



Architectural Review Committee Annotated Agenda

Architectural Review Committee

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

Council Chamber
Few Memorial Hall of Records
Monterey, California

Regular Meeting
December 7, 2005

4:00 PM - 6:15 PM
7:30 PM - 11:00 PM

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: 4:03 PM
ARC MEMBERS PRESENT: P. Arellano, E. Hayden, G. Johnson, T. Latasa, W. Whipple
ARC MEMBERS ABSENT: V. Fry, L. Osorio
HPC MEMBERS PRESENT: S. Calabrese, J. Castagna, B. Jacoubowsky, M. Lucido, V. McLain, J. O'Brien, M. DeVoe
HPC MEMBERS ABSENT: R. Petty
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.

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. **Willy's Smokehouse (05-046)**
95 Prescott Avenue
Applicant: Tony Tollner
Owner: Cannery Row Company

**Concept and Preliminary Design Review for the
Exterior Alteration of an Existing Commercial
Building that Qualifies as a Historic Resource.**

**Joint Meeting with Historical Preservation
Commission.**

Chair Johnson recused himself and turned the meeting over to Vice-Chair Arellano.

HPC approved Concept and Preliminary Design Review 6-0-1 (Absent-Petty) adopting staff Findings for Decision and with the following Conditions of Approval:

1. Prior to approval for occupancy, the applicant shall submit plans and materials for all signage.
2. The applicant shall provide section drawings illustrating all wall attachments for all exterior appurtenances including, but not limited to, the awnings, signs, and trash enclosures. The applicant shall not attach any appurtenance directly to the original brick façade.
3. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit through the City's Public Works Department for the proposed enclosures located within the public right-of-way along Wave Street.
4. Prior to issuance of any occupancy permit, the applicant shall install documentation on or in the building that reflects the history of the building.

ARC approved Concept and Preliminary Design Review 4-0-3(Recuse-Johnson, Absent-Fry, Osorio) adopting staff Findings for Decision and adding the following Conditions of Approval along with the four Conditions above:

5. The applicant shall restudy the design of the enclosures along the sidewalk at the southwest elevation to better insure the safety of the public.
6. The applicant shall return to the ARC with a sign program that includes all methods of mounting signage, specifying hardware as well as signage lighting.
7. The applicant shall return to the ARC with a lighting plan for the entire building and patio area, specifying proposed fixtures and wattage.

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, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple
ABSENT: V. Fry
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:

The November 30, 2005 Draft Annotated Agenda was not completed for review at this time.

EVENING REVIEW AGENDA:

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

2. Commercial Mixed-Use (05-376)
191 Lighthouse Avenue
Applicant: Dennis A. Hodgin AIA
Owner: Rik Sagin

Preliminary Design Review for the Construction of a
New Two-Story Mixed-Use Commercial and
Residential Project.

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

1. The applicant shall omit the business signage on the south (rear) elevation.
2. The applicant's signage proposal (sign program), with the exception of the signage on the south (rear) elevation shall represent the total, maximum amount of signage permitted on the building. Any request for additional signage requires approval by the full Architectural Review Committee to amend the sign program for the building.
3. The applicant shall return to the ARC with the sign program and shall not include any signage on the flat area under the balconies.
4. The applicant shall return to the ARC with a revised lighting plan with all the exterior lighting fixtures to match throughout the project and to include moving the light fixtures on the north elevation down to the first floor.
5. The applicant shall finish the stucco in the smoothest possible manner.
6. The applicant shall eliminate the arches over the windows and replace them with painted wood or cast stone lintels.
7. The applicant shall eliminate the shutters on the backside of the building.
8. The applicant shall move the trash enclosure into the parking lot to create a one foot wide landscape strip along the Reeside Avenue sidewalk.

Carl Outzen expressed the following concerns during a phone conversation with staff. Mr. Outzen asked if a landscape strip could be added by the trash enclosure, expressed concern that the first floor windows on the side are atypical for a commercial use, and questioned why no elevator is shown in the plans.

**3. Commercial Office Building (05-490)
555 Abrego Street
Applicant/Owner: Frank P. Donangelo
for Cannery Row Company**

Concept Design Review for Exterior Alterations to an Existing Two-Story Commercial Building.

Approved Concept Design Review 6-0-1 (Absent-Fry) adopting staff Findings for Decision with the following Conditions of Approval:

1. The applicant shall work with the City's Solid Waste Program Manager on the design of the recycling and garage enclosure prior to issuance of any building permits for the project.
2. The applicant shall apply separately for signage on the building – this approval does not permit any signage or signage areas
3. The applicant shall return to the ARC with the signage program.

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. The election of Chair and Vice-Chair will be held at the next meeting on December 21, 2005.
2. The Boards and Commissions meeting at 4:00 PM with the reception at 5:00 PM is on December 15, 2005.
3. The January 4, 2006 ARC meeting is canceled. The next ARC meeting will be on January 18, 2006.

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: 9:30 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

HPC Chairperson

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>

The City of Monterey is committed to include the disabled in all of its services, programs, and activities. Telecommunications Device for the Deaf (831) 646-3721. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. For more agenda information, call 646-3885.

