:

1. The project shall be substantially accomplished according to plans submitted at meeting and dated October 7, 2009.
2. The applicant shall provide a formal submittal for Preliminary Design Review to City staff for review.
3. The applicant shall secure all necessary Building Permits and Encroachment Permits for all proposed work and any undocumented improvements in the Public Right-of-Way.

Staff Presentation/Committee Member Questions:

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

Applicant:

Mark Thompson and Gene Strangio were present. Mr. Thompson explained the project and showed drawings regarding proposed changes to the rooftop deck. He answered questions regarding the rooftop deck and open space requirements.

Public Comments:

Bill Warne asked if there will be any landscaping proposed between the two properties.

Committee Member Comments:

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

AYES: 4 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacoubowsky
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 3 COMMITTEE MEMBERS: Arellano, Latasa, McKenzie

4. 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: Approved Concept Design Review with the Conditions of Approval and adopted the Findings for Decision. 4-0-3(Absent Arellano, Latasa, McKenzie).

Conditions of Approval:

1. The applicant shall provide a formal submittal for Preliminary Design Review to City staff for review.
2. The applicant shall secure all necessary Building Permits and Encroachment Permits for all proposed work and any undocumented improvements in the Public Right-of-Way.

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 changes to the project and spoke with regards to the view sharing policy, dropping the foundation of the house, the height, and having a conflict of interest. He answered questions regarding the demo and loft. Mr. Ausenda also spoke about the view sharing policy, the use of the attic space and showed a drawing of the streetscape.

Public Comments:

Conrad Chao read a letter stating his concerns.

- There is an Area Plan for Monterey and projects must comply.
- He read an excerpt from the view sharing policy.
- His view is blocked from the living room and kitchen.
- He wants to help with the design of the project, so he hired Henry Ruhnke to design an alternative proposal.
- He would like to see the foundation lowered a foot (1'), the loft lowered to four feet (4'), or the roof height lowered by three feet (3').
- He stated that he will appeal to a higher level.

John Bridges summarized his letter that was submitted to the ARC prior to the meeting.

- The New Monterey Area Plan is the law of the City and must be complied with and followed.
- The key word is equivalent, which means 'equal views'.
- The View Impact Policy is the law in the City to protect 'what is'.
- The Findings don't comply with the Area Plan.
- The alternate proposal from the neighbor is possible.
- Read Sharon Dwight's letter regarding the view impact.

Henry Ruhnke submitted a new proposal, explained the project and stated his concerns with the current proposal. He answered a question regarding the view impact to the neighbor with his new proposal.

- The current proposal is really a demo and a new two story building.
- The project is very close to being over the allowed Floor Area Ratio (FAR).
- The house should be dropped three feet (3').
- The priority with the current proposal should be view sharing.
- The current proposal should change the pitch or drop the ridgeline.
- New staking should have been in place prior to the meeting.

Howard Fosler, President of the New Monterey Neighborhood Association, stated that the board had looked at the project at their last meeting and had no concerns. He also stated that the letter submitted by Sharon Dwight should be considered as her own concerns as a private citizen and not a member of the board. He added that he hoped for a compromise between the two neighbors regarding the three foot (3') height difference.

Committee Member Comments:

Committee Member Finklea moved to approve the application for Concept Design Review with the Conditions of Approval and adopt Findings for Decision. Committee Member Jacoubowsky seconded the motion.

MOTION:

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

AYES: 4 COMMITTEE MEMBERS: Davis, Dawson, Finklea, Jacoubowsky
NOES: 0 COMMITTEE MEMBERS: None
ABSENT: 3 COMMITTEE MEMBERS: Arellano, Latasa, McKenzie

RECESS: 6:15 PM

Agenda items shown on the schedule after the recess will only be heard on the Evening Review. Staff Informational Reports and Committee Member Comments may be heard at the end of the afternoon agenda if time allows before the Recess.

RECONVENE: 7:30 PM

CALL TO ORDER

Chair Davis called the meeting to order at 7:30 PM.

ROLL CALL

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

Committee Members Absent: Arellano, McKenzie

Staff Present: Principal Planner Kim Cole, 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.

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.

5. **10, 15 and 20 Ryan Court; ARC Applications 08-247 and 09-114; Applicant Wald, Ruhnke & Dost Architects; Owner Ryan Court Investors, LLC; I-R-150-D2 Zoning District; Negative Declaration Filed.**

Concept and Preliminary Design Review for the construction of a new office building and auto storage facility.

ACTION: Approved the application for Concept and Preliminary Design Review with the Conditions of Approval and adopted the Findings for Decision. 5-0-2(Absent Arellano, McKenzie).

Conditions of Approval:

1. The property shall be substantially developed according to plans dated September 23, 2009.
2. The perimeter fence shall be deferred from the project plans.
3. The site plan shall be revised to include walkways between the various parking lots to encourage pedestrian circulation and submitted to the Planning Office for review and approval.
4. Following installation of exterior lighting, the project shall undergo a three (3) month trial period. After 3 months, staff may require additional shielding around the lights or wattage reduction to reduce off-site impacts.
5. Oak tree clusters shall be planted between Highway 68 and the building site.
6. Future rooftop equipment shall be clustered toward the center of the building.

Staff Presentation/Committee Member Questions:

Principal Planner Cole presented the staff report and answered Committee Members' questions.

Applicant:

Ken Jenvey and Matt Nohr were present. Mr. Jenvey explained the project and passed out photos showing the proposed materials on other buildings. He answered questions regarding the proposed fence, rooftop equipment, the exhaust system, building ownership, lifts, exiting, the aluminum material, glass rollup doors, landscaping and water.

Public Comments:

None.

Committee Member Comments:

After a discussion regarding the aluminum material, Vice Chair Latasa moved to approve the application for Concept and Preliminary Design Review with the Conditions of Approval and adopt Findings for Decision. Committee Member Dawson seconded the motion.

MOTION:

On a motion by Vice Chair Latasa, seconded by Committee Member Dawson, the Committee moved to approve the application for Concept and Preliminary Design Review with the Conditions 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

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 stated that he will be bringing the ARC Resolutions to the Committee for review to either affirm or rescind.
2. Principal Planner Cole asked the Committee to submit their top five concerns to the City.

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 stated that there will be a free film, "Fisherman Named Joe", showing October 22, 2009 at the Steinbeck Forum. He also asked about the Climate Action Subcommittee.
2. Vice Chair Latasa stated that Chairs and Vice Chairs were invited to Chair Stocker's house for a reception.
3. Committee Member Finklea thanked staff for their explanations regarding policy and procedures.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 PM.

ARC Chairperson

ARC Planner

Date

Date