



# Architectural Review Committee Annotated Agenda

## Architectural Review Committee

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

Council Chamber  
Few Memorial Hall of Records  
Monterey, California

Regular Meeting  
May 2, 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:** Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa (left at 5:45 PM), Whipple  
**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 April 18, 2007 Annotated Agenda 5-0-2(Abstain-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.

### **AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY**

1. **Del Monte Center (07-028)**  
1410 Del Monte Center  
**Applicant:** Henry Ruhnke, Wald, Ruhnke & Dost Architects  
**Owner:** Jerry Gammieri, American Assets

**Preliminary Design Review for a New Entry Sign at Del Monte Center. Continued from April 18, 2007 meeting.**

Approved Concept and Preliminary Design Review of the new entry sign 5-2(Noes-Hayden, Johnson)-0 adopting staff Finding for Decision and with the following Condition of Approval:

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1. The applicant shall return to the ARC if there is ever a request to add lighting to the sculpture.

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

**Preliminary Design Review of Sign Program.**  
**Continued from April 18, 2007 meeting.**

Approved Preliminary Design Review of the Sign Program as amended 7-0-0, adopting staff Findings for Decision and with the following Conditions of Approval:

1. The applicant shall add a reference to the sign program that specifically prohibits rectangular backs for any signs except hanging signs.
2. Prior to any installations, the applicant shall provide staff with cut sheets for the "goose neck" sign lighting fixtures.
3. Prior to any installations, the applicant shall provide more information on the lighting fixtures of Building A/B to staff with direction that lighting should be downlit and/or the fixtures should have opaque sides and tops that prohibits horizontal or upward light travel.

**3. Carbone's (07-135)**  
**214 Lighthouse Avenue**  
**Applicant: Salvatore M. Carbone**  
**Owner: Clark-Boles Trust**

**Preliminary Design Review for Paint Color Change and a New Business Sign at an Existing Commercial Building.**

Approved Preliminary Design Review 7-0-0 adopting staff Findings for Decision and with the following Conditions of Approval:

1. The applicant shall revise the paint scheme by darkening the red and using a more muted white color.
2. The applicant shall consider painting the existing brick black, if the brick cannot be repaired.
3. Prior to painting the building, the applicant shall submit the revised color scheme to staff for final approval.
4. The applicant shall explore improving the sign quality by using dimensional letters and improving the proportion of the letters in relationship to the rest of the sign.
5. The applicant shall eliminate the *Old School New Rule* text from the awning but shall be allowed to add this text to the main business sign.
6. The applicant shall remove any existing neon window signs, in accordance with City Council Resolution No. 93-182, *Policy Guidelines for Neon and Electric Window Signs*. Future neon signs may not exceed two (2) square feet in area and require Architectural Review Committee approval.

Chair Latasa left at 5:45 PM and turned the meeting over to Vice-Chair Arellano.

**4. Commercial Building (07-147)**  
**947 Cass Street**  
**Applicant: Chad Gress, California Custom Roofing**  
**Owner: Robert & Denise O'Toole**

**Concept and Preliminary Design Review for Replacement of a Wood Shingle Roof with a Composition Shingle Roof on a Commercial Building.**

Approved Concept and Preliminary Design Review 5-1(Noes-Arellano)-1(Absent-Latasa) with the following Condition of Approval:

1. The applicant shall use the high definition 50-year composition roof in the weatherwood color as presented at the meeting.

**RECESS: 6:15 PM**

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.

**RECONVENE: 7:30 PM**

**CALL TO ORDER:** 7:30 PM  
**PRESENT:** Arellano, Davis, Hayden, Jacoubowsky, Johnson  
**ABSENT:** Latasa, Whipple  
**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.

**EVENING REVIEW AGENDA:**

(REPRESENTATION NECESSARY) Evening Review Agenda to be heard at 7:30 PM

5. **Cal-Am Water (07-144)** **Preliminary Design Review for Exterior Colors of Three (3) Water Tanks.**  
620 Devisadero Street  
**Applicant: Aman Gonzalez for California American Water Company**  
**Owner: City of Monterey**

Approved Preliminary Design Review 5-0-2(Absent-Latasa, Whipple) adopting staff Finding for Decision and with the following Condition of Approval and additional Finding for Decision:

1. The applicant, to the greatest extent possible, shall access the site from the Devisadero driveway.

Finding for Decision:

1. That it is hard to ascertain the New Monterey Neighborhood Association's concerns regarding the color of the tanks.

6. **Parking Lot (07-104)** **Concept and Preliminary Design Review for Modifications to an Existing Private Parking Lot.**  
693 Cass Street  
**Applicant: Edward Dooling of A.G. Davi Real Estate**  
**Owner: John Greenwald**

Approved Concept and Preliminary Design Review 5-0-2(Absent-Latasa, Hayden) adopting staff Finding for Decision and with the following Conditions of Approval:

1. The applicant shall not remove any landscaping to accommodate the gates, the card reader or additional parking spaces.
2. The existing *Private Parking* signs and lamps shall be removed from the site prior to final inspection.
3. The applicant shall install one *Private Parking* sign on the entry gate box.

7. **Commercial Building (07-099)** **Concept Design Review for Façade Changes to an Existing Commercial Building.**  
487, 489 & 491 Alvarado Street  
**Applicant: Beverly Dishman, Wald Ruhnke & Dost Architects**  
**Owner: Ken Churchill, Churchill Properties**

Approved Concept Design Review 5-0-2(Absent-Latasa, Whipple) with the following Finding for Decision and Conditions of Approval:

1. The applicant shall return to the ARC for Preliminary Design Review with details, including cuts of the proposed lighting fixtures.
2. The applicant shall explore the detailing and materials of the parapet top and a different design for the center element.

3. The applicant shall provide a sign program, and explore the placement of the signage on the two side spaces or use fin signs for those two spaces.

Finding for Decision

1. The basic configuration of the project is appropriate including the symmetry and simplicity of the design.

**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 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.

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**ADJOURNMENT: 8:45 PM**

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**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.

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ARC Planner

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ARC Chairperson

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Date

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Date

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES: Voicemail: 646-3799 FAX: 646-3793  
Email: [suggest@ci.monterey.ca.us](mailto:suggest@ci.monterey.ca.us) WebPage: <http://www.monterey.org>

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