

CITY OF MONTEREY

ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 98-01

NEIGHBORHOOD COMPATIBILITY WORK SHEET

The Architectural Review Committee review encourages and promotes quality design that is appropriate and related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the Architectural Review Committee will review all aspects of a proposal that influence outside appearance, view sharing, and **neighborhood compatibility**.

In regard to neighborhood compatibility, the Architectural Review Committee has determined that development, whether new construction or an addition, should be architecturally in scale, setting, and character with the neighborhood into which it is placed. The intent of neighborhood compatibility review is to assure that new construction will fit the surrounding neighborhood.

The attached worksheet has been prepared to assist applicants and the Architectural Review Committee in determining neighborhood compatibility and conformance with adopted Neighborhood Plans. The features and development patterns that are identified in the worksheet will often accurately describe the basic qualities of a neighborhood and guide applicants to a compatible design. They also represent characteristics of a neighborhood that the Architectural Review Committee will consider when they evaluate a design for neighborhood compatibility.

Chair

Vice-Chair

Date

Date

The original resolution signed by the ARC Chair and Vice Chair October 21, 1998

NEIGHBORHOOD COMPATIBILITY WORKSHEET

The Architectural Review Committee will consider the following features and neighborhood characteristics when evaluating your project for neighborhood compatibility. For purposes of analysis, your neighborhood includes both sides of your street and other structures immediately surrounding your property on which you may have an impact. Please submit the completed worksheet with your project application and attach any other supporting information, including photographs, sketches, street elevation drawings, or narratives, which helps to define your project in terms of neighborhood compatibility.

Project Address: _____

Applicant: _____

Project Description: **New House** **Remodel/Addition**

I. Neighborhood Plan:

The Del Monte Beach, Oak Grove, Old Town, and New Monterey neighborhoods have adopted Neighborhood Plans.

- A. Is the subject property located in an area with a Neighborhood Plan? Yes No
 B. Does your plan conform to the Neighborhood Plan? Yes No
 C. Have you discussed your plan with the neighbors? Yes No

II. Age of Neighborhood:

New construction in older, established neighborhoods should be sensitively designed to assure that the existing character of the neighborhood is not significantly changed. The age of the neighborhood is often an important attribute.

- A. Approximately how old is the existing dwelling? _____
 B. Approximately how old are the homes in the general neighborhood? _____

III. Neighborhood Characteristics (Identify the Neighborhood features that are most prevalent):

Characteristics	Your Project	Neighborhood
A. Neighborhood Features		
1. Lot Size	<input type="checkbox"/> Standard <input type="checkbox"/> Substandard <input type="checkbox"/> Substandard ≥5000 SF <5000SF ≤3600SF	<input type="checkbox"/> Standard <input type="checkbox"/> Substandard <input type="checkbox"/> Substandard ≥5000 SF <5000SF ≤3600SF
2. Predominant land use on street	<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial
3. Number of stories	<input type="checkbox"/> Basement <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three	<input type="checkbox"/> Basement <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three
4. Garage/Carport	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
a. Number of cars	<input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three	<input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three
b. Location	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard
c. Type of Construction	<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
d. Access	<input type="checkbox"/> Street <input type="checkbox"/> Alley <input type="checkbox"/> Side Street	<input type="checkbox"/> Street <input type="checkbox"/> Alley <input type="checkbox"/> Side Street

Characteristics	Your Project	Neighborhood
5. Architectural Style	Describe: _____ _____ _____	Describe: _____ _____ _____
6. Architectural Features:	<input type="checkbox"/> Entry Porches <input type="checkbox"/> Balconies/roof decks <input type="checkbox"/> Entry Gardens <input type="checkbox"/> Dormers <input type="checkbox"/> Trim/fascia/shutters <input type="checkbox"/> Chimneys <input type="checkbox"/> Other (describe)	<input type="checkbox"/> Entry Porches <input type="checkbox"/> Balconies/roof decks <input type="checkbox"/> Entry Gardens <input type="checkbox"/> Dormers <input type="checkbox"/> Trim/fascia/shutters <input type="checkbox"/> Chimneys <input type="checkbox"/> Other (describe)
7. Roof Design:	<input type="checkbox"/> Flat roof <input type="checkbox"/> Hipped roof <input type="checkbox"/> Gabled roof <input type="checkbox"/> Distinctive colors <input type="checkbox"/> Combination	<input type="checkbox"/> Flat roof <input type="checkbox"/> Hipped roof <input type="checkbox"/> Gabled roof <input type="checkbox"/> Distinctive colors <input type="checkbox"/> Combination
8. Roofing Material	<input type="checkbox"/> Composition <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Tile <input type="checkbox"/> Shake <input type="checkbox"/> Other	<input type="checkbox"/> Composition <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Tile <input type="checkbox"/> Shake <input type="checkbox"/> Other
9. Siding Material	<input type="checkbox"/> Stucco <input type="checkbox"/> Wood <input type="checkbox"/> Brick/Stone <input type="checkbox"/> Combination <input type="checkbox"/> Other	<input type="checkbox"/> Stucco <input type="checkbox"/> Wood <input type="checkbox"/> Brick/Stone <input type="checkbox"/> Combination <input type="checkbox"/> Other
10. Windows: a. Material b. Style	<input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Single/Double Hung <input type="checkbox"/> Horizontal <input type="checkbox"/> Other	<input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Single/Double Hung <input type="checkbox"/> Horizontal <input type="checkbox"/> Other
B. Landscaping:		
1. General site characteristics	<input type="checkbox"/> Forested <input type="checkbox"/> No Trees or Shrubs <input type="checkbox"/> Shrubs & some trees	<input type="checkbox"/> Forested <input type="checkbox"/> No Trees or Shrubs <input type="checkbox"/> Shrubs & some trees
2. Slope	<input type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep	<input type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
3. Fencing:	<input type="checkbox"/> Yes <input type="checkbox"/> None	<input type="checkbox"/> Yes <input type="checkbox"/> None
distinctive style	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard
4. Retaining Wall	<input type="checkbox"/> Yes <input type="checkbox"/> None	<input type="checkbox"/> Yes <input type="checkbox"/> None
location	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard	<input type="checkbox"/> Front Yard <input type="checkbox"/> Rear Yard <input type="checkbox"/> Side Yard
IV. Neighborhood Impacts:		
1. Is there a bay or hillside view?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Some	
2. Will construction block a neighbor's view?	<input type="checkbox"/> Maybe <input type="checkbox"/> Somewhat <input type="checkbox"/> Significant <input type="checkbox"/> No	
3. Will the construction impact a neighbor's privacy?	<input type="checkbox"/> Maybe <input type="checkbox"/> Somewhat <input type="checkbox"/> Significant <input type="checkbox"/> No <input type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2-4 <input type="checkbox"/> 5 or more	
4. Will trees be removed?		

