



Council Chamber  
Few Memorial Hall of Records  
Monterey, California

# Architectural Review Committee Annotated Agenda

Regular Meeting  
March 8, 2006

**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 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 (4:10 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.

**APPROVAL OF ANNOTATED AGENDA:**

1. Approved February 22, 2006 Annotated Agenda 5-0-1 (Absent-Whipple)-1 (Abstain-Latasa).

**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. Roberts Avenue Open Space Restoration (06-019)**      **Recommendation to Planning Commission to Approve the Roberts Avenue Open Space Restoration Plan.**

Approved recommendation to Planing Commission to approve the Roberts Avenue Open Space Restoration Plan 6-0-1 (Absent-Whipple).

**REVIEW AGENDA:**  
REPRESENTATION NECESSARY

1. **Monterey Church of Religious Science (05-552)**  
**398 Pacific Street (400 W. Franklin Street)**  
**Applicant: Richard Lausten**  
**Owner: Monterey Church of Religious Science**

**Concept and Preliminary Design Review for New Business Signage.**

No representation. Moved to end of agenda 6-0-1 (Absent- Whipple)  
No representation. Continued 7-0-0.

2. **Single-Family Dwelling (05-382)**  
**1490 Irving Avenue**  
**Applicant: Silvio Canudo, SPC Design**  
**Owner: John Pitman**

**Concept Design Review for One and Two-Story Additions to an Existing One-Story Single-Family Dwelling.**

Approved Concept Design Review 7-0-0 adopting Findings for Decision, delegating Preliminary Design Review to staff and with the following Conditions of Approval:

1. The applicant, contractor, and/or property owner shall immediately stop all construction if any additional portions of walls are removed from that shown on plans dated November 18, 2005 and the project shall constitute demolition. Should the project result in the demolition of the existing building as defined by the City of Monterey, the applicant, contractor, and/or owner shall also correct all existing non-conformities, or apply for any appropriate variance(s), prior to commencing any further construction activity. This approval shall also be null and void.
2. The applicant shall work with staff to provide a garage door that minimizes the horizontal appearance across the house by possibly selecting a cottage style door or continuing the siding material across the garage door.
3. The garage door shall be constructed of paint-grade wood.
4. The applicant shall change the gabled roof elements over the deck and the two roof elements that face south to hip roof elements.
5. The applicant shall continue the west garage roof element over the entire west elevation.
6. The applicant shall work with staff on the appearance of the chimney element or flue.
7. The applicant shall work with staff to correct the drafting errors on the submitted plans.
8. The applicant shall provide all required plans and materials samples for Preliminary Design Review prior to applying for a building permit.

**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. Staff and Committee Members discussed the March 2, 2006 HPC Special Meeting on the Public Service Center.

**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.

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**ADJOURNMENT: 5:00 PM**

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**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.

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ARC Planner

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ARC Chairperson

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Date

\_\_\_\_\_  
Date

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES: Voicemail: 646-3799 FAX: 646-3793  
Email: [suggest@ci.monterey.ca.us](mailto:suggest@ci.monterey.ca.us) WebPage: <http://www.monterey.org>

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