



# 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  
April 2, 2008

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  
**ABSENT:** Whipple  
**STAFF:** 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 March 19, 2008 Annotated Agenda with a modification to item 2.  
5-1(Abstain Arellano)-1(Absent Whipple).

### **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**

On motion by Committee Member Johnson, seconded by Committee Member Hayden, item 3 was moved to the end of the Afternoon Review Agenda. 6-0-1(Absent Whipple).



**EVENING REVIEW AGENDA:**

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

4. Intercontinental The Clement Monterey (08-071) Preliminary Design Review for the Installation of  
750 Cannery Row Business Signage.  
Applicant: Clement Chen  
Owner: The Cannery Row Company

Approved the application for Preliminary Design Review with the following direction to the applicant.  
5-1(Noes Johnson)-1(Absent Arellano).

1. The applicant shall remove the restaurant and hotel advertising signs from the east elevation of the parking garage.
2. The applicant shall return with a complete sign program for all retail subtenants of the building and shall include detailed elevations of each tenant space with regards to having one fascia and blade sign with the consistency of the brackets.
3. The applicant shall lower the monument sign eight inches (8"), and include a planter and flush letters.
4. The applicant shall modify the finger graphic to use a cut-out profile rather than the rectangular background.
5. The applicant shall modify the directional sign on the east elevation of the garage to include Intercontinental Parking with a left-pointing finger.

5. Sand Dollar Inn (07-374) Preliminary Design Review for the Construction of a  
755 Abrego Street New Three-Story Visitor Accommodation Facility.  
Applicant: Kenneth Turgen  
Owner: Tracy Call

Approved the project for Preliminary Design Review with the following Conditions of Approval and adopted the following Findings for Decision. 5-1(Noes Latasa)-1(Absent Arellano).

Condition of Approval:

1. The applicant shall recess the windows on the west elevation four inches (4").
2. The porte-cochere shall be lowered two feet (2') from the roof eave.
3. The applicant shall paint swatches for staff approval.
4. The light fixtures will return as a consent item for review.

Findings for Decision:

1. The project is consistent with Use Permit 83-95 and elements of prior recommended architectural direction from the Architectural Review Committee.
2. The project is not inconsistent with the Downtown Area Plan.
3. The project will contribute to the commercial neighborhood and is architecturally consistent as it follows a Monterey Colonial style.

**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. Associate Planner Ebbs announced that the Intercontinental The Clement Monterey hotel is scheduled to open in May and the IMAX Theatre on Friday, April 4<sup>th</sup>.

**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.

1. Committee Member Davis stated that he will be out of town for a couple of weeks.
2. Committee Member Whipple remarked that the Esteban sign at Casa Munras was nicely done.
3. Chair Latasa asked for any suggestions for the Mayor's meeting on April 14<sup>th</sup>. ARC members recommended bringing the color renderings of the Casa Munras project.

**ADJOURNMENT: 10:20 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.**

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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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