



## Architectural Review Committee Annotated Agenda

### Architectural Review Committee

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

Regular Meeting  
July 5, 2006

**Library Community Room**  
**Monterey Public Library**  
625 Pacific Street  
Monterey, California 93940

4:00 PM - 6:15 PM  
7:30 PM – 8:30 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:** 4:04 PM  
**ARC MEMBERS PRESENT:** Fry, Johnson, Latasa, Whipple  
**HPC MEMBERS PRESENT:** Castagna, Hopper, Jacoubowsky, Lucido, McLain, O'Brien, Petty  
**ARC MEMBERS ABSENT:** Arellano, Hayden  
**HPC MEMBERS ABSENT:** DeVoe, O'Neil  
**STAFF:** Chip Rerig, Kim Allen, Forrest Ebbs

#### **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:**

- Moved approval of Annotated Agendas to evening session.
1. Approved Revised June 7, 2006 Annotated Agenda.
  2. Approved June 21, 2006 Annotated Agenda.

#### **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:**

**JOINT SESSION WITH HISTORIC PRESERVATION COMMISSION  
REPRESENTATION NECESSARY**

1. **IMAX Theater (06-232)**  
640 Wave Street  
Applicant: Fred Weinert for Bella Cinema  
Owner: Cannery Row Company  
**Concept and Preliminary Design Review for Exterior Alterations and Signage to an Existing Commercial Building that Qualifies as a Historic Resource.**

Architectural Review Committee  
Annotated Agenda  
July 5, 2006

HPC 6-0-1(Absent-O-Neil) and ARC 4-0-2(Absent-Arellano, Hayden) approved Concept and Preliminary Design Review for exterior alterations with the exception of signage adopting staff Findings for Decision and the following Conditions of Approval:

1. Prior to issuance of any building permits, the applicant shall provide section drawings illustrating all wall attachments for all exterior appurtenances including, but not limited to, signs and recycling/waste enclosures. The applicant shall not attach any appurtenance directly to the original façade materials.
2. 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.
3. Prior to issuance of an occupancy permit, the applicant shall provide a landscape plan for approval by staff and complete the landscape installation based on the approved plan.
4. Internally-illuminated signage is prohibited.
5. The applicant shall return to the ARC and HPC with exterior colors and a revised signage program to include the following: 1) redesign the signage so that it is more internally consistent in terms of font and scale; 2) eliminate signs advertising for the Café/Bar (signs C and D) or better incorporate the signs; 3) eliminate the free standing movie poster advertisements from the right-of-way adjacent to the Recreation Trail; and 4) explore signage painted on the building, rather than using dimensional letters attached to the building.

**2. Multi-Family Dwelling (06-155)  
515 Wave Street  
Applicant: Eddie Hurt, Architect  
Owner: Diana Kuwabara**

**Concept Design Review for Alterations and Additions to an Existing Two-Story Multi-Family Dwelling that Qualifies as a Contributor to an Identified District.**

HPC approved Concept Design Review 6-0-1(Absent-O'Neil) as submitted with the minor changes presented at the meeting, delegating Preliminary Design Review to staff, and adopting the following Findings for Decision:

1. The project is consistent with the Cannery Row Conservation District Design Program and will not adversely impact the building's historic fabric.
2. The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The project is consistent with the character of the area and will contribute to the commercial neighborhood.

ARC approved Concept Design Review 4-0-2 (Absent-Arellano, Hayden) as submitted with the minor changes presented at the meeting, delegating Preliminary Design Review, adopting the Findings for Decision above and with the following Conditions of Approval:

1. The applicant shall substitute a solid masonry wall for the proposed 6-foot wood fence along the rear and rear sides of the property.
2. The applicant shall explore adding landscape elements to mitigate the mass of impervious surfaces (driveway).

**3. Single Family Dwelling (06-248)  
484 Wave Street  
Applicant: Umbra Design  
Owner: Cathy Scherzer**

**Demolition of an Existing Single-Family Dwelling that Qualifies as a Contributor to an Identified District and Concept Design Review for Construction of a New Two-Story Single-Family Dwelling.**

Christine Hopper recused herself to assist in presenting the technical historic information for her firm, Umbra Design.

HPC approved Concept Design Review 6-0-1(Absent-O'Neil) as submitted with the following Condition of Approval and Findings for Decision:

Condition of Approval:

1. The applicant shall retain at least 50 percent of the exterior materials of the original existing structure.

Findings for Decision:

1. Only the original portion of the building contributes to the historic context.
2. The architectural and physical integrity of the building has been severely compromised and the building is in an extremely dilapidated state
3. As conditioned, the project is not a demolition because the applicant will retain at least 50 percent of the linear length of the exterior of the original building.

ARC approved Concept Design Review 4-0-2(Absent-Arellano, Hayden) with the above Findings for Decision and the following recommendations:

1. The applicant shall explore raising the foundation to improve access to the garage.
2. The applicant shall explore chimney designs that would be more consistent with the chimneys in the surrounding area.

Charles Hawley, a partner on the project, asked for guidance on how to move the project forward. Gary Guerra stated that he intends to upgrade his property next door also.

**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: 7:35 PM**  
**PRESENT: Fry, Hayden, Johnson, Latasa, Whipple**  
**ABSENT: Arellano**  
**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

- 4. Comfort Inn (06-140) Concept and Preliminary Design Review for New Business Signage.**  
**1200 Olmsted Road**  
**Applicant: Phil Vanderkraats**  
**Owner: Hirabhai Patel**

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

1. The applicant shall install the signs exactly as shown on the plans dated June 26, 2006 and with the minor changes submitted at the meeting. This approval includes no change in illumination.

- 5. Community Hospital Properties (05-535) Concept and Preliminary Design Review for New Business Signage.**  
**2 Upper Ragsdale Drive**  
**Applicant/Owner: Community Hospital Properties**

Continued 3-2(Noes-Fry, Latasa)-1(Absent-Arellano) for the applicant to provide a mock-up on building D at the height proposed by the applicant and with the following direction and Finding for Decision:

1. The applicant shall explore using other materials than acrylic for the background.

Architectural Review Committee  
Annotated Agenda  
July 5, 2006

2. The applicant shall explore using different color combinations to create more contrast against the wall background.

Finding for Decision:

1. The letter designations may be allowed as they are a necessary way-finding device and not a logo or any type of advertising signage.

**AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 8:30 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 advised there will be Joint ARC/HPC meeting for advisory review of 426 Alvarado Street – Regency Theater on August 2, 2006.
2. The ARC 1-(Whipple)-4(Noes-Fry, Hayden, Johnson, Latasa)-1(Absent-Arellano) denied a reduction of the ARC from seven members to five members.
3. Discussion of the ARC Design Awards was continued to the next meeting.

**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: 8:35 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 \$100.00.

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ARC Planner

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ARC Chairperson

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Date

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Date

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HPC Chairperson

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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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