



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
March 21, 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: 4:00 PM
PRESENT: Arellano (4:04 PM), Davis, Hayden, Johnson, Latasa, Whipple
ABSENT: None
STAFF: Chip Rerig, Todd Bennett, 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 March 7, 2007 Annotated Agenda 4-0-1(Abstain-Davis)-1(Absent-Arellano).

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. **Single-Family Dwelling (06-368)**
836 Jessie Street
Applicant: Chris Boqua, CB Designs
Owner: David & Marie Evans
Concept Design Review for the Construction of a Second-Story Addition to an Existing Single-Family Dwelling.

Member Whipple and Mr. Rerig recused themselves. Mr. Bennett presented the staff report. Continued 5-0-1(Recused-Whipple) with direction to the applicant to explore moving the second story addition to allow more view sharing with the uphill neighbors.

Ealea Maximous, an uphill neighbor, said he consulted his neighbors when he built his addition, and adjusted his plan to preserve their views. He asked for the same consideration of his view, which will be blocked by the new addition, and asked that the addition be moved back.

Jacob Evans, son of the owners of the project property, said his parents have lived in the neighborhood for 20 years and have been good neighbors. He said the addition is not overly large, just big enough to accommodate the family gatherings of their growing family, and asked the ARC to approve the project.

**2. Wharf Beautification Plan (07-043)
Fisherman's Wharf
Applicant: Bob Massaro
Owner: City of Monterey**

**Concept and Preliminary Design Review for
Exterior Alterations.**

Approved Concept and Preliminary Design Review 6-0-0, adopting staff Finding for Decision and with the following Conditions of Approval:

1. The applicant shall add recycling waste containers to the beautification plan in coordination with the City's solid waste management division. The recycled waste containers should be easily identified from waste containers by being of a different height, and/or through the use of color and appropriate recycle logo.
2. The applicant shall omit the cast concrete benches and install only the steel benches without backs identified as product number 2802-6 with a grey/silver color. The applicant shall add benches in two additional areas, on the back deck behind Gilbert's and near Rappa's right hand staircase.
3. The applicant shall install only the wine barrel planters and omit all other planter designs and materials.
4. The applicant shall omit all iron art, and instead explore installation of some significant sculptures of animal species native to the Monterey Bay. Placement and installation of any sculptures shall be at the discretion of appropriate City staff and shall not be placed at the entrance to the wharf nearest the Custom House Plaza.
5. Any future plans for a new newspaper rack and/or bike racks requires submittal of plans and subsequent review by the City.

**3. Commercial Building
553 Munras Avenue
Applicant: Doug Weile
Owner: John R. Burns Trust**

**Conceptual Architectural Review for Construction
of a New One-Story Commercial Building.**

The ARC discussed the potential project with the applicant with the following general guidance regarding site planning and architecture as a consensus of the ARC members:

1. The siting, massing, and scale of the project are appropriate for the location.
2. The applicant should explore modulating the long wall facing the Valero site.
3. The architecture is too industrial and contemporary, and not appropriate for this prime corner to the downtown area. A better design might be a modern interpretation of traditional Monterey architecture.
4. The applicant should explore a no-build easement with the City on the adjacent property that provides access to the Stevenson House.

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: 6:20 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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