



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
April 20, 2005

AFTERNOON ONLY
4:00 PM - 6:30 PM

Architectural Review Committee

Glenn Johnson, Chair
Peter Arellano, Vice Chair
Virginia Fry
Eugene Hayden
Terry Latasa
Luis Osorio
William Whipple

Architectural Review Committee (ARC) review is to encourage and promote good development that is related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the ARC will review all areas of a proposal that influence outside appearance. Access, on-site circulation, grading, tree impacts, building placement, landscape areas, landscape planting, architectural style, bulk, mass, color and signs are evaluated for conformance with adopted design guidelines, tree protection standards and neighborhood compatibility. Applications may be approved as submitted, continued for further study, denied or approved subject to conditions, specified changes, additions, or deletions.

CALL TO ORDER: 4:00 PM
PRESENT: P. Arellano (4:03PM), V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple
ABSENT: None
STAFF: C. Rerig, K. Allen, R. Reid

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:

1. Approved March 16, 2005 Annotated Agenda 4-0-3 (2 Abstain-Fry, Whipple, 1 Absent-Arellano).
2. Approved April 6, 2005 Annotated Agenda 4-0-3 (2 Abstain-Hayden, Osorio, 1 Absent-Arellano).

CONSENT AGENDA:

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.

NONE.

REVIEW AGENDA:

REPRESENTATION NECESSARY

1. Tree Permit 5178 (05-152)
28 Cielo Vista Drive
Appellant/Owner: Truman Long

Appeal of the City Forester's Decision Denying Removal of a Multi-Spar Monterey Pine.

Approved Appeal of the City Forester's Decision 4-3 (Noes-Arellano, Johnson, Osorio)-0 allowing removal of a

Multi-Spar Monterey Pine adopting the following:

Finding for Decision:

1. There is sufficient evidence to support the concerns raised regarding the hazard of the multi-spar Monterey Pine to the surrounding structures to warrant removal.

Conditions of Approval:

1. The applicant shall replace the multi-spar Monterey Pine at a 3:1 ratio with Monterey Pine trees. The replacement trees shall be maintained and successfully stewarded for a minimum of five (5) years. The applicant shall replace the trees if any succumb in the future.
2. Prior to removal the applicant shall provide proof to the City Forester that the Monterey Pine is located on his property.

Earl Rosenberg, a neighbor in the area for 35 years, stated he has seen a lot of pine trees fall, causing damage to property, and that enforcing the issue of retaining trees should err on the side of safety.

2. Single Family Resident (05-117)
907 Hellam Street
Applicant: Anthony Giammanco
Owner: Arozio Aiello

Concept Design Review for the Construction of a New Two-Story Single-Family Dwelling.

Approved Concept Design Review 7-0-0 adopting staff Findings for Decision, with the following Conditions of Approval and delegating Preliminary Design Review to staff:

1. The applicant shall reduce the width of the driveway to a maximum of nine feet (9') at the front of the property and not pave directly to the west property line. The applicant shall plant, and permanently maintain, a landscape area between the driveway and the adjacent driveway located to the west.
2. The applicant may use horizontal wood or wood appearing siding.
3. The applicant shall add sculptured elements to the eaves, rafters, and outriggers.
4. The applicant shall add detailing to the posts and balcony balusters.
5. The applicant shall use a carriage styled garage door.
6. The applicant shall install wood sills and window casings.

3. MYMuseum (ARC 04-378 and 04-379)
425 Washington Street
Applicant: Alem Dermicek, Eric Miller
Architects, Inc.
Owner: Monterey County Youth Museum

Preliminary Design Review for New Business Signage and Exterior Alterations to an Existing Commercial Building.

Approved Preliminary Design Review 6-1 (Noes-Hayden)-0 adopting staff Finding for Decision, the following Conditions of Approval and with final approval of the sign to be delegated to staff:

1. The applicant shall employ a singular color halo lighting to the main sign that does not change manually or automatically.
2. The applicant shall incorporate the elements of the sign so they are more cohesive and relate better to each other.
3. The applicant shall paint the yellow archway areas a lighter value than the yellow tile.
4. The applicant shall consider a different value of tile behind the elements of the sign.

4. Car Dealership Pennants on Vehicles –
Direction from the City Council

Recommendation to the Planning Commission Amending Municipal Code Section 31-9 (Exempt Signs) to Permit Certain Flags or Pennants at Automobile Dealerships without Approval of the Architectural Review Committee or Other City Body.

Continued 7-0-0 to allow staff to reword the recommendation to the City Council.

AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 6:30 PM WILL NOT BE REVIEWED. THESE ITEMS WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING.

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. Chair gave a recap of the April 11, 2005 Mayor's Monthly Meeting.
2. A joint meeting with the Planning Commission will be held on June 1, 2005 to review mansionization issues in residential neighborhoods.
3. A joint meeting with the Historical Preservation Commission will be held on May 4, 2005.

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 agendaize 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.

ADJOURNMENT: 6:25 PM

TWO-YEAR TIME LIMIT: Pursuant to Section 38-201 (e) of the Monterey City Code, if within two (2) years from the date of final Architectural Review Committee approval a Building Permit has not been granted, the approval shall be null and void unless extended by the Committee.

CITY PERMITS FOR WATER ALLOCATIONS: Currently there is no water allocation available to serve residential, commercial and residential additions or remodels. Individual projects after receiving Architectural Review Committee Concept approval may request a water reservation.

APPEALS: ARCHITECTURAL REVIEW COMMITTEE DECISIONS MAY BE APPEALED TO PLANNING COMMISSION WITHIN TEN (10) DAYS FROM THE DATE OF THE DECISION ON FORMS AVAILABLE IN THE PLANNING DIVISION 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. THE APPEAL FILING FEE IS \$50.00.

ARC Planner

ARC Chairperson

Date

Date

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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