



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
March 7, 2007

AFTERNOON ONLY
4:00 PM - 6:30 PM

Architectural Review Committee

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
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: 4:03 PM
PRESENT: Arellano, Hayden, Johnson, Latasa, Whipple
ABSENT: Davis
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. Approved February 21, 2007 Annotated Agenda 4-0-1(Abstain-Hayden)-1(Absent-Davis) with a minor change to #6 of Item 3.

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

Preliminary Design Review for the Construction of a New Two-Story Commercial Building. Continued from February 7, 2007 ARC meeting.

Removed from consent agenda. Approved Preliminary Design Review 4-1(Noes-Johnson)-1(Absent-Davis) adopting staff Findings for Decision with the following Condition of Approval:

1. The project shall match exactly the plans submitted to the Architectural Review Committee on February 12, 2007

**B. Condominium Development (06-436)
116 Mar Vista Drive**

**Preliminary Design Review for Exterior Alterations
to an Existing Multi-Family Building.**

Applicant/Owner: David Gash

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

1. In coordination with the City's Solid Waste Program Manager, the applicant shall ensure that the design the recycling and waste enclosures are consistent with the City's standards and guidelines.
2. The applicant shall fully screen the new transformer located at the southwest corner of the site.

REVIEW AGENDA: REPRESENTATION NECESSARY
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**1. Single-Family Dwelling (06-425)
136 Tide Avenue**

**Concept Design Review for the Construction of a
New Two-Story Single-Family Dwelling on a
Vacant Lot.**

**Applicant: Christy Hopper for Umbra
Design
Owner: Gene Lavorini**

Mr. Ebbs presented the staff report.

Continued 5-0-1(Absent-Davis) so the ARC can visit the neighboring properties to study view impacts with the finding that the overall mass and bulk is excessive and should be reduced regardless of view impacts, but that the architectural style is appropriate.

The applicant submitted photos of houses in the neighborhood, letters of support from neighbors, and photos from neighboring houses to show their views of the proposed project.

Joyce Capilla, asked that the roof line be lowered so the view can be shared.

Frances Williams, property owner behind the project, discussed her height, view and privacy concerns. She asked where the height measurement begins for new construction since the level of the lot was originally much lower, before the build up of sand from the wooden retaining wall changed the grade of the lot. She asked that the applicant be sensitive to the views of all the houses behind the project, since his project will have no buildings in front of it and retain its views. She asked for the windows at the back to be eliminated or to be up high near the ceiling to preserve the neighbors' privacy.

Helen Datel, submitted photos and said that between another previously approved project and the height of this one she will lose all of her views.

Maria Anderson, a property owner behind the project, stated that the project impacts views from her second floor. She said the peak of the roof is much higher than most of the other houses on the street that have flat roofs, and is also higher than the three-story house. She said that the lot was originally at street level, but with the addition of the wall the sand has raised the grade of the lot. She asked why the second floor has to be built up blocking everyone else's view when the project will have an unobstructed view. She also questioned the overall size of the project.

Sonny Vaughn, a neighboring property owner, stated that the project is too tall, and asked that the lot be lowered to street level as agreed to when the Offenbergs' project was approved.

Gerald Swisher, an adjacent property owner, submitted photos and stated that he agrees with what has been said, and that the house is too tall and too big.

**2. Del Monte Beach Inn (06-071)
1110 Del Monte Avenue
Applicant: David J. Elliott
Owner: Medical Equities**

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

Mr. Ebbs presented the staff report.

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

1. No portion of the work shall proceed until Building Permit approval has been granted.
2. The applicant shall return to the Architectural Review Committee (ARC) for Preliminary Design review. The following shall be reflected in the submitted plans:
 - a. The applicant shall remove the conduit and flood light fixtures from all elevations of the building.
 - b. The applicant shall submit a full color sample of the proposed awning material.
 - c. The applicant shall submit cut-sheets and locations of all proposed light fixtures.
 - d. The applicant shall install full paint-grade wood windows, not clad.
 - e. The applicant shall install single-hung windows, not sliding windows.
 - f. The applicant shall preserve, protect, and maintain the three trees in the rear parking area.
 - g. The applicant shall paint the observation deck railing a white, light grey or light blue color to blend with the sky. The deck shall not be painted to match the building trim color.
 - h. The applicant shall identify and landscape all areas that are not parking areas or walkways.
 - i. The applicant shall submit details for any proposed window or door trim.
 - j. The applicant shall remove the sheets and other exterior drapery from the building.
 - k. The applicant shall eliminate the mural on the front elevation by painting over it with the same body color to match the rest of the building.
 - l. The applicant shall consider a new, historically appropriate wainscot material on the front elevation.
 - m. The applicant shall explore replacement awning shapes other than a mushroom shape.
 - n. The applicant shall explore lengthening the bottom part of the awning over the entrance.
 - o. The applicant shall add windows on the stairway element on the east elevation.
 - p. The applicant shall provide a large paint-out of the proposed colors including the trim.
 - q. The applicant shall not install pole heater lamps or umbrellas on the observation decks.
3. The waste and recycling enclosure shall be designed consistent with City standards and guidelines in coordination with the appropriate City staff.

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. The façade grant program was suggested as a topic for the Mayor's Monthly Meeting.
2. The members requested that Virginia Fry be given some type of formal recognition for her many years of service to the City.

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: 6:10 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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