



Architectural Review Committee Annotated Agenda

Architectural Review Committee

Council Chamber
Few Memorial Hall of Records
Monterey, California

Regular Meeting
January 18, 2006

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

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: V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple
ABSENT: P. Arellano
STAFF: C. Rerig, K. Allen, B. Wojtkowski, 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 December 21, 2005 Annotated Agenda 4-0-2 (Abstain-Latasa, Whipple)-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.

AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY

1. **Streetscape and Banner Program (05-419 and 05-549)** Cannery Row Streetscape and Banner Program.
Applicant: Eileen Angelos and Mike Bellinger for Cannery Row Business Association

Approved Streetscape Program 5-0-1 (Absent-Arellano) including new benches, newspaper racks, waste containers, and planter pots adopting staff Findings of Decision and with the following Conditions of Approval:

1. The applicant shall omit any 'Cannery Row' logo from any of the benches, newspaper racks, or waste enclosures.
2. The applicant shall construct newspaper racks that include a perforated metal base rather than corrugated material or wood.

Continued the Banner and Pole Program 4-2 (Noes-Osorio, Whipple)-1(Absent-Arellano) with the following direction:

1. The applicant shall reduce the number of poles by 20% and provide a revised location map for the poles.
2. The applicant shall be allowed to display the banners continuously all year.
3. The applicant shall rework the typeface style to one that is more appropriate to the historical Cannery Row era.
4. The applicant shall avoid splitting images between two banners and explore employing more simple designs.
5. The applicant shall explore using color options on the banners that do not obliterate or detract from the images.

A letter was submitted by Julie Packard, Executive Director of the Monterey Bay Aquarium, in support of the proposed streetscape plan.

Ken Alameda stated that he wouldn't want to see Cannery Row cluttered up by a lot of advertising and looking like a raceway.

Ken Rowe, a partner of the Taste of Monterey Wine Center and a member of the Cannery Row BID board, stated that residents of the City spend maybe one day a month on Cannery Row, whereas the businessmen spend five to six days a week there. He said he feels the program is well thought out and that many hours were spent developing the program.

**2. Mexi-Cali Grill (05-442)
204 Lighthouse Avenue
Applicant: Miguel Sarmiento
Owner: J. Daniel Clarke**

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

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

1. The base color shall be re-applied in such a way that the pre-existing yellow base color does not show or "flash" through the red, with the result of a solid base color, rather than any mottled or "faux" finish.
2. The applicant shall work with staff for final approval of the base color.

**3. Appeal of Tree Permit #5626 (05-548)
4 Crescent Circle
Applicant/Owner: Ken & Janice Lisa
Alameda**

**Appeal of Staff's Decision Denying Removal of
Two (2) Monterey Pine.**

Upheld appeal of staff's decision 5-1 (Noes-Osorio)-1 (Absent-Arellano) but approved the removal of only the one Monterey Pine closest to the house with the following Finding for Decision and Conditions of Approval:

Finding for Decision:

1. The applicant demonstrated extreme anxiety and anguish about the impacts of the trees falling, stating that because of their fear during storms they sleep at their relative's house in Salinas. They also stated that they would be unable to pay for the repair of any major damage to their house.

Conditions of Approval:

1. The applicant shall remove only the one Monterey Pine closest to their house.
2. In coordination with the City Forester, the applicant shall replace the Monterey Pine with a redwood tree located at an appropriate site.

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: V. Fry, E. Hayden, G. Johnson, T. Latasa, L. Osorio, W. Whipple
ABSENT: P. Arellano
STAFF: C. Rerig, K. Allen, R. Marvin

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

- 4. Single-Family Dwelling (05-433) Concept Design Review for the Construction of a New Two-Story Single-Family Dwelling.**
448 Ramona Avenue #B
Applicant: Jack Paquin
Owner: Stephanie Boucher-Soderer

Approved Concept Design Review 6-0-1 (Absent-Arellano) delegating Preliminary Design Review to staff with the following Conditions of Approval:

1. The applicant shall create internal access to the office area above the garage.
2. The applicant shall eliminate the driveway extension on the east side of the proposed building.
3. The applicant shall eliminate the single pair of shutters from the north elevation.
4. The applicant shall redesign the windows to create continuity in size and design.
5. The applicant shall designate a garage door material.
6. The applicant shall record a driveway easement guaranteeing access to the project site.
7. The applicant shall bring the Carmel stone detail around the side to the left of the front door.
8. The applicant shall add score lines to the gable ends.
9. The applicant shall use sand set pavers or turf block on the second parking pad.
10. The applicant shall reduce the plate height on the first floor to 9 feet, with the second floor plate height to remain at 9 feet.

