



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

Regular Meeting
August 1, 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, Jacobowsky, Johnson, Latasa
ABSENT: 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

APPROVAL OF ANNOTATED AGENDA:

1. Approved July 5, 2007 Annotated Agenda 4-0-2(Abstain-Arellano, Hayden)-1(Absent-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

1. **Single-Family Dwelling (07-224)**
44 Castro Road
Applicant: Claudio Ortiz, Claudio Ortiz
Design Group, Inc.
Owner: Carmelo & Christine Tringali

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

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

2. **Quality Inn (06-309 & 07-008)**
2075 North Fremont Street
Applicant: David J. Elliott
Owner: Jae J. Kim

Concept Design Review for Construction of a New Porte-Cochere and Exterior Changes, and Installation of a New Business Sign at an Existing Hotel Building.

Continued 6-0-1(Absent-Whipple) the application for redesign with the following recommendations:

1. The porte-cochere and stair covers should be redesigned to contain asymmetrical exposed gable roofs to compliment the front elevation of the existing hotel building.
2. The extended fascia that is proposed to contain a sign should be eliminated and the overall roof height decreased.
3. The proposed perimeter wall around the swimming pool should be modified to contain a combination of solid and open materials. The solid masonry finish should match the existing retaining wall and should not exceed three feet above swimming pool deck grade. The upper portion of the wall should be open by the use of pickets, fence boards, wrought iron, or similar materials and should not exceed three feet above the solid portion. Additional screening of this upper portion should be accomplished with landscaping, if necessary.

3. **Casa Munras Hotel (07-269)**
700 Munras Avenue
Applicant: Daryl Hawkins, JHW Architects
Owner: Casa Munras Hotel, Inc.

Concept and Preliminary Design Review for Exterior Modifications to an Existing Commercial Building.

Member Jacobowsky recused himself from Item #3

Approved Concept and Preliminary Design Review 5-0-1(Recused-Jacobowsky)-1(Absent-Whipple) adopting staff Finding for Decision and with the following Conditions of Approval:

1. The applicant shall block in the window on the north elevation so it becomes a column element raised off the surface to disguise the fact that it is a boarded up window.
2. The applicant shall cover the brick landscape planters by covering them with stucco plaster to better match the rest of the building.
3. The applicant shall explore the use of a wood or plaster wall covered with landscaping and minimize or eliminate the decorative metal elements from the fence but retain the decorative metal elements for the gate.
4. The applicant shall return to the ARC for review of the fence to clarify and illustrate the extent of the fence as it wraps around, address both the private and public side of the fence, and provide samples of the proposed materials.

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 ARC members are encouraged to attend the August 6 Green Building Town Hall on August 6, 2007 at 6:30 p.m. in the Council Chambers
2. There will be a joint HPC and ARC meeting on August 9, 2007 at 4:00 p.m., with a field trip on August 6, 2007 at 4:00 p.m.
3. The topic for the August 13, 2007 Mayor's meeting will be the "green building" project at 890 Taylor Street.
4. Mr. Ebbs presented the frame to be used for the ARC Design Awards.

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: 5:56 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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