



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
June 6, 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 performance 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 (left 5:05 PM), Hayden, Jacobowsky, Johnson, Latasa, Whipple (4:02 PM)
ABSENT: None
STAFF: Chip Rerig, 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 16 Annotated Agenda 4-0-3(Abstain-Jacobowsky, Johnson, 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. **Appeal of Tree Removal Permit 6347 (07-152) 15 Shady Lane** **Appeal of Staff's Decision Denying Removal of One (1) Silk Oak Tree.**
Appellant/Owner: Tom & Mary Bohnen

Granted appeal 5-2(Noes-Arellano, Johnson)-0 allowing removal of one Silk Oak Tree with the following Condition of Approval and Findings for Decision:

1. The applicant shall replace the tree with a 2:1 ratio of minimum 15 gallon Oak trees, one of which shall be in a prominent proximity to the streetscape.

Findings for Decision:

1. The existing Silk Oak tree is a detriment to the value of the land, while a tree replacement of native trees will enhance the property.
2. The root system of the tree is so prominent that it creates a tripping safety hazard.

2. **Single-Family Dwelling (07-175)**
675 Spencer Street
Applicant: Carl Miller/David Lopez of K-Designers
Owner: Frank & Kinuye Tanaka

Preliminary Design Review for the Installation of Vinyl Siding on an Existing Single-Family Dwelling.

Withdrawn upon request of the applicant. No action necessary.

3. **Louie Linguini's (07-106)**
660 Cannery Row
Applicant: Nick Hoppe, SFO Forecast Inc.
Owner: The Cannery Row Company

Preliminary Design Review for the Installation of a New Awning to Cover a Staircase of an Existing Two-Story Commercial Building.

Denied Preliminary Design Review 5-1(Noes-Whipple)-1(Absent-Davis) adopting staff Findings for Decision.

1. The proposed canvas awning structure is inconsistent with Architectural Review Committee Resolution No. 92-11, *Awning Policies*.
2. The proposed canvas awning structure is inconsistent with the existing Spanish-revival architectural style of the building.

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: 7:32 PM
PRESENT: Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa, 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.

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

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

Preliminary Design Review for Exterior Alterations to an Existing Hotel Building.

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

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1. The applicant shall not proceed with any portion of the work until Building Permit approval has been granted.
2. The applicant shall not apply a faux finish paint finish but shall apply a standard paint finish.
3. The applicant will provide paint outs of the standard paint finish on the building for review by staff
4. The "G.N. Strazicich" building identification detail at the street front parapet shall be retained.

5. Single-Family Dwelling (07-063)
556 Spencer Street
Applicant: George Ash
Owner: Anthony & Bella Brancato

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

Approved Concept Design Review 6-1(Noes-Whipple)-0 adopting staff Finding for Decision, and delegating Preliminary Design Review to staff.

6. Single-Family Dwelling (07-173)
725 Lily Street
Applicant: Anthony Zavitsanos
Owner: Terrance & Angela Neill

Concept Design Review for the Demolition of an Existing One-Story Single-Family Dwelling and Construction of a New Two-Story Single-Family Dwelling.

Approved Concept Design Review as revised 7-0-0, adopting staff Finding for Decision, and delegating Preliminary Design Review to staff.

Barbara Carlson, the next door neighbor, thanked the Committee for sticking to the rules and requiring the applicant to revise the original plans. She stated her concerns regarding the shared driveway between the two properties.

7. Sand Dollar Inn (Re-Open 07-038 of Use 83-95)
755 Abrego Street
Applicant: Roland Goodman, Wald, Ruhnke & Dost Architects
Owner: Tracy Call

Advisory Review to the Planning Commission for the Construction of a New 3-Story Visitor Accommodation Facility.

On consensus the ARC determined the following advisory recommendation to the Planning Commission:

1. The siting of the project is appropriate in relation to the existing buildings on the site.
2. The mass and scale of the new building is not appropriate for the site and setting. The proposed project excessively encroaches on one of the significant primary intersections of the City. The mass and bulk are too great and need additional modulation, with a reduction in overall square footage of the third floor.
3. The proposed eclectic Spanish Revival/Mediterranean style of architecture has been overused and does not contribute to the character of the City, and a Monterey Colonial style would be more appropriate.
4. The applicant should study the Hotel Pacific and Casa Munras, as they are successful projects in respect to the use of Monterey Colonial architecture and the modulation and stepping of the buildings.
5. The applicant should provide a greater landscape buffer along the Abrego Street elevation.
6. The ARC requested photo simulations of the project taken from the southern direction of Abrego and also suggested requiring staking along the elevation facing Abrego Street.

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.

ADJOURNMENT: 9:32 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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