



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Agenda

Regular Meeting
February 2, 2005

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.

The Architectural Review Committee (ARC) agenda meeting packet may be reviewed by the public beginning late Friday afternoon prior to the date of the meeting in the Library at Pacific & Madison Streets or in the Planning Division at Colton Hall.

CALL TO ORDER

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.

APPROVAL OF ANNOTATED AGENDAS:

1. Approve January 13, 2005 HPC/ARC Joint Meeting Annotated Agenda and January 19, 2005 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: REPRESENTATION NECESSARY

1. Parmelee Victorian (04-559)
570 Archer Street
Applicant: James D. McCord
Owner: Greg Zimmerman

General Plan and Area Plan Amendment, Rezone, Mills Act Contract, Use Permit, Variance Permit, and Historic Permit

Recommendation to Planning Commission.

Joint Meeting of Architectural Review Committee and Historical Preservation Commission to review plans that renovate the Lou Ellen Parmelee Victorian and allow

construction of a new second unit over a garage on the site. The project requires General Plan and Area Plan amendments, rezoning from O-H-1 to R-1-5-H-1, and Use Permit to allow the second unit. The project also requires a setback and height Variance. Renovation of the main house requires a Historic Permit. The HPC and ARC decision will be a recommendation to the Planning Commission. Negative Declaration prepared.

2. Single-Family Dwelling (04-535)
620 Dry Creek Road
Applicant: Alex Terzi of K-Designers
Owner: Hyun Deuk

Preliminary Design Review for the Installation of Exterior Vinyl Siding on an Existing Single-Family Dwelling.

3. Budget Planning Guidance for Fiscal Year 2005-2006.

Budget Expenditure Reduction Recommendations to the City Council.

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

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.

EVENING REVIEW AGENDA:

(REPRESENTATION NECESSARY) Evening Review Agenda to be heard at 7:30 PM.

4. Single-Family Dwelling (04-440)
28 Sierra Vista Drive
Applicant: Roger A. Cornejo
Owner: Ed Daou

Concept Design Review for the Construction of an Additional Story to an Existing Single-Family Dwelling that Currently Qualifies as a Two-Story.

5. Single-Family Dwelling (05-018)
774 Spencer Street
Applicant/Owner: Mr. and Mrs. Frank
Cardinale

Concept Design Review for the Construction of a Second Story Addition to an Existing One-Story Single-Family Dwelling.

6. Single-Family Dwelling (04-493)
9 Bush Street
Applicant/Owner: Charles R. Watson

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

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

Information distributed to the Architectural Review Committee at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

PUBLIC INPUT: Members of the public have the right to address the Architectural Review Committee on any item on the Agenda. The Chair will formally open the floor for public comment on items such as "Consent Agenda" or "Staff Informational Report." If you wish to speak on items in any other categories please advise the staff or the chair prior to the Committee's action on that item, and you will be recognized. Notification as much in advance as possible is appreciated.

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.

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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