



Architectural Review Committee Annotated Agenda

Architectural Review Committee

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

Council Chamber
Few Memorial Hall of Records
Monterey, California

Regular Meeting
August 16, 2006

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: 4:00 PM
PRESENT: Arellano, Fry, Hayden, Johnson, Latasa, Whipple
ABSENT: None
STAFF: Chip Rerig, Kim Allen, Forrest Ebbs, Tom Reeves

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 August 2, 2006 Annotated Agenda 4-0-2(Abstain-Latasa, Whipple) with minor changes.

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. **Ocean Harbor House (06-270)**
1 & 125 Surf Way
Applicant: Bud Carney
Owner: Ocean Harbor House

**Preliminary Design Review for the Construction
of a New Seawall Adjacent to the City Beach.**

Approved Preliminary Design Review 4-2(Noes-Hayden, Johnson)-0 adopting staff Findings for Decision and with the following Conditions of Approval:

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

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| 4. Tree Permit #5774 Appeal (06-285)
787 Munras Avenue
Appellant/Owner: Charles B. Hawley & Rik Sagin | Consideration of an Appeal of the City Forester’s Decision Denying Removal of an 18 Inch Magnolia Tree. |
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Uphold the decision of staff and deny the tree removal appeal 4-2(Noes-Hayden, Whipple)-0 with the following requirement:

1. The appellant shall work with the City Forester to insure that tree protection standards are being implemented appropriately.

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| 5. Community Hospital Properties (05-535)
2 Upper Ragsdale Drive
Applicant and Owner: Community Hospital Properties | Concept and Preliminary Design Review for New Business Signage. |
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Continued to the September 6, 2006 ARC meeting at the applicant’s request.

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| 6. Single-Family Dwelling (06-208)
180 Via Paraiso
Applicant: Susan J. Bailey
Owner: Sam & Cindy Cardinale | Concept Design Review for the Demolition of an Existing One-Story Single-Family Dwelling and Construction of a New Two-Story Single-Family Dwelling. |
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Moved Item #6 to Consent Agenda 4-2(Noes-Hayden, Johnson)-0.

Approved Concept Design Review 4-2(Noes-Hayden, Johnson)-0 adopting staff Findings for Decision and with the following Conditions of Approval:

1. The applicant shall return to the ARC for Preliminary Design Review.
2. The applicant shall construct the project exactly as shown on the plans dated June 6, 2006.

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| 7. Single-Family Dwelling (06-292)
140 Tide Avenue
Applicant: Charles Williams, Fletcher + Hardoin Architects
Owner: Dale & Tracy Hogan | Concept Design Review for the Construction of a New Two-Story Single-Family Dwelling on a Vacant Parcel. |
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Approved Concept Design Review 6-0-0 adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Condition of Approval:

1. The applicant shall continue the chimney on the west elevation to the ground or eliminate the chimney entirely.

Joyce Capilla, property owner next door, said she made changes to her remodel plans to accommodate her neighbors and questioned the proposed building placement as it will block air and light from her home.

8. La Quinta Inn (06-189)
2401 Del Monte Avenue
Applicant: James McCord
Owner: Del Monte Hospitality, LLC

Concept and Preliminary Design Review for
Exterior Alterations and New Signage on an
Existing Visitor Accommodation Facility (Hotel).
Continued from the June 21, 2006 ARC meeting.

Denied installation of the proposed stamped metal roof material 6-0-0 with the following Finding for Decision and recommendation:

Finding for Decision:

1. The use of the proposed stamped metal roof material is inappropriate in this historic City due to its artificial appearance.

Recommendation:

1. The applicant is encouraged to use a composition roof in a subdued brownish/red color.

Approved Concept and Preliminary Design Review 5-1(Noes-Fry)-0 adopting staff Findings for Decision and with the following Conditions of Approval:

1. Prior to issuance of a building permit, the applicant shall submit plans that are consistent with the City's Recycling and Waste Enclosure Guidelines to the City's Solid Waste Coordinator for alterations to the existing waste enclosure.
2. The proposed wall-mounted signs shall not be internally-illuminated. The applicant shall bring the signage back to the ARC.
3. The recessed flat panels on the new second and third story entry element shall never be used for signage or advertising or display of any notice-attracting feature.
4. The applicant shall not alter the height or size of the existing pole mounted sign at the southeast corner of the parking area.
5. Prior to issuance of a building permit, the applicant shall provide a landscape plan for review and approval by the Deputy Public Works Director of Maintenance.
6. The applicant shall fully implement the approved landscape plan prior to issuance of an occupancy 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. Discussed the exterior colors of 675 Munras Avenue.
2. The Tentative August 30, 2006 ARC meeting is cancelled.

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.

Chair Johnson gave a recap of the August 14, 2006 Mayor's Monthly meeting.

ADJOURNMENT: 9:50 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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