



Council Chamber  
Few Memorial Hall of Records  
Monterey, California

# Architectural Review Committee Annotated Agenda

Regular Meeting  
January 17, 2007

**AFTERNOON ONLY**  
4:00 PM - 6:30 PM

## Architectural Review Committee

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

*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, Hayden, Johnson, Latasa, Whipple  
**ABSENT:** Fry  
**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:**

1. Approved December 20, 2006 Annotated Agenda 4-0-2(Absent-Fry, 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.

**A. Withers Pump Station (06-346)**  
620 Devisadero Street  
**Applicant:** Aman Gonzalez for California  
American Water  
**Owner:** City of Monterey

**Concept and Preliminary Design Review for the  
Installation of a New Underground Pump Station  
and Backup Generator at an Existing Water Tank  
Site.**

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

1. The applicant shall coordinate the on-site planting of replacement trees with the City Forester.
2. The applicant shall enhance the landscaping along the outside of the fencing wherever possible in coordination with staff.

**REVIEW AGENDA:  
REPRESENTATION NECESSARY**

- 1. Commercial Building (06-406)  
1501 Skyline Drive  
Applicant: Larry Barefield, Western Core  
Construction  
Owner: Martin A. Harmon**

**Concept Design Review for Exterior Alterations to  
an Existing Commercial Building.**

Mr. Ebbs presented the staff report.

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

1. The applicant shall return to the Architectural Review Committee for Preliminary Design Review, which shall include railing details of the deck, skirting below the deck that does not include vinyl, detailed landscape and lighting plans, and samples of materials, including the plastic material for the top of the trellis.
2. The applicant shall coordinate the on-site planting of replacement trees at a minimum ratio of 2:1 with the City Forester.
3. The 27" Monterey Pine adjacent to the main entry shall be preserved and protected to City standard during construction.
4. The applicant shall modify the plans such that the proposed patio is a raised wooden or composite deck rather than an on-grade cement patio. Grading or excavation is prohibited in this area.
5. Patio furniture on this deck shall be limited to wooden or wrought-iron furnishings and plastic is prohibited. Umbrellas, heaters, or other devices visible above the railing are also prohibited.
6. The applicant shall remove the shipping containers from the rear of the property upon completion of construction.

- 2. P.F. Chang's China Bistro (06-392 & 07-009)  
1200 Del Monte Center  
Applicant: Nina Raey, Fancher  
Development  
Owner: Del Monte Center/American Assets**

**Concept and Preliminary Design Review for  
Exterior Alterations, and New Signage, on an  
Existing Commercial Building.**

Mr. Rerig presented the staff report.

Approved Concept Design Review 4-1(Noes-Hayden)-1(Absent-Fry) delegating Preliminary Design Review to staff and with the following Conditions of Approval:

1. The applicant shall eliminate the free-standing horse statue as well as the light fixtures designed to illuminate the horse statue.
2. The applicant shall eliminate the wall mounted sign 'A' and relocate sign 'E' to the existing free-hanging sign bracket.
3. The applicant shall eliminate the proposed outdoor heaters and explore the use of outdoor heaters that may be attached to the overhead trellis.

**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. Topics for the February 12, 2007 Mayor's Monthly Meeting were discussed.
2. There will be a Planning Commission Joint Meeting with ARC and HPC January 23, 2007 at 7:00 PM.
3. There will be an ARC Meeting on January 31, 2007.
4. Paul E. Davis was appointed to the ARC by City Council on January 2, 2007.

**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.

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**ADJOURNMENT: 6:08 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

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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