GUIDELINES FOR SINGLE-FAMILY DWELLINGS
DESIGN REVIEW AREAS

The purpose of these design review guidelines is to assure that all single-family residences in design review areas of the City of Monterey are of good design and appropriate mass and scale to their site, setting and neighborhood. The guidelines included here are an expression of the policy of the Architectural Review Committee and represent the standards that the committee will use in evaluation of new single-family residential construction in design review areas. They are not intended to accurately portray complete designs or construction documents.

None of these guidelines are to be construed as limiting to imaginative design or planning. The intent is to promote good design without stifling creative and innovative design.

Guru Lashlee
Chairman
Architectural Review Committee

Vice Chairman
Architectural Review Committee

CITY OF MONTEREY
COMMUNITY DEVELOPMENT
DEPARTMENT
DECEMBER, 1987
GUIDELINES FOR SINGLE FAMILY DWELLINGS
DESIGN REVIEW AREAS

CITY OF MONTEREY

City Council
Dan Albert, Mayor
Theresa Canepa
Carl Outzen
Clyde Roberson
Ruth Vreeland

Lee Riordan, City Manager

Architectural Review Committee
Mary Buskirk
Douglas Chandler
Gura Lashlee, Chairman
David Potter
Mary Sisson
David Wald, Vice Chairman
Coralyn Wixsom

Bill Wojtkowski, Community Development Director
Bill Fell, Planning Services Manager (Advanced)
Richard S. Marvin, Associate Planner
Janet Hubert, Planning Intern

December, 1987
## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Purpose of Guidelines</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acknowledgements</td>
<td></td>
</tr>
</tbody>
</table>

### I. SITE DESIGN AND LANDSCAPE

<table>
<thead>
<tr>
<th>Building and Site Integration</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees and Vegetation</td>
<td>4</td>
</tr>
<tr>
<td>Grading</td>
<td>7</td>
</tr>
<tr>
<td>Drainage</td>
<td>11</td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>12</td>
</tr>
</tbody>
</table>

### II. BUILDING DESIGN

<table>
<thead>
<tr>
<th>Overall Design</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Compatibility</td>
<td>17</td>
</tr>
<tr>
<td>Dwellings Located on Steep Slopes</td>
<td>21</td>
</tr>
<tr>
<td>Accessory Structures</td>
<td>22</td>
</tr>
<tr>
<td>Architectural Details, Colors and Materials</td>
<td>24</td>
</tr>
<tr>
<td>Projections</td>
<td>26</td>
</tr>
<tr>
<td>Driveways</td>
<td>27</td>
</tr>
<tr>
<td>Lighting</td>
<td>28</td>
</tr>
<tr>
<td>Reference Materials</td>
<td>29</td>
</tr>
</tbody>
</table>
SITE DESIGN AND LANDSCAPE

THIS SECTION DEALS WITH SITE DESIGN ELEMENTS APART FROM THE DWELLING. THESE INCLUDE EXISTING, PROPOSED, NATURAL AND MAN-MADE ELEMENTS.

GOAL 1.1.

A major contribution to the visual appeal, health and harmony of Monterey lies in the unique, physical setting of steep, forested ridges, foothills and canyons. Inappropriate and insensitive development of single-family dwellings can destroy the beauty of this setting and contribute to excessive soil erosion and water run-off. It is the intent of the City of Monterey to avoid these negative effects.

BUILDING AND SITE INTEGRATION

POLICY 1.1.

No single-family dwelling shall be of a design, size, style and/or placement that imposes harsh change upon the existing physical conditions of the site itself and neighboring environmental conditions.

GUIDELINE 1.1.

Building forms should follow hillside contours as a means to improve building/site integration.

NOT THIS

THIS BUILDING FOOTPRINT IS LOCATED PERPENDICULAR TO CONTOUR LINES. THIS LOCATION MAXIMIZES AMOUNT OF CUT AND FILL UNLESS SPLIT-LEVEL DESIGN IS USED.

THIS

THIS BUILDING FOOTPRINT IS LOCATED PARALLEL TO CONTOUR LINES. THIS LOCATION ALLOWS SINGLE-LEVEL DESIGN TO BE USED. CUT AND FILL IS MINIMIZED.
GUIDELINE 1.1.2.

Visual bulk should be minimized through the use of creative site planning on small sites with minimum setback requirements and proportionally large dwellings.

NOT THIS

TALL GABLE AND LENGTH OF ROOF SPAN INCREASES VISUAL BULK.

