



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
February 20, 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, Jacobowsky, Johnson, Latasa, Whipple
ABSENT: Hayden
STAFF: Principal Planner Rerig, Associate Planner Ebbs, Recording Secretary 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 February 6, 2008 Annotated Agenda with clarification to item 1 and ARC Member's Comments. 5-0-1(Absent Hayden)-1(Abstain Arellano).

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 (07-303) Preliminary Design Review for One and Two-Story
1135 Alta Mesa Road Additions to an Existing One-Story Single-Family
Applicant/Owner: Michael & Lynn Blakey Dwelling.

Approved the application for Preliminary Design Review and adopted the following Findings for Decision. 5-1(Noes Johnson)-1(Absent Hayden).

Findings for Decision:

1. The proposed design is consistent with Municipal Code Section 38-22 (R-E Residential Estate District) and the Guidelines for Single Family Dwellings.
2. The proposed design is consistent with the previous direction and Concept Review of the Architectural Review Committee.

Public Comments:

G. Gervaise Davis, 1150 Alta Mesa Road, stated that it made sense for the applicant to install white vinyl windows to match the existing houses in the neighborhood.

2. Single Family Dwelling (07-387) Preliminary Design Review for a Two-Story Addition to an Existing One Story Single-Family Dwelling.
682 Newton Street
Applicant: Robert Paravicini, Architect
Owner: Sara and Andrei Pashin

Approved the application for Concept Design Review as submitted, adopted the Finding for Decision and delegated Preliminary Design Review to staff. 6-0-1(Absent Hayden).

Finding for Decision

1. The project is consistent with the zoning standards contained in Municipal Code Section 38-23 (R-1 Residential Single-Family District), the Guidelines for Single-Family Dwellings, the New Monterey Area Plan, the View Impact Policy, the general direction of the Architectural Review Committee, and the overall character of the neighborhood.
3. Longs Drugs (08-022) Preliminary Design Review for Installation of New Signs at an Existing Commercial Building.
2170 North Fremont Avenue
Applicant: United Sign System
Owner: Harold Chevrier

Denied the application for Preliminary Design Review and adopted the following Findings for Decision with the following direction to the applicant. 5-1(Noes Whipple)-1(Absent Hayden).

1. The applicant shall look into using smaller directional signs (post and panel) in the landscape planters.

Findings for Decision:

1. The proposed signs would primarily identify a product or a service to motorists on North Fremont Street and are not necessary to identify the business. The location of the signs, and their high visibility from North Fremont Street would contribute to an already visually-cluttered commercial area and would conflict with the general design objective of the North Fremont Area Plan.
2. The previously-approved signs, though not yet installed, would adequately identify the drive-through facility in a controlled and attractive manner.
3. The proposed signs provide a duplicative message on the front elevation, further contributing to the visual clutter observed in this commercial area.
4. The proposed signs are inconsistent with the nature of the original approval of the Use Permit and ARC review for the drive-through facility, which considered the drive-through to be very ancillary to the primary retail use, and not warranting additional highly-visible signage.

4. Hollister Co. (08-036) Preliminary Design Review for Exterior Alterations to
1600 Del Monte Center an Existing Commercial Building.
Applicant: Roger Miller, Wald Ruhnke & Dost
Owner: American Assets Real Estate Group

Approved the application for Preliminary Design Review as proposed and adopted the following Finding for Decision. 6-0-1(Absent Hayden).

Finding for Decision:

The project is consistent with the direction of the Architectural Review Committee, Chapter 31 of the Monterey City Code (Signs), the Del Monte Center Master Plan, and the Del Monte Center Tenant Store Design and Construction Criteria.

Member Jacobowsky recused himself at 5:40 PM.

5. Mixed-Use Building (07-094) Concept Design Review for Construction of a Three-
131 Lighthouse Avenue Story Mixed Use Building.
Applicant/Owner: Carl Outzen

Approved Concept Design Review with the following Condition of Approval. 3-2(Noes Johnson, Latasa)-1(Absent Hayden)-1(Recused Jacobowsky).

Condition of Approval:

1. The applicant shall continue the more complicated architectural style of the corner architectural units around the corners of the buildings, onto the side elevations, a minimum of 25 feet, such that the first and second floor are aligned and architecturally consistent, the entire architectural unit is uninterrupted, and the entire corner is equally detailed.

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. Principal Planner Rerig stated that the Façade Grant subcommittee had divided the \$30,000 between the three applications received.
2. Associate Planner Ebbs asked the Committee if the salmon colored paper that separated the old and new plans was helpful.

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. Chair Latasa asked if the Architectural Review Committee could review the placement of Fire Department risers on future applications.

ADJOURNMENT: 6:30 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>

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.

