



Architectural Review Committee Agenda

Architectural Review Committee

Glenn Johnson, Chair
Peter Arellano, Vice Chair
Virginia Fry
Eugene Hayden
Terry Latasa
Luis Osorio
William Whipple

Council Chamber
Few Memorial Hall of Records
Monterey, California

Regular Meeting
December 7, 2005

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 not conduct a field trip to review the Wednesday, December 7, 2005 Architectural Review Committee agenda. For information call 646-3885. Date Posted: December 1, 2005.

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.

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. Willy's Smokehouse (05-046)
95 Prescott Avenue
Applicant: Tony Tollner
Owner: Cannery Row Company

Concept and Preliminary Design Review for the Exterior Alteration of an Existing Commercial Building that Qualifies as a Historic Resource.

Joint Meeting with Historical Preservation Commission

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.

APPROVAL OF ANNOTATED AGENDAS:

Approve November 30, 2005 Annotated Agenda.

EVENING REVIEW AGENDA:

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

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| 2. Commercial Mixed-Use (05-376)
191 Lighthouse Avenue
Applicant: Dennis A. Hodgkin AIA
Owner: Rik Sagin | Preliminary Design Review for the Construction of a New Two-Story Mixed-Use Commercial and Residential Project. |
| 3. Commercial Office Building (05-490)
555 Abrego Street
Applicant/Owner: Frank P. Donangelo for Cannery Row Company | Concept Design Review for Exterior Alterations to an Existing Two-Story Commercial 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. Election of Chair and Vice-Chair at the next meeting on December 21, 2005.
2. Boards and Commissions meeting December 15, 2005.
3. January 4, 2006 ARC meeting is canceled. The next ARC meeting is January 18, 2006.

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.

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 \$50.00.

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.