MINIMUM OVERHANG ELIMINATES SHADOW AND VISUAL INTEREST

INSET ENTRY IS MINIMAL AND DOES NOT VISUALLY REDUCE BULK OR MASS.

MINIMUM SETBACKS

USE OF SINGLE EXTERIOR FINISH ACCENTUATES BULK.

VISUAL PROMINANCE OF GARAGE AND ATTIC SPACE DOMINATES VIEW FROM STREET.

THIS

SECOND FLOOR IS SETBACK FROM PROPERTY LINE ALLOWING FOR VISUAL TRANSITION IN HEIGHT.

ROOF IS BROKEN UP INTO SMALLER AREAS, PROVIDES INTEREST, AND REDUCES VISUAL BULK.

VARIATION IN MATERIALS PROVIDES CONTRAST.

LARGER SETBACKS ALLOW MORE ROOM FOR LANDSCAPING.

BUILDING OFFSETS ALLOW BREAK-UP IN DESIGN AND ADD VISUAL INTEREST.
GUIDELINE 1.1.3.

Buildings should be designed so as not to totally block views from neighboring structures.

ON HOMES LOCATED ON STEEP SLOPES WITH LOTS SITUATED DIRECTLY BEHIND ONE ANOTHER, CARE SHOULD BE TAKEN NOT TO COMPLETELY BLOCK VIEW OF UPHILL HOME.

NOT THIS

THE DOWNHILL HOME IS TALLER THAN THE UPHILL HOME AND SITUATED ON THE LOT WITH A MINIMUM REAR SETBACK. BOTH ARE CONTRIBUTING FACTORS IN LOSS OF VIEW FROM UPHILL HOME.

THIS

THIS HOME IS SET INTO THE HILLSIDE AND SITED WITH A LARGER REAR SETBACK, OPENING THE VIEW FROM ABOVE.
GUIDELINE 1.1.4.

The use of energy saving design techniques, such as proper sun orientation, shade trees, overhangs, insulation, earth berming and window placement is encouraged.

TREES AND VEGETATION

POLICY 1.2.

Preserve, protect and/or replace significant trees and vegetation during site design and construction of single-family dwellings.

GUIDELINE 1.2.1.

The design and placement of single-family dwellings should incorporate existing, healthy and visually prominent trees into the site design. Prominent trees are those of sufficient size and health that they have significant visibility to public streets and/or make a significant contribution to the forested skyline of the city.

NOT THIS

THIS HOME HAS REMOVED NEARLY ALL TREES. THE RESULT IS A SPARSE UNNATURAL HOLE IN THE ENVIRONMENT. THE HOME STANDS ALONE AND DOES NOT BENEFIT FROM THE SOFTENING EFFECT OF MATURE TREES.

THIS

THESE HOMES HAVE SENSITIVE BLENDED THE SITE DESIGN TO EXISTING, MATURE AND HEALTHY TREES. PRESERVING A NATURAL & PLEASANT ENVIRONMENT THAT IS CHARACTERISTIC OF THE MONTEREY PENINSULA.
GUIDELINE 1.2.2.

Tree-root systems on trees scheduled for preservation shall be protected during construction, and properly pruned when damaged. (See City Tree Protection Guidelines.)

GUIDELINE 1.2.3.

Utility and drain lines shall be located outside the root zone of all trees scheduled for preservation.

GUIDELINE 1.2.4.

Replacement trees shall be of the same species as those removed unless specifically approved by the ARC.

GUIDELINE 1.2.5.

Retaining walls should be used to reduce grade changes within root zones on trees scheduled for preservation.

NOT THIS

PROPOSED CUT AND FILL CONDITIONS EXPOSE ROOTS ON UPPER TREE AND BURY ROOT CROWN OF LOWER TREE. THESE CHANGES THREATEN THE HEALTH OF THE TREE.

THIS

CAREFUL PLACEMENT OF RETAINING WALLS ALLOW PROPOSED DRIVEWAY OR OTHER BUILDING IMPROVEMENTS WITHOUT SIGNIFICANT DAMAGE TO ROOTS AND TREE TRUNKS.
GUIDELINE 1.2.6.

Plantings beneath mature trees are encouraged to take into consideration watering requirements of the tree to prevent damage to the tree due to over or under-watering. Planting beneath native oak trees is of special concern and it is discouraged, due to the sensitivity that oaks have to over-watering.

**NOT THIS**

INSTALLING LAWN OