



Council Chamber
 Few Memorial Hall of Records
 Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
 April 4, 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 (4:05 PM), Davis, Hayden, Johnson, Latasa, Whipple (4:04 PM)
ABSENT: None
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 March 21, 2007 Annotated Agenda 4-0-2 (Absent-Arellano, 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.

NONE.

**REVIEW AGENDA:
 REPRESENTATION NECESSARY**

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| <ol style="list-style-type: none"> 1. Single-Family Dwelling (06-425)
 136 Tide Avenue
 Applicant: Christine Hopper
 Owner: Gene Lavorini | Concept Design Review for the Construction of a New Two-Story Single-Family Dwelling on a Vacant Lot. Continued from March 7, 2007 meeting. |
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Mr. Ebbs presented the staff report.
 Continued 6-0-0 with the following direction to the applicant:

1. The applicant shall lower the ridge height by four (4) feet which may include lowering the plate height and/or lowering the building into the grade (the finished floor), but retaining the basic architectural design as proposed.
2. The applicant shall redesign the back decks so they are uncovered and with the sides reduced to half-walls or with open railings on the sides.
3. The applicant shall explore increasing the modulation at the front of the building.

Tone Larsen, an adjacent property owner, said she supports the ARC recommendations as they would greatly mitigate some of the privacy impacts of the neighbors. She said three feet will not make a big difference in the view impacts and asked that the height be reduced further.

Frances Williams, property owner behind the project, questioned the winged walls as a way to get around FAR limitations as they could be enclosed to add more living space in the future. She asked that the rear balconies be removed, and that clerestory windows of obscure glass be installed at the rear to insure the privacy of the neighbors as she did on her house. She also asked that the roof pitch be lowered.

- 2. Mixed-Use/Commercial Buildings (07-012)**
426 Alvarado Street
Applicant: Alem Dermicek, Eric Miller
Architects
Owner: David Nilsen, Cedar Funding

Preliminary Design Review for a New Mixed Use Building and Exterior Alterations to an Existing Commercial Building.

Mr. Ebbs presented the staff report.

Approved Preliminary Design Review 4-2(Noes-Hayden, Johnson)-0 adopting staff Findings for Decision, and with the following Conditions of Approval:

1. The sidewalk elevator door shall contain a finish that closely resembles the adjacent sidewalk. Black asphalt, diamond plate, or other metal finishes are prohibited.
2. The applicant shall provide paint-outs on the Alvarado Street elevation for ARC review.
3. The applicant shall come back to the ARC if there is any subsequent change to the new building on Calle Principal.

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. Boris Jacoubowsky was appointed to the ARC at the April 3, 2007 City Council meeting.

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: 6:00 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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