



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
July 6, 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 performance 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, L. Osorio (4:07 PM)
ABSENT: T. Latasa, W. Whipple
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 June 22, 2005 Annotated Agenda 4-0-3 (Absent-Latasa, Osorio, Whipple) with the addition of the directions to the applicant for 17 Spray Avenue to Item 6.

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. Amir's Kabob House (05-192)
794 Lighthouse Avenue
Applicant: Mukhter Amir
Owner: Foursome Development Company
Preliminary Design Review for Exterior Paint Alterations to a Portion of an Existing Commercial Building.
Continued from June 22, 2005 ARC meeting.
No representation. Moved to end of agenda 4-0-3 (Absent-Latasa, Osorio, Whipple). No representation at

end of agenda. Item tabled 5-0-2 (Latasa, Whipple)

2. Tree Appeal of Permit #5340 (05-280)
1230 Josselyn Canyon Road
Applicant/Owner: Steve Avila

Appeal of Staff's Decision Denying Removal of Several Willow Trees.

Applicant not present. Moved to end of agenda 4-0-3 (Absent-Latasa, Osorio, Whipple)

Upheld appeal 3-2(Noes-Fry, Osorio)- 2(Absent-Latasa, Whipple) adopting the following Conditions of Approval:

1. The applicant shall be allowed to remove the existing willow trees and in coordination with the City Forester replant a natural landscape using two types of willow trees and river birch native to the area.
2. The applicant shall maintain the replacement landscaping at the same density of the existing screening before the trees were trimmed.

3. Single-Family Dwelling (04-400)
5 Overlook Place
Applicant: Christine Hopper, Umbra Design
Owner: Michael Martin

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

Approved Preliminary Design Review 4-1 (Noes-Johnson)-2 (Absent-Latasa, Whipple) adopting staff Findings for Decision and with the following Condition of Approval:

1. The applicant shall install all proposed stone in a dry-staked, horizontal lay-up pattern.

Robert Moselle, of 3 Overlook Place, requested denial or continuance of the project for the following reasons. He said the project fails to address the Planning Commission requirement for a traffic management plan approved by City staff and there is no allocation to the project for an added pad to the front of the house for additional parking. He questioned how construction vehicles will access the property without blocking traffic for the rest of the neighborhood. He mentioned the County's approval of the well, and said he believed that the Skyline Homeowners Association did not approve the well. He also said that he believes the City's noticing procedure is not adequate and that there should be a 30-day notice period before a project is heard at a meeting. He ended by stating the lot has not been cleaned up as the Planning Commission instructed and is concerned that it creates a safety hazard.

4. Automobile 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.

Approved Recommendation to the Planning Commission 5-0-2 (Absent-Latasa, Whipple)

5. Single-Family Dwelling (04-316)
16 Spray Avenue (Lot 9)
Applicant/Owner: Carol Frederick

Preliminary Design Review for the Construction of a New One-Story Single Family Dwelling.

Continued from June 22, 2005 ARC meeting.

Approved Preliminary Design Review 5-0-2 (Absent-Latasa, Whipple) adopting staff Findings for Approval and with the following Conditions of Approval:

1. Prior to issuance of any building permits the applicant shall prepare a survey, to be completed by a civil engineer or licensed land surveyor, of the subject parcel and establish benchmarks for the finished floor elevations of the building. This survey and all associated data shall be provided to personnel in the City's Community Development Department.
2. The applicant shall frame the skylights in colors that match the adjoining roof surface and employ non-reflective glass.
3. The applicant shall install all glass in the railing along the balcony above the garage and configure the balcony in a semi-circular fashion.
4. The applicant shall remove the columns on either side of the garage door below the balcony.
5. The applicant shall move the trash enclosure closer to the house and place it so it does not protrude above the retaining wall.
6. The applicant shall reduce the circumference of the columns at the entry porch to a maximum diameter size of 8 inches, and simplify the columns with no embellishments such as capitals or bases.

Judi Lehman, a resident of Del Monte Beach, said the circular columns do not have a real place in the design. She said she is concerned that the trash enclosure is placed too close to the street. She concluded by asking that the illumination be down-lighted or recessed to protect the night views of the neighborhood.

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. There will be a Special Joint Meeting with Historic Preservation Commission (HPC) on July 27, 2005 at 7:00 p.m. regarding the Public Service Center. A field trip for this item will be held on Saturday, July 16, 2005 at 10:00 a.m. in the City Hall parking lot with City Council, Planning Commission, HPC and ARC.

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: 5:50 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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