



Architectural Review Committee Annotated Agenda

Architectural Review Committee

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
Eugene Hayden
Glenn Johnson
William Whipple
Vacant

Council Chamber
Few Memorial Hall of Records
Monterey, California

Regular Meeting
February 7, 2007

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: Davis, Hayden, Johnson, Latasa, Whipple
ABSENT: Arellano
STAFF: Chip Rerig, Forrest Ebbs, 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. None.

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. **Monterey Museum of Art (06-381)**
559 Pacific Street and 720 Via Mirada
Applicant: Kerry T. Smith for Monterey
Museum of Art
Owner: City of Monterey

Concept and Preliminary Design Review for Wall-Mounted Rotating Banner Programs at the Monterey Museums of Art. Continued from November 22, 2006.

Mr. Ebbs presented the staff report.

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

1. Future banners shall maintain a similar layout as shown in the application, with respect to location of text, color and graphics. Deviation from this approved layout shall require prior approval by City staff.
2. The two banners at the 559 Pacific Street location shall remain in the location as originally proposed on the plans dated November 3, 2006. The banners shall be no larger than a maximum size of four feet by eight feet and final review of the proportion and size of the banners shall be delegated to staff.

Findings for Decision:

1. The proposed banner programs will provide greater notification of museum programs.
2. The banners are approved because they represent art on a building that shows art rather than signage to advertise the museum.

2. Commercial Building (06-274)
101 Wilson Road (31 Upper Ragsdale Drive)
Applicant: Henry Ruhnke, Wald Ruhnke &
Dost Architects
Owner: Dr. Jerome Rubin

**Preliminary Design Review for the Construction of
a New Two-Story Commercial Building.**

Mr. Ebbs presented the staff report. The applicant submitted revised plans to address the concerns presented in the staff report.

Continued 5-0-1(Absent-Arellano) with the following direction to the applicant:

1. The applicant shall provide greater modulation or diversity on the proposed slope on the western and southern side of the lot adjacent to Upper Ragsdale Drive. The slope should not be a uniform 2:1 slope, but should better reflect the natural topography of the region.
2. The applicant shall present a comprehensive planting plan for this slope that includes native grasses for the entire slope. Hydroseeding of non-native grasses or mechanical erosion control is discouraged.
3. The applicant shall provide additional information, including materials and heights, of all retaining walls on the site, per Planning Commission (PC) Condition of Approval (COA) 3.b.
4. The applicant shall provide minimum dimension of each parking lot island to ensure that they are adequate to accommodate trees and shrubs, per PC COA 3.c.
5. The applicant shall modify the site plan to reflect relocation the oak tree at the northwest corner of the lot adjacent to the parking.
6. The applicant shall provide a landscaping plan that implements the recommendations of the October 2, 2004 Botanical/Biological Report and the December 8, 2004 Forester's Report, per PC COA 3.g.
7. The applicant shall provide documentation of compliance with the 3 to 1 tree replacement requirement for Phases 1 and 2, per PC COA 4.a.
8. The applicant shall provide all the missing information above to staff in an adequate time to accurately review the plans before being agendized.
9. The applicant shall explore and work on softening the southwest parking lot corner to reduce the prow feel of that corner.
10. The applicant shall modify the landscape plan to show a more natural configuration of trees rather than placement in a row, especially along the upper side of the parking lot.

<p>RECESS: 6:15 PM</p> <p>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.</p> <p>RECONVENE: 7:30 PM</p>

CALL TO ORDER:	7:30
PRESENT:	Davis, Hayden, Johnson, Latasa, Whipple (8:50 PM)
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

**3. Condominium Development (06-436)
116 Mar Vista Drive
Applicant/Owner: David Gash**

**Concept and Preliminary Design Review for
Exterior Alterations to an Existing Multi-Family
Housing Condominium Development.**

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

1. The applicant shall return to ARC for Preliminary Design Review with all finish details below.
2. The applicant shall provide an explanation of how the two architectural styles on the sites are compatible.
3. The applicant shall employ a discrete design of the recycling and waste enclosures that meets City standards in coordination with the City’s Solid Waste Program Manager and provide finish details.
4. The applicant shall provide continuous overhangs on all carports.
5. The applicant shall reevaluate the use of stone and clad the upper-story balconies with horizontal wood or stucco finish, and provide finish details.
6. The applicant shall provide details of any proposed railings.
7. The applicant shall provide a detailed lighting plan including type, height and placement of light fixtures for the parking lot and consider bollard-type lights.
8. The applicant shall replace the flood light fixture designated “G” with a more architecturally attractive feature that includes full cut-offs to direct light only in a downward direction.
9. The applicant shall provide awning details for Building D.
10. The applicant shall remove all appendages for water heaters and storage spaces.
11. The applicant shall detail the project with wood casings and sills, and shall not incorporate any stuccoed foam elements.
12. The applicant shall install a smooth, steel-troweled finish for the exterior; a coarse sand finish is not permitted.
13. The applicant shall re-roof the buildings using a dark brown, grey, or black shingle.
14. The applicant shall provide details of all proposed exterior fences and screens.
15. The applicant shall not install any type of entry gates at the driveway entrances.
16. The applicant shall eliminate any turf or grass areas from the project and all replacement trees shall be a minimum of 24” boxes. Contrary to the arborist’s report, all replacement trees shall be replaced on the site.
17. The applicant shall hand excavate all portions of any site or building work within six feet (6’) of any tree proposed for retention.

**4. Foothill Partners (06-229)
570 Munras Avenue
Applicant: Doug Wiele for Foothill Partners
Owner: City of Monterey**

**Preliminary Design Review for Landscape and
Exterior Alterations to a Commercial
Development.**

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

1. The trash and recycling enclosure shall be redesigned to City standards in coordination with the City’s Solid Waste Program Manager.
2. The applicant shall provide one free-standing interpretive sign in the pedestrian plaza describing the history of the Cooper-Molera adobe. City staff shall approve the sign design and copy prior to manufacture or installation.
3. The applicant shall provide one free-standing statue in the pedestrian plaza. City staff shall approve the statue prior to purchase or installation.

Loren Rex, citizen and California State Parks employee, stated he supports the statue and said a statue is the second most effective way to bring people to a site.

4. ARC Design Awards

Consider the Nominations and Select Award Recipients.

The ARC came to a consensus on the following design award categories.

1. Myrick Photographic at 598 Fremont Street was selected to receive the Small Commercial Design Award.
2. CHOMP at 2 Upper Ragsdale Drive was selected to receive the Large Commercial Design Award.
3. No project was selected to receive the Sign and Graphics Design Award.
4. 541 Wave Street was selected to receive the Multi-Family Residential Design Award.
5. CHOMP at 2 Upper Ragsdale Drive was selected to receive the Committee's Choice Award.

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 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.

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
Email: suggest@ci.monterey.ca.us WebPage: <http://www.monterey.org>

FAX: 646-3793

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