



**Council Chambers
Few Memorial Hall of Records
Monterey, California**

HISTORIC PRESERVATION COMMISSION ANNOTATED AGENDA

September 14, 2006

4:00 – 6:30 PM

Commissioners:

Jean O'Brien, Chair
Virginia McLain, Vice-Chair
John Castagna
Boris Jacoubowsky
Maria Lucido
Carol O'Neil
Bob Petty

*(non-voting):
Marcia DeVoe
Christine Hopper*

The Historic Preservation Commission meeting packet may be reviewed by the public in the Library, the Planning Division in Colton Hall or on the Web at www.monterey.org. Information distributed to the Historic Preservation Commission at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

CALL TO ORDER

Vice Chair McLain called the meeting to order at 4:00 p.m.

ROLL CALL

PRESENT: Commissioners: Castagna, Hopper, Jacoubowsky, Lucido, McLain, O'Neil, Petty
Staff: Senior Planner Kimberly Cole, Associate Planner Forrest Ebbs, Recording Secretary Maria Buell.

ABSENT: Commissioners: DeVoe, O'Brien

PUBLIC COMMENT

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject which is not on the agenda. Any person or group desiring to bring an item to the attention of the Historic Preservation Commission may do so by addressing the Commission during Public Comments or by addressing a letter of explanation to: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

Kent Seavy announced that Anne LaVigne is leaving Monterey History & Art Association and moving to Washington State. He said her contributions and assistance in the area of preservation in the City have been invaluable.

APPROVAL OF ANNOTATED AGENDA

Annotated Agenda of August 2, 2006 Joint Architectural Review Committee and Historic Preservation Commission meeting was approved as submitted 6-0-1 (Absent O'Brien)

Annotated Agenda of August 10, 2006 to be approved at next meeting.

PRESENTATIONS

- **Royal Presidio Chapel Conservation Update by Cathy Leiker, Project Manager.**

Cathy Leiker from the Diocese of Monterey provided an update on their conservation efforts to preserve the Royal Presidio Chapel and the relief effort of the Lady of Guadalupe which sits at the apex of the Chapel's façade. She provided the background of the project, development of timelines, and budget. She said John Griswold was contracted to provide an assessment and determination as to repairs to be done on-site or off-site. Professor Ruben Mendoza from California State University Monterey Bay with the help of his students began excavation of seven sites on the Chapel grounds. She also said that the Diocese is in negotiations with Fred

Webster to do the seismic retrofit. She also announced a list of workshops and tours the Diocese has planned for the remainder of the year.

REVIEW OF CONSENT ITEMS

REVIEW OF AGENDA AND CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc. CONSENT ITEMS consists of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent be heard on the regular agenda for further discussion.

Senior Planner Cole requested that Item No.2 listed under Public Hearing be moved to the Consent Agenda and asked Commissioners to also approve it.

1. **700 Munras Avenue (Casa Munras); Historic Survey 06-236; Applicant Daryl Hawkins; Property Owner Casa Munras Hotel, Inc.; C-2 Zoning District; Exempt from CEQA Requirement.**

Adoption of an Intensive Historic Survey recognizing the historic significance of the Casa Munras site.

Action: On consent, approved the adoption of an Intensive Historic Survey as submitted. 6-0-1 (Absent O'Brien).

PUBLIC HEARINGS/PUBLIC APPEARANCE

PUBLIC HEARINGS are held to receive public comment on certain items pending Historic Preservation Commission action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker. PUBLIC APPEARANCE items are reports on non-routine issues that might stimulate public discussion, but that do not require formal noticing as public hearings.

2. **835 and 851 Cannery Row (Wing Chong Market and La Ida Cafe); Rezone 04-361 and Development Agreement 05-227; Applicants: City of Monterey (Rezoning) and Frances K. Yee, c/o Christine G. Kemp (Development Agreement); Property Owner: Frances Yee; C-R Zoning District; Mitigated Negative Declaration.**

Recommendation to Planning Commission to rezone property as a City Historic Landmark (C-R-H-1) and consider a Development Agreement. The Development Agreement will be between the City of Monterey and the Property Owner. The Development Agreement includes parking requirements, permitted access to the site from the recreation trail, permitted tree removal, the demolition of the rear portion of the building at 851 Cannery Row, and other standard contract language.

Staff Presentation/Commissioners Questions:

Senior Planner Cole recommended approval on all three items: the Mitigated Negative Declaration, rezoning of the property and the Development Agreement.

Commissioner Castagna requested information about the origin of the building. Kent Seavey said that based on insurance maps, the building was located on the corner of Cannery Row and David; then it was moved behind this property.

Commissioner Jacobowsky asked if there was enough space between the cypress trees and the walls so that any building can be done without removing trees. He said that based on the pictures shown, a walkway could be added.

Commissioner O'Neil asked if there were two dwellings shown on map? Senior Planner Cole confirmed this.

