



# 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  
November 7, 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.*

**CALL TO ORDER:** 4:00 PM  
**PRESENT:** Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa, Whipple  
**ABSENT:** None  
**STAFF:** Kimberly Cole, 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 October 17, 2007 Annotated Agenda with minor corrections to Item 4 Condition 1 and changing Item 7 Condition #3 to read "The applicant shall bring out the window surrounds an additional inch."

### **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. **Cannery Row Hotel (07-145)** Preliminary Design Review of Exterior Colors.  
750 Cannery Row  
Applicant: Clement Chen, III  
Owner: Frank Donangelo, The Cannery Row Company

Moved to consent and approved Preliminary Design Review 7-0-0 for the exterior body color for Building 'A', adopting staff Findings for Decision.

- 2. Single-Family Dwelling (07-359)**  
**150 Stephen Place Lot 1**  
**Applicant: James Smith, Architect**  
**Owner: Chris Dinner**

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

Approved Concept Design Review 7-0-0 adopting staff Findings for Decision, delegating Preliminary Design Review to staff with direction to review the street lighting plan, and with the following Conditions of Approval:

1. The applicant shall comply with all conditions of Vesting Tentative Map Small Subdivision 05-346.
2. The applicant shall hand excavate any and all foundations, footings, and/or graded area within 15 feet of any tree on the site.
3. The applicant shall modify the plan such that no portion of the 25% slope area beyond the building envelope is developed or improved, with the exception of a traditional raised wooden deck. The concrete terrace, the corresponding rock berm, and the proposed retaining wall shall be modified, relocated, or omitted to comply.

- 3. Single-Family Dwelling (07-360)**  
**150 Stephen Place Lot 2**  
**Applicant: James Smith, Architect**  
**Owner: Chris Dinner**

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

Approved Concept Design Review 7-0-0 adopting staff Findings for Decision, delegating Preliminary Design Review to staff with direction to review the street lighting plan, and with the following Conditions of Approval:

1. The applicant shall comply with all conditions of Vesting Tentative Map Small Subdivision 05-346.
2. The applicant shall hand excavate any and all foundations, footings, and/or graded area within 15 feet of any tree on the site.
3. The applicant shall modify the plan such that no portion of the 25% slope area beyond the building envelope is developed or improved, with the exception of a traditional raised wooden deck. The concrete terrace, the corresponding rock berm, and the proposed retaining wall shall be modified, relocated, or omitted to comply. The applicant shall modify the plan such that no portion of the slope area beyond the building envelope is affected by eliminating a portion of the terrace and the corresponding rock berm.
4. The bay window on the playhouse shall be modified, removed, or relocated such that it is either within the building envelope or no wider than 5'5".
5. The applicant shall explore working with the chimney forms, possibly chamfering them.

- 4. Single-Family Dwelling (07-361)**  
**150 Stephen Place Lot 3**  
**Applicant: James Smith, Architect**  
**Owner: Chris Dinner**

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

Approved Concept Design Review 7-0-0 adopting staff Findings for Decision, delegating Preliminary Design Review to staff, and with the following Conditions of Approval:

1. The applicant shall comply with all conditions of Vesting Tentative Map Small Subdivision 05-346.
2. The applicant shall hand excavate any and all foundations, footings, and/or graded area within 15 feet of any tree on the site.
3. The applicant shall explore increasing the roof slope on the accessory structure.

**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:** Arellano, Davis, Hayden, Jacobowsky, Johnson, Latasa, Whipple  
**ABSENT:** None  
**STAFF:** Kimberly Cole, 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

- 5. Single-Family Dwelling (07-352) Concept Design Review for the Construction of a Two-Story Addition to an Existing Single-Family Dwelling.**  
**71 Via Paraiso**  
**Applicant/Owner: Greg Burkhart, Christy & Jason Mehringer**

Continued 7-0-0 to study view impacts of the neighbor and for redesign with the following direction:

1. The applicant shall relocate the garage at least 5 feet back and consider moving it back to the wall of the nook, and eliminate the small tower element.
2. The applicant shall reduce the height of the stairway tower element a minimum of 2 feet.
3. The applicant should retain the existing entry feature in its current condition.
4. The applicant shall explore changing the orientation of the roof over the garage.

Lorna Gomes a resident across the street, stated her concerns that the tower element overpowers the rest of the house and obstructs her views of the airport and oak covered hills. She also said that the garage is too close to the street. The ARC supports visiting the site to evaluate view impacts.

- 6. McDonald's (07-211) Concept Design Review for a New Restaurant Building.**  
**610 Del Monte Avenue**  
**Applicant: Kate Arroyo-Gromley**  
**Owner: McDonald's USA**

Continued Concept Design Review 7-0-0 with the following direction to the applicant:

1. The applicant shall provide an overlay photo simulation of the existing building in relation to the proposed building site and height.
2. The applicant shall explore relocating the tower element to the main entrance and lowering its height.
3. The applicant shall provide a roof plan and redesign so that roof overhangs are on all parts of the building.
4. The applicant shall provide a site plan that indicates the location of the existing trees and cut sheets of the proposed landscaping, and explore retaining the existing Pine trees where ever possible.
5. The applicant shall provide a floor plan and cross sections of the building.
6. The applicant shall provide clear identification of the fire riser and back-flow preventor.

**7. McDonald's (07-376)**  
**610 Del Monte Avenue**  
**Applicant: Kate Arroyo-Gromley**  
**Owner: McDonald's USA**

**Preliminary Design Review for New Signs at a  
New Restaurant Building.**

Continued Preliminary Design Review 7-0-0 so that the applicant may make the following modifications to the plan:

1. The primary monument sign structure (Sign E) should be reduced in scale such that it is no taller than seven feet.
2. The roof of the primary monument sign structure (Sign E) should be expanded such that the corbels on the face of the sign are equal in scale and function to the corbels on the sides of the structure.
3. The sign lighting of the monument sign structure (Sign E) should be contained wholly within the resulting soffit, should be flush mounted, and should not be located within the landscaping area.
4. Either Sign B or Sign C shall be removed.
5. The applicant should eliminate the secondary monument signs (Signs K, L and M) or simplify them.
6. The applicant should modify the plans to clearly state that the trellis associated with the clearance pole sign (Sign I) will be constructed of wood and painted/stained to match the wooden trellises on the main building.

**8. Sand Dollar Inn (07-374)**  
**755 Abrego Street**  
**Applicant: Roland Goodman, Wald, Ruhnke**  
**& Dost Architects**  
**Owner: Tracy Call**

**Concept Design Review for the Construction of a  
New Three-Story Visitor Accommodation Facility.**

Continued Concept Design Review 5-1(Noes-Johnson)-1(Abstain-Whipple) with the following direction to the applicant:

1. The applicant shall provide a complete west elevation and also provide a representation of the Stahl's existing wall on the north elevation.
2. The applicant shall restudy the height and provide a redesign of the porte-cochere.
3. The applicant shall explore changing the gable facing the parking area to a hip roof.
4. The applicant shall explore lowering the tower element.
5. The applicant shall explore permanent window awning treatments.
6. The applicant shall return to ARC for Preliminary Design Review, after Concept Design Review is approved.

Member Johnson voted no because he does not support the siting, bulk and mass, citing that the building is not appropriate for the site.

**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 November 21, 2007 Architectural Review Committee meeting will be from 4:00 PM to 7:00 PM.

**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: 11:00 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

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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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