



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
January 31, 2007

AFTERNOON ONLY
4:00 PM - 6:30 PM

Architectural Review Committee

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
Virginia Fry
Eugene Hayden
Glenn Johnson
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, Davis, Hayden, Johnson, Latasa, Whipple
ABSENT: Fry
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 January 17, 2007 Annotated Agenda 5-0-1(Abstain-Davis)-1(Absent-Fry) with a minor change to Item #1 and adding Condition #3 to Item #2.

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.

REVIEW AGENDA: REPRESENTATION NECESSARY

1. **Casa Munras Hotel (06-236)**
700 Munras Avenue
Applicant: Daryl Hawkins, AIA
Owner: Casa Munras Hotel, Inc.
Preliminary Design Review for Exterior Color and Light Fixture Alterations at an Existing Commercial Complex.

Approved Preliminary Design Review for exterior colors and light fixture alterations 5-1(Noes-Arellano)-1(Absent-Fry) with the following Condition of Approval:

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1. The applicant must return to the ARC for consideration of any changes to the color of any other buildings on the site.

In a phone call to Member Hayden prior to the meeting, Member Fry stated that she supported the colors as presented on the building.

2. **Foothill Partners (06-229)**
570 Munras Avenue
Applicant: Doug Wiele for Foothill Partners
Owner: City of Monterey
Preliminary Design Review for Exterior Alterations to an Existing One-Story Commercial Building and Design Details for a New 3,655 Square Foot Freestanding One-Story Commercial Building.

Approved Preliminary Design Review of Building C 6-0-1(Absent-Fry) adopting staff Findings for Decision and with the following Conditions of Approval:

1. The applicant shall use a dark blend for the roof tiles, with no high red or orange hues.
2. The applicant shall eliminate the convex façade elements.
3. The applicant shall include the sub-lintel elements as previously represented on plans dated November 1, 2006.
4. The applicant shall use real Carmel or King City stone with sealed white cement grout.
5. The applicant shall change the design of the utility doors so they are straight across rather than rounded at the top.
6. The applicant shall explore changing the pitch over the porch on the north elevation.
7. The applicant shall return to the ARC for review of the gutters and downspouts, which shall be copper.

Approved Preliminary Design Review of the building shell of Building A and B and the location of the utility cabinet 6-0-1(Absent-Fry) adopting staff Findings for Decision and with the following Condition of Approval:

1. The applicant shall return to the ARC with building details including lighting, materials, tiles, and revised details of the utility cabinet doors.

The following Conditions of Approval apply to the entire project and were approved 6-0-1(Absent-Fry):

1. The applicant shall return to the ARC for approval of the final building colors after large-scale samples are applied to the completed buildings and prior to full installation on the buildings.
2. The applicant shall return to the ARC for approval of the landscape plan at the next regularly scheduled ARC meeting.

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. 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: 6:30 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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