



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
May 18, 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, W. Whipple
(Left at 5:30 PM)
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.

Fred Guild of Mar Vista Drive, said that the street is narrow and people are parking in the traffic lane, causing a driving hazard. He said that now there is a boat parked in the 200 block of Mar Vista causing even more danger and Mr. Guild reported it but the boat is still there and he asked what could be done about the situation.

APPROVAL OF ANNOTATED AGENDA:

1. Approved May 4, 2005 Annotated Agenda 7-0-0 with minor modifications to Item 1 #3 and adding Item #3 to ARC Member Comments.

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.

- A. Landmark Tree Designation
25 Mar Vista Drive
Applicant/Owner: Dean Gray
- Request to Designate a Private Coast Live Oak as a Landmark Tree.
- Removed from Consent Agenda and moved to Afternoon Review Agenda.
- Approved designation as a Landmark Tree 6-1(Noes-Fry)-0 adopting staff Finding for Decision and the

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following Condition of Approval:

1. The applicant shall route the drainage from the sub-grade space to an area other than the base of the Coast Live Oak.

City Forester Robert Reid stated that the Monterey City Code requires that any trimming of the tree by any party can only be done after consultation with the City Forester.

Fred Jaber, of 27 Mar Vista Drive, objected to a landmark designation because he feels that the tree does not meet the requirement that it be significantly or prominently visible by the public. He is also concerned about the large cavity in the tree and fears that the large limb over the NE corner of his property could fall and damage his house or harm his family.

Mr. Jaber submitted photos of the tree in question and of the other designated landmark trees in Monterey. He also submitted a letter from his neighbor, Carolyn Thibeau, of 14 Via Zaragosa, who stated her concerns for the safety of those using the swimming pool at 27 Mar Vista Drive.

Fred Guild, a resident of Mar Vista Drive, stated his concern that if the tree or a tree limb fell it could harm the people using the swimming pool located at 27 Mar Vista Drive.

AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY
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1. Appeal Tree Permit #5064 (05-194)
27 Wyndemere Way
Appellant/Owner: Michael Troutman

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

Approved Appeal of the Forester's Decision 6-1(Noes-Osorio)-0 adopting the following:

Findings for Decision:

1. The tree is not a significant specimen and there are many other trees existing on the lot.

Condition of Approval:

1. The applicant shall replace the Monterey Pine tree in kind with a 3:1 ratio in the front yard in coordination with the City Forester.

Ed Cox drew the plans for the addition to the house and explained the difficulty in building around the tree and its root system.

Art Pasquinelli, President of the Skyline Forest Homeowners Association, said he was impressed with the time spent protecting trees in Monterey but in this case the Association supports the removal of the tree as it does not significantly damage the view of the forest, and would cause a significant financial impact for the applicant.

2. Commercial Mixed-Use (05-070)
 275 Lighthouse Avenue
 Applicant: Eddie Hurt
 Owner: Chong Rae Pak

Advisory Recommendations to the Planning Commission on the Design for a Mixed Use Commercial and Residential Project.

Approved recommendation to the Planning Commission 6-0-1(Absent-Whipple) with the following direction to the applicant:

1. The applicant shall consider using cast concrete for certain building details such as the columns and cornice.
2. The applicant shall employ true, cap and pan, clay barrel tiles rather than any type of s-tiles.
3. The applicant shall explore the addition of planter boxes where appropriate.
4. The applicant shall explore relocating the electrical box away from the street frontage (away from the front of the building).

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: 7:30 PM
PRESENT: P. Arellano, V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple (7:50 PM)
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.

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

3. Commercial Site (05-174)
 650 E. Franklin Street
 Applicant: Umbra Design for Frank Conte
 Owner: Catherine Lucido Trust

Concept and Preliminary Design Review for the Construction of a New Storage Shed and Fence on a Commercial Site.

Approved Concept and Preliminary Design Review 6-0-1(Absent-Whipple) adopting staff Findings for Decision and with the following direction:

1. The applicant is encouraged to add landscaping to the strip along the building frontage of Anthony Street.

4. Cannery Row Hotel (03-101)
750 Cannery Row
Applicant: Clement Chen III, Pacific Hotel
Management, LLC
Owner: Cannery Row Company

Preliminary Design Review for Specific Design Details as Previously Requested by the Architectural Review Committee.

Approved Preliminary Design Review of the Landscape Plan 7-0-0 with the following Conditions of Approval:

1. The applicant shall return to the Architectural Review Committee with any changes or additions to the 18-inch drop off on the bay side of Building A.
2. The applicant shall use only native plants along the Recreation Trail in coordination with the City Forester.
3. The applicant shall consider spare potted landscaping in the concrete area of the plaza.

Approved Preliminary Design Review of the Lighting Plan 7-0-0.

Approved Preliminary Design Review of the Porte-Cochère 5-2(Noes-Fry, Johnson)-0 with the following Condition of Approval:

1. The applicant shall install a non-highly reflective material inside the porte-cochère.
2. Any future additions to mitigate protection from seagulls or other wildlife shall be reviewed by staff.

Approved 7-0-0 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. There will be a joint meeting with the Planning Commission on June 2, 2005 to discuss the topic of "Mansionization".

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.

ADJOURNMENT: 10:15 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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