



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
May 16, 2007

AFTERNOON ONLY
4:00 PM - 6:30 PM

Architectural Review Committee

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

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 (left 5:30 PM), Latasa, Whipple
ABSENT: Jacobowsky, Johnson
STAFF: Richard S. Marvin, Forrest Ebbs, Robert Reid, 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 May 2, 2007 Annotated Agenda 5-0-2(Absent-Jacobowsky, Johnson).

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. **Carl's Jr. Restaurant (07-122)** **Concept and Preliminary Design Review for New Business Signs.**
902 Lighthouse Avenue
Applicant: Chris Merrel, Northwest Signs
Owner: Saucito Land Company

Approved Preliminary Design Review of the free-standing and wall signage and continue review of the menu board 3-2(Noes-Arellano, Hayden)-2(Absent-Jacobowsky, Johnson) adopting staff Finding for Decision and with the following Conditions of Approval and direction to the applicant:

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1. The applicant shall reduce the area of the freestanding sign background to no more than 30 square feet, an increase of 50%.
2. The applicant shall modify the freestanding sign to be rectangular or oval-shaped and to contain a border.
3. The applicant shall reuse the existing pylon columns.
4. The applicant shall reduce the area of the wall sign to 9 square feet, an increase of 50%.
5. The applicant shall use a sandblasted redwood sign(s) in place of the proposed aluminum cabinets.
6. The applicant shall remove the preview menu board prior to installation of new signs.
7. The applicant, or installer, shall submit cut-sheets of the proposed light fixtures to the Planning Division staff prior to installation. The fixtures shall be fully shielded and directional to minimize glare or overspill on the roadway or parking lot.

Direction to the applicant:

1. The applicant shall provide a landscape screening plan, including plant detail, identification, and placement, as well as provide some kind of photographic evidence that the menu board can be successfully screened from Lighthouse Avenue.

**2. Appeal of Tree Removal Permit 6282 (07-139)
3 Forest Knoll Road
Appellant/Owner: Don & Valerie Schamber**

**Appeal of Staff's Decision Denying Removal of
One (1) Monterey Pine.**

Moved Item 2 to Item 1 5-0-2(Absent-Jacobowsky, Johnson)

Denied the appeal and upheld staff's decision 5-0-2(Absent-Jacobowsky, Johnson).

Louis Farrell, the adjacent neighbor, stated that the tree is fairly young so it will grow larger and cause more damage to the driveways and sewer and water lines of the two properties 5 to 10 years from now.

**3. Single-Family Dwelling (07-105)
890 Taylor Street
Applicant: Polly Osborne, Osborne
Architects
Owner: Milton Dowse**

**Concept Design Review for the Construction of
a New Two Story Duplex.**

Approved Concept Design Review 4-0-3(Absent-Hayden, Jacobowsky, Johnson) adopting staff Finding for Decision and delegating Preliminary Design Review to 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 topic for the June 11, 2007 Mayor's Monthly meeting will be the "green" project approved for 890 Taylor Street.

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.

Member Whipple asked when the ARC retreat will be scheduled.

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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