Commissioner Petty said that the Development Agreement does not guarantee removal of the trees, it just makes it permissible.

Commissioner McLain asked if photos were taken of the building showing how they were used at that time.

Senior Planner Cole reviewed the site photos with Commissioners and explained why the removal of the trees needs to be done. She said that the HPC could ask Planning Commission to review the addition of the ramp without removal of trees and that once the Development Agreement is recorded, it locks-in the City's standards

and all future zoning changes are overridden by it.

Applicant:

Frances Yee's representative Christine Kemp, acknowledged issues of parking and the need to facilitate the reuse of this building. She said that a subcommittee was appointed to review the Developer's Agreement and this is how it was created. She said the Owner wants to preserve these buildings because they have been in the community for a long time. They need to be rehabilitated in accordance with the Secretary of Interior Standards and their restoration will adhere to these requirements and standards. Parking was another issue since there is currently none available. As to the issue of access from the recreation trail, there is already access from the recreation trail and that the trees are not a historic element. The Development Agreement does contain language to remove them in order to accommodate access. She requested approval of the project.

Public Comments:

Kent Seavey, a historic preservation consultant, provided an overview of the buildings. He was able to confirm the shape and form of these buildings. He said he spoke with Kalisa who occupied the property in 1956 and at that time she began using the building for kitchen purposes. During the literary period these two properties were moved from their original locations. He has determined that the ARG historian was correct in describing that the La Ida was rectangular and two-story building. The back building, historically and literally, is a moved property and that based on the criteria of integrity, this building is a non-historic element and he requested the Commissioners review the last paragraph in the letter he submitted.

Commissioner Comments:

Commissioner Petty asked what is the definition of an "attachment" and if it was known how the building was used. Mr. Seavey said that it is not known but it became part of the Kalisa's Café (kitchen) and that there was no wall.

Commissioner Hopper said that there is no connection (historical) significance of this building and concurs with Mr. Seavey because it does not meet the criteria.

Commissioner Jacoubowsky said that he has no problem taking down the building behind La Ida Cafe. He said that as to the removal of trees, he recommends that they be kept because they contribute to the recreation trail. He recommended the owner find a way to provide ADA access while keeping the trees.

Commissioner Castagna said that trees have nothing to do with the historical aspect of these buildings. He agreed with Commissioner Hopper that the building is not historic; however, he also said that for posterity purposes, he requested that a photograph of the building be taken.

Commissioner O'Neil said that she was sympathetic about this project but is concerned about the demolition just because the building has "no historical significance" to Cannery Row.

Commissioner Petty supports staff and historian's recommendation that the building has lost integrity and that the trees are not historic and therefore, not an issue. He also asked if a vote could be taken as to each component of staff's recommendation and then vote on each additional recommendation suggested.

Senior Planner Cole said that staff's recommendation comes as a package and that if a specific item is to be reviewed separately, this item would have to be continued so staff can work on it. She added that the trees are on public land and that the forester can be sent out to look at them. A photograph of the building could be kept for historic purposes.

Commissioner Castagna moved for approval of staff's recommendations to the Planning Commission with the additional requests that a photograph of the building be taken for posterity purposes. Commissioner Petty seconded this motion.

Commissioner Lucido requested an amendment to the motion to include that if trees are to be removed that they be removed only if necessary to provide ADA access. Commissioner Castagna accepted the amendment.

ACTION: Recommendation to Planning Commission for approval to rezone property as a City Historic Landmark (C-R-H-1) and consideration of a Development Agreement with the additional conditions of approval: (1) a photograph of the building be taken for posterity; and (2) that trees are to be removed only if necessary to comply with ADA access. 6-0-1 (Absent O'Brien)

STAFF/COMMISSION COMMENTS

Staff or Commissioners may make a brief report, ask a question for clarification, or make a brief announcement. The Commission 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 place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).

3. Mills Act Program Update

Associate Planner Ebbs presented an update on the Mills Act Program. The City of Monterey has rezoned a total of 15 properties, the average contract is 3 ½ years, and the City gets 13% of property taxes and the rest goes to the county. Senior Planner Cole proposed having a study session in the near future on this topic.

Commissioner Castagna asked what other cities are doing with the Mills Act.

Commissioner McLain said that the Mills Act is also used by cities on the east coast. She asked what other cities in California like Santa Barbara are doing with this program.

ADJOURNMENT – 6:02 p.m.


Virginia McLain, Vice Chair

Kimberly Cole, Senior Planner

Historic Preservation Commission decisions may be appealed to Planning Commission within ten days from the date of the decision on forms available in the Planning Department during business hours. When the tenth day falls on a weekend or a holiday, the appeal deadline date is the next working day following the holiday or weekend.

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES:

Voicemail: 646-3799 FAX: 646-3793 Email: suggest@ci.monterey.ca.us WebPage: <http://www.monterey.org>

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