- 5. Single-Family Dwelling (05-456) Concept Design Review for a Two-Story Addition to an Existing Single-Family Dwelling.**
460 San Bernabe Drive
Applicant: Susan Bailey, Any Habitat
Owner: Russell Levin

Approved Concept Design Review 6-0-1 (Absent-Arellano) adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Conditions of Approval:

1. The applicant shall eliminate the deck proposed off of the living room due to potential privacy impacts and change the sliding glass window to a clerestory window.
2. The applicant shall ensure that the windows on the house match (design and color).
3. The applicant shall continue the chimney on the east elevation to the ground.
4. The applicant shall explore further reduction of the ridge height of the living room.
5. The applicant shall explore employing a decorative score line in the stucco on the all elevation.
6. The applicant shall work with staff on landscape screening to provide privacy to the neighbor.

Theresa Todd, of 114 Monte Vista Drive, said she loses her ocean view and also a sense of community. She said her family changed their plans when they built up to share the view with their neighbors. She said she doesn't understand why the only solution is for the Frost's to build up right in front of her master bedroom, and that while her family appreciates the current design and understands it is a sacrifice for the Frosts to give up their patio, she still asks that the addition be moved further back. She said she hopes the City works on improving the view sharing policy.

Elizabeth Miranda said she supports the Todd's concerns and asked for clarification of how the roof fits in with the story pole staking.

Carol Todd, of 81 Cuesta Vista Drive, said she supports the Todd's concerns and that she is concerned that story pole staking does not accurately reflect the true impact of the roof.

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| <p>8. Commercial Buildings (05-464)
1 Swain Court
Applicant: Wald, Ruhnke & Dost Architects, LLC
Owners: David Stocker and Dennis Chambers, Ryan Court Partnership, LLC</p> | <p>Advisory Recommendations to the Planning Commission on the Design for Seven (7) New Two-Story Commercial Buildings.</p> |
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Approved Advisory Recommendation to the Planning Commission 6-0-1 (Absent-Arellano) with the following advisory recommendations:

1. The basic site layout and development plan can be compatible with Ryan Ranch development so long as the encroachment into 25% slope is reduced somewhat in the area adjacent to Buildings D, E, and G.
2. Reconsider the spacing between Buildings D, E, and F to reduce the appearance of such a huge mass due to the proximity of the buildings with one another.
3. Rework the design of Building G to mitigate the bulk and mass as viewed from Highway 68, as well as employ landscape elements to provide further camouflage of the building. The architectural style of Building G shall be different from the architectural theme of the other buildings to better fit into the location and reduce the visual impact from Highway 68.
4. Explore reducing the number of parking spaces, replacing them with landscape areas that include some substantial trees to offset the starkness of the parking areas.
5. The negative visual impact of grading and buildings to Monterey/Salinas Highway can be further reduced and improved by landscape planting and designing manufactured slopes to present a natural appearance.
6. The proposed 58 tree removals are reasonable based on considerations of the total number of trees on the site and project design that places the majority of the development in the areas that contain minimal slope.
7. Protect and conserve the remaining trees by imposing Tree Protection Standards and use of chain link protective fence.
8. Require replacement tree planting at the ratio recommended by the project Forester.
9. The architectural style of the buildings is compatible with Ryan Ranch Development and the concept of a consistent architectural theme is acceptable at this location because it is generally isolated from other buildings in Ryan Ranch.
10. Additional variation in the architectural theme should be required and can be achieved by providing greater variations in entry design, materials, cornice and window details, and building color.
11. Require all building lights and parking lot lights to be down lights to avoid light spill beyond pavement areas.
12. Require development of a sign program that is in character with the better signage solutions at Ryan Ranch such as several recently approved directory signs.
13. Require Preliminary Design Review of grading, site work, buildings plans, colors, lights, and landscaping by the Architectural Review Committee (ARC) prior to applying for a building or grading permit.

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 topic for the February 13, 2006 Mayor's Meeting will be determined by the Chair and staff.

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: 11:23 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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