



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
April 19, 2006

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: Arellano, Fry, Hayden, Latasa
ABSENT: Johnson, Osorio, Whipple
STAFF: Chip Rerig, Kim 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 April 5, 2006 Annotated Agenda 4-0-3(Absent-Johnson, Osorio, Whipple).

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. **Monterey Bay Aquarium (06-101)**
886 Cannery Row
Applicant/Owner: Eileen Angelos for
Monterey Bay Aquarium Foundation

**Concept and Preliminary Design Review for the
Display of Backlit Storefront Windows in an Existing
Commercial Building.**

No representation. Continued 4-0-3(Absent-Johnson, Osorio, Whipple).

2. Monterey Downtown Travelodge (06-093)
675 Munras Avenue
Applicant/Owner: Craig A. Smith

Preliminary Design Review for Exterior Paint Color Changes to an Existing Commercial Building.

Approved Preliminary Design Review 3-1(Noes-Arellano)-3(Absent-Johnson, Osorio, Whipple) adopting staff Findings for Decision and with the following Condition of Approval:

1. The applicant shall use only three (3) colors, using the same color for the façade and the pool surround.

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: 7:32 PM
PRESENT: Arellano, Fry, Hayden, Latasa, Whipple
ABSENT: Johnson, Osorio
STAFF: Chip Rerig, Kim 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. Single-Family Dwelling (06-028)
404 Archer Street
Applicant/Owner: John Petrushkin

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

Approved Concept Design Review 5-0-2(Absent-Johnson, Osorio) adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Conditions of Approval:

1. The applicant shall explore replacing the dormer windows located on the north elevation with skylights.
2. The applicant shall install quality wood garage doors.

Peter Gamble, an adjacent neighbor, questioned the height of the proposed project in relationship to the height of the existing roof and asked for clarification on some elements of the design.

4. Single-Family Dwelling (06-088)
150 Stephen Place Lot 4
Applicant: James Smith
Owner: Rik Sagin

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

Approved Concept Design Review 5-0-2(Johnson, Osorio) adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Conditions of Approval:

1. The applicant shall comply with all conditions of Vesting Tentative Map Small Subdivision 05-346.
2. The applicant shall hand excavate any and all foundations, footings, and/or graded area within 15 feet of any tree on the site.
3. The applicant shall explore increasing the height of the main roof line.

4. The applicant shall lower the height of the chimney elements wherever possible.
5. The applicant shall explore minimizing the amount of driveway width wherever possible.

5. Single-Family Dwelling (06-089)
150 Stephen Place Lot 5
Applicant: James Smith
Owner: Rik Sagin

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

Approved Concept Design Review 5-0-2(Absent-Johnson, Osorio) adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Conditions of Approval:

1. The applicant shall comply with all conditions of Vesting Tentative Map Small Subdivision 05-346.
2. The applicant shall hand excavate any and all foundations, footings, and/or graded area within 15 feet of any tree on the site.
3. Prior to issuance of a building permit the applicant shall ensure that the proposed detached playroom is at least 10 feet from the main building.
4. The applicant shall explore ways to reduce the size of the chimney elements.
5. The applicant shall explore removing the horizontal wood board and batten on some elevations, while retaining the board and batten on the three pop out elements on the front elevation and on the entire exterior of the detached playroom.
6. The applicant shall explore ways to reduce the amount of paved driveway and remove or reduce the paved turnaround.

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. None.

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: 9:15 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 \$100.00.

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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