



Architectural Review Committee 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
October 3, 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.

The Architectural Review Committee (ARC) agenda meeting packet may be reviewed by the public beginning late Friday afternoon prior to the date of the meeting in the Library at Pacific & Madison Streets or in the Planning Division at Colton Hall.

NOTICE OF FIELD TRIP:

The Architectural Review Committee will conduct a field trip to review the Wednesday, October 3, 2007 Architectural Review Committee agenda. The Architectural Review Committee will depart for the field from behind Monterey City Hall – Colton Hall on Monday, October 1, 2007 at 4:00 P.M.
For information call 646-3885. Date Posted: September 27, 2007.

CALL TO ORDER

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.

APPROVAL OF ANNOTATED AGENDAS:

1. Approve September 19, 2007 Annotated Agenda.

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.

- A. NONE.

AFTERNOON REVIEW AGENDA: REPRESENTATION NECESSARY

1. Single-Family Dwelling (07-276) Concept Design Review for the Construction of a
New One-Story Single-Family Dwelling.
618 Lottie Street
Applicant: Gary Gasperson

Owner: Jayne Gasperson

2. Single-Family Dwelling (07-278)
620 Lottie Street
Applicant: Gary Gasperson
Owner: Jayne Gasperson

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

3. Single-Family Dwelling (07-288)
17 Mar Vista Drive
Applicant: Jalen Weir, Wald, Ruhnke & Dost Architects
Owner: Auburndale, LLC

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

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

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.

EVENING REVIEW AGENDA:

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

4. Trader Joe's (07-304)
570 Munras Avenue
Applicant: Edward Artinger, Continental Signs, Inc.
Owner: City of Monterey

Preliminary Design Review for a New Business Sign.

5. IMAX Theatre (07-344)
640 Wave Street
Applicant: Joseph A. Parziale, Bella Cinema LLC
Owner: Cannery Row Company

Concept and Preliminary Design Review for Temporary Installation of a Promotional Sign.

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

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

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. 2007-2008 Façade Grant Program.

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

Information distributed to the Architectural Review Committee at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

PUBLIC INPUT: Members of the public have the right to address the Architectural Review Committee on any item on the Agenda. The Chair will formally open the floor for public comment on items such as "Consent Agenda" or "Staff Informational Report." If you wish to speak on items in any other categories please advise the staff or the chair prior to the Committee's action on that item, and you will be recognized. Notification as much in advance as possible is appreciated.

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.

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>

The City of Monterey is committed to include the disabled in all of its services, programs, and activities. Telecommunications Device for the Deaf (831) 646-3721. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. For more agenda information, call 646-3885.

