



Council Chamber  
Few Memorial Hall of Records  
Monterey, California

# Architectural Review Committee Annotated Agenda

Regular Meeting  
August 22, 2007

4:00 PM - 6:15 PM  
7:30 PM - 11:00 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, Whipple  
**ABSENT:** None  
**STAFF:** Chip Rerig, Forrest Ebbs, Jaci Abadilla, 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 August 1, 2007 Annotated Agenda 6-0-1(Abstain-Whipple).
2. Approved August 9, 2007 Joint HPC/ARC Annotated Agenda 5-0-2(Abstain-Hayden, Latasa) with corrections to the actions and motions for Item 1 and modifications to ARC Member comments for Item 2.

### **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. **Temporary Banner (07-285)**  
**570 Munras Avenue**  
**Applicant: Jody Royee, Artist's Equity Studio**  
**Tour**  
**Owner: City of Monterey**

**Preliminary Design Review for the Temporary  
Display of a Banner on a Construction Site.**

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Denied Preliminary Design Review 4-3(Noes-Davis, Hayden, Latasa)-0 adopting the following Findings for Decision.

1. The display of the banner is inconsistent with the standards contained in Municipal Code Section 31-14 (Special Permit and Temporary Signs), the Downtown Area Plan, and the general direction of the Architectural Review Committee.
2. The proposed banner will create additional visual clutter in an already busy downtown area and may imply a precedent for future installations of banners on construction fence.
3. There are other locations already designated in the City for the display of this type of banner.
4. Banners displayed on the fencing around a construction site would negatively affect the site.

**2. Mixed-Use Building (07-094)  
131 Lighthouse Avenue  
Applicant/Owner: Carl Outzen**

**Advisory Review for Construction of a Three-Story  
Mixed Use Building.**

Recommended to the Planning Commission 6-1(Noes-Whipple)-0 to not approve the three-story project as currently proposed but request the applicant to redesign the project incorporating the guidance in the staff report, City policy considerations, and Resolution 96-194.

Tim McFadden, resident of Monterey, and representing the property owners of the five properties behind the proposed project, stated that the driveway will open up and retain view opportunities in the future. He said the neighbors appreciate that the trash enclosures will remain at the front of the project so trash pick-ups and odor will not impact the properties at the back.

Bob Evans, board member of New Monterey Neighborhood Association (NMNA), stated that he participated in the presentation of the project to NMNA and New Monterey Business Association, and that both organization attendees agreed that the proposed third story needs to be pushed back from the street so the project feels and looks like a two story building to pedestrians. He said the extra driveway that is no longer required for the project should be used to extend the building but should not include the third story. He gave an example of a building in Windsor, California that used different colors and textures on the front of the building that gave the appearance of a series of several little buildings. He said he recommends a similar treatment of the façade, as well as stepping back the third story, that would make a spectacular entry to the area. He said the building needs to be considered as a whole because the building is on a curve so both ends as well as the front elevation will be seen from the street.

**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: Davis, Jacoubowsky, Johnson, Latasa, Whipple**  
**ABSENT: Arellano, Hayden**  
**STAFF: Chip Rerig, Jaci Abadilla, 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

3. **Single-Family Dwelling (07-281)**  
498 Wave Street  
Applicant: Belinda Taluban  
Owner: Gary Guerra

**Concept Design Review for the One- and Two-Story Additions to an Existing One-Story Single-Family Dwelling that Qualifies as a Historic Resource. Continued from the August 9, 2007 Joint HPC/ARC meeting.**

Continued 5-0-2(Absent-Arellano, Hayden) with the overall direction to the applicant including:

1. The applicant shall redesign the building by reducing its overall mass and scale incorporating the following suggestions made by the ARC:
  - a) Consider eliminating the foam cladding.
  - b) Provide relief and modulation.
  - c) Reduce plate heights.
  - d) Consider eliminating the loft space over the carriage house.
  - e) Reduce the second floor deck at the back and the side.
  - f) Simplify the architecture and material use.
  - g) Create a more integrated design around the entire structure.
  - h) Consider eliminating stucco.
2. The applicant shall provide story pole staking of the revised project or an accurate photo simulation of the streetscape and the Recreation Trail elevation.

**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. The August 29, 2007 ARC Retreat has been canceled.
2. There will be a Joint ARC/HPC meeting on Wednesday, August 5, 2007 at 4:00 p.m. and a Joint ARC/HPC Field Trip on Tuesday, August 4, 2007 at 4:00 p.m.

**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 agendize 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: 9:20 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

\_\_\_\_\_  
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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