



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
January 30, 2008

4:00 PM – 7:00 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 (arrived at 4:05), Jacobowsky, Johnson, Latasa, Whipple
ABSENT: None
STAFF: Chip Rerig, Forrest Ebbs, Jaci Abadilla

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 January 16, 2008 Annotated Agenda with a minor correction to ARC Member's Comments #4. 6-0-1 (Absent Hayden).

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

Continued the application with the following direction to the applicant. 7-0-0.

1. The applicant shall eliminate the tower between the garage and the house.
2. The stone façade on the garage shall wrap around on the sides.
3. The applicant shall hip the roof over the master bedroom.
4. The rear ridge shall be dropped 18" to 24".
5. The stair tower shall be no higher than the reduced ridge height.
6. The garage may remain in the front of the property.
7. The applicant shall restudy the proportions of the entry towers.

Public Comments:

Lorna Gomes a resident across the street, stated her concern that the view impact is the main issue with the proposed project. She added that the garage is too close to the street

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| 2. Abalonetti's (07-478)
57 Fisherman's Wharf No. 1
Applicant: Jim Gilbert
Owner: City of Monterey | Preliminary Design Review for an Expanded Outdoor Dining Area. |
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Approved the application for Preliminary Design Review with the following Conditions of Approval and adopted the following Findings for Decision. 6-1(Noes Arellano)-0.

Conditions of Approval:

1. The applicant shall not install any signage or advertisement anywhere on the panels.
2. The applicant shall not install any additional electrical lighting on the exterior of the building or site without prior Architectural Review Committee approval. Candle lighting is acceptable.
3. Existing signage facing the wharf side shall conform to code prior to issuance of the building permit.

Findings for Decision:

1. The project is consistent with the Wharf Master Plan and the character of Fisherman's Wharf.
2. The materials are consistent with the policies of the Wharf Master Plan and of other buildings on Fisherman's Wharf.

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| 3. Commercial Building (07-433)
475 Alvarado Street
Applicant: George Ash
Owner: Saucito Land Company | Concept Design Review for Exterior Alterations to an Existing Commercial Building that Qualifies as a Historic Resource. |
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Approved the application for Concept Design Review as conditioned, adopted Findings for Decision, and required the applicant to return to the Architectural Review Committee for Preliminary Design Review. 7-0-0.

Conditions of Approval:

1. The applicant shall install, and maintain, a fixed metal trellis and planting area on the east elevation of the waste enclosure. The applicant shall also install, and maintain, clinging vines and/or plants on the metal trellis.
2. Final enclosure location and landscaping shall be demonstrated on the Preliminary Design Review Plans.

Findings for Decision:

1. The project is consistent with Use Permit 07-350.
2. The project remains consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The project is consistent with the Downtown Area Plan and the General Plan that encourages mixed-use development in downtown.
4. The project is architecturally consistent with the character of downtown and will contribute to the redevelopment of the area.

4. Pharmaca (08-019)
570 Munras Avenue
Applicant: Ian Mukaida
Owner: City of Monterey

Preliminary Design Review for New Business Signs.

Approved the proposed signs and adopted the following Findings for Decision. 4-2(Noes Arellano, Johnson)-1(Abstain Jacoubowsky).

Findings for Decision:

1. The proposed signs are consistent with the sign program approved by the Architectural Review Committee.
2. The proposed signs will not detract from the character of the downtown.
3. The proposed signs are not inconsistent with the Downtown Area Plan and will not adversely impact the historic nature of the commercial neighborhood.

AGENDA ITEMS THAT HAVE NOT BEEN INITIATED BY 7:00 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 developer for 570 Munras Avenue has three options to reduce the light problem at the site; he would buy new fixtures, add frosted glass or reduce the light fixture wattage.
2. Principal Planner Rerig asked the members to recommend that the Chair of the Committee attend the City Council meeting on February 19th to support the reorganization of the department.

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.

1. Member Whipple asked if there would be a meeting on February 6, 2008.

ADJOURNMENT: 6:43 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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