



Council Chamber
Few Memorial Hall of Records
Monterey, California

Architectural Review Committee Annotated Agenda

**Regular Meeting
April 16, 2008**

**AFTERNOON ONLY
4:00 PM – 7:00 PM**

Architectural Review Committee

Terry Latasa, Chair
Peter Arellano, Vice Chair
Paul E. Davis
Eugene Hayden
Boris Jacoubowsky
Glenn Johnson
William Whipple

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

Chair Latasa called the meeting to order at 4:10 PM.

ROLL CALL

Committee Members Present: Jacoubowsky, Johnson, Latasa

Committee Members Absent: Arellano, Davis, Hayden, Whipple

Staff Present: Associate Planner Ebbs, Recording Secretary Abadilla

PUBLIC COMMENT

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

April 2, 2008

ACTION: Approved the Annotated Agenda of April 2, 2008 as submitted.
3-0-4(Absent Arellano, Davis, Hayden, Whipple).

REVIEW OF CONSENT ITEMS

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. R.G. Burgers (08-087) Preliminary Design Review for New Business Signs.
570 Munras Avenue
Applicant: Nabeel Bahu
Owner: City of Monterey

ACTION: Approved the proposed sign as submitted and adopted Findings for Decision.
3-0-4(Absent Arellano, Davis, Hayden, Whipple).

Findings for Decision:

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

Staff Presentation/Committee Member Questions:

Associate Planner Ebbs answered Committee Member Johnson's question regarding the light fixture.

Applicant:

Nabeel Bahu was present.

Public Comments:

None.

Committee Member Comments:

Committee Member Johnson moved to approve the proposed sign as submitted and adopt Findings for Decision. Committee Member Jacoubowsky seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacoubowsky, the proposed sign was approved as submitted and Findings for Decision adopted. The motion passed by the following vote:

AYES:	3	COMMITTEE MEMBERS:	Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	4	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Whipple

AFTERNOON REVIEW AGENDA REPRESENTATION NECESSARY

1. McDonald's (07-211 / 07-376) Concept and Preliminary Design Review and Sign
610 Del Monte Avenue Review for the Construction of a New Restaurant
Applicant: Mayra Lopez, Vigen Associates Building.
Owner: McDonald's USA

ACTION: Approved the application for Concept Design Review with the Conditions of Approval and adopted Finding for Decision, continued Preliminary Design Review and Sign Review with direction to the applicant. 3-0-4(Absent Arellano, Davis, Hayden, Whipple).

Conditions of Approval:

1. The tower eave height shall be lowered to meet the ridge of the main roof.
2. The eave height shall be lowered two feet (2').
3. The ridge height may stay the same.
4. The trellis shall be adjusted accordingly to the new height and be eliminated on the south side of the building.
5. The applicant shall explore a gable roof element over the main door.

Finding for Decision:

1. The project is consistent with the zoning standards contained in Municipal Code Section 38-32 (C-2 Community Commercial District), Major Use Permit 07-048, Major Variance 07-123, the Downtown Area Plan, and the general direction of the Architectural Review Committee.

Staff Presentation/Committee Member Questions:

Associate Planner Ebbs presented the staff report and answered Committee Members' questions.

Applicant:

McDonald's representative Margaret Trujillo, Architect Gary Vigen and Drew Bardet were present and answered questions regarding lighting, building color, landscaping, eave height, the recessed area on the west elevation, the trellis at the drive-through, roof samples, and gutters.

Public Comments:

Mike Dawson, Alta Mesa Neighborhood Association, stated that the tower is still a billboard, the eave height should be dropped and the drive-through is a problem against the rear fence line.

Committee Member Comments:

Committee Member Johnson moved to approve the application for Concept Design Review with the Conditions of Approval and adopt Finding for Decision. Committee Member Jacobowsky seconded the motion.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacobowsky, the application for Concept Design Review was approved with the Conditions of Approval and Finding for Decision. The motion passed by the following vote:

AYES:	3	COMMITTEE MEMBERS:	Jacobowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	4	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Whipple

Committee Member Johnson moved to continue the application for Preliminary Design Review with the following direction to the applicant. Committee Member Jacobowsky seconded the motion.

1. The landscaping should use drought and native plants, bigger shrubs, be less ornamental and fit in with the surroundings.
2. The landscaping should work around the tree at the north east corner of the property.
3. The applicant shall propose warmer tan, brown colors.
4. No change necessary for the proposed texture on the building.
5. The applicant shall explore a different tile motif pattern.
6. The applicant shall submit cut sheets for the site and patio lighting.
7. The light in the tower shall be eliminated.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacoubowsky, the application for Preliminary Design Review was continued with direction to the applicant. The motion passed by the following vote:

AYES:	3	COMMITTEE MEMBERS:	Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	4	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Whipple

Committee Member Johnson moved to continue the Sign Review with the following direction to the applicant. Committee Member Jacoubowsky seconded the motion.

1. The applicant shall eliminate the three minor monument signs (K, L, M).
2. The applicant shall modify the "M" logo signs such that there is a textured hammered finish, rather than a smooth finish as proposed.
3. The applicant shall resize the "M" logo to fit with the tower element.
4. The applicant shall simplify the trellis structure and lettering for the drive-through.
5. The applicant shall explore matching the main monument sign with the proposed building.

MOTION:

On a motion by Committee Member Johnson, seconded by Committee Member Jacoubowsky, the application for Sign Review was continued with direction to the applicant. The motion passed by the following vote:

AYES:	3	COMMITTEE MEMBERS:	Jacoubowsky, Johnson, Latasa
NOES:	0	COMMITTEE MEMBERS:	None
ABSENT:	4	COMMITTEE MEMBERS:	Arellano, Davis, Hayden, Whipple

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.

None.

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. Committee Member Johnson asked about code enforcement around the City.
2. Chair Latasa summed up the Mayor's meeting stating that Vice Mayor Downey specifically asked about the signs at the Blue Fin building on Cannery Row; Planning Chair McCrone would like appeals to stop with the Planning Commission; the Casa Munras rendering was well received; and Associated Planner Ebbs was complimented on his work with the Architectural Review Committee and the Historic Preservation Commission.
3. Committee Member Jacoubowsky asked about the 11x17 plan submittal requirement.

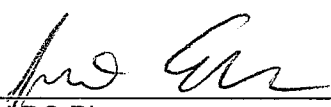
ADJOURNMENT

There being no further business, the meeting adjourned at 6:22 P.M.

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.

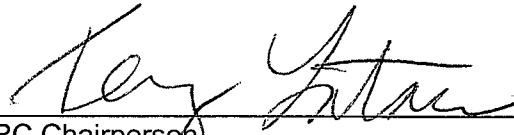
CITY PERMITS FOR WATER ALLOCATIONS: Currently there is no water allocation available to serve residential, commercial and residential additions or remodels. Individual projects after receiving Architectural Review Committee Concept approval may request a water reservation.

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
5-7-08

Date



ARC Chairperson
5-7-08

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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