



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
May 4, 2005

4:00 PM - 6:15 PM
7:30 PM - 11:00 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, V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio (4:03PM), W. Whipple
ABSENT: None
STAFF: C. Rerig, K. Allen

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 April 20, 2005 Annotated Agenda 6-0-1(Absent-Osorio) with a minor change to Item #3, Condition #3.

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.

AFTERNOON REVIEW AGENDA:

REPRESENTATION NECESSARY

1. Duke and Rosie's (05-135)
296 Lighthouse Avenue
Applicant: Philip Johnson, Johnson
Architectural Group
Owner: Davi Family Trust

Preliminary Design Review for Exterior Alterations to an Existing Commercial Building.

Moved to end of afternoon session.

Approved Preliminary Design Review 7-0-0 adopting staff

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Findings for Decision and with the following Conditions of Approval:

1. The applicant shall not install or retain any signs not specifically approved by the City of Monterey including, but not limited to, banners, free-standing signs on either private or public property, and/or temporary outdoor placards.
2. The applicant shall modify the sign on the Lighthouse Avenue frontage so it runs along the building in a single line centered on the building directly below the first floor shed roof.
3. The applicant shall employ lettering that is not angled and use an actual apostrophe on the hanging [corner] sign rather than a footmark.

2. Commercial Office Building (05-173)
31 Upper Ragsdale Drive
Applicant: Henry Ruhnke, Wald, Ruhnke
& Dost Architects
Owner: Jerome Rubin

Concept and Preliminary Design Review for the Construction of a New Two-Story Office Building.

Approved Concept and Preliminary Design Review 5-2 (Noes-Hayden, Osorio)-0 adopting staff Findings for Decision and with the following Conditions of Approval:

1. The applicant shall return the roof design to the original design, remove the mechanical equipment from the roof and relocate it back inside of the building.
2. The applicant shall change the pop-out window elements to slightly recessed window elements.
3. The applicant shall not employ any bulky foam additions on the front entry. The final design of the entry shall be reviewed by staff.
4. The applicant shall use stucco covered cement block for the retaining walls, with no decorative elements, and no interlocking blocks. In addition, the applicant shall add landscape screening along the walls.
5. The applicant shall relocate the trash enclosure to a more appropriate site and add a cover to the enclosure.
6. The applicant shall coordinate treatments on both entrances.

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 ARC Member's Comments may be heard at the end of the afternoon agenda if time allows before the Recess.

RECONVENE: 7:30 PM

CALL TO ORDER: 7:35PM
ARC MEMBERS PRESENT: P. Arellano, V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple
HPC MEMBERS PRESENT: B. Jacoubowsky, M. Lucido, J. O'Brien, R. Petty
ARC MEMBERS ABSENT: None
HPC MEMBERS ABSENT: S. Calabrese, J. Castagna, V. McLain, M. DeVoe (non-voting)
STAFF: K. Cole, K. Allen

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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.

EVENING REVIEW AGENDA:

(REPRESENTATION NECESSARY) Evening Review Agenda to be heard at 7:30 PM

- 3. Bubba Gump's (05-183)
720 Cannery Row
Applicant: Bubba Gump Shrimp Co.
Owner: The Cannery Row Company

Concept and Preliminary Design Review for Exterior Alterations to an Existing Building.

Joint Meeting with Historical Preservation Commission.

HPC approved the project 4-0-3(Absent-Calabrese, Castagna, McLain) finding that it is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and adopting staff Finding for Decision.

ARC approved Concept and Preliminary Design Review 7-0-0 adopting staff Findings for Decision and with the following Condition of Approval:

- 1. Prior to issuance of a building permit, the applicant shall provide the proposed signage that delineates public access to the view deck.
- 2. The applicant shall limit all new wall mounted fixtures to 40 watts or less, string light fixtures to 11 watts or less and gooseneck fixtures to 60 watts or less.
- 3. The applicant shall add minimal lighting to the coastal access deck if in the future it is determined that there is not enough spillover lighting from the restaurant to insure safety.
- 4. Any future additions to mitigate protection from seagulls or other wildlife shall be reviewed by staff.

- 4. Monster Video (05-120)
498 Alvarado Street
Applicant: Steven Andre
Owner: Robert Chry

Concept and Preliminary Design Review for the Installation of an ATM in an Existing Display Window.

Joint Meeting with Historical Preservation Commission. ARC Chair Johnson recused himself. Vice Chair Arellano presided.

HPC denied the project 4-0-3 (Absent-Calabrese, Castagna, McLain) adopting staff Findings for Decision and specifically determining that the project is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

ARC supported the HPC decision and denied Concept and Preliminary Design Review 6-0-1(Recused-Johnson) adopting staff Findings for Decision.

AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 11:00 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. 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 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.

1. A member asked staff to verify if United Rentals adhered to the Conditions of Approval for their project.
2. A member asked staff to investigate what is allowed at the back of the Mucky Duck.
3. A member asked staff to investigate what was approved for the remodel at 400 Camino El Estero

ADJOURNMENT: 9:10PM

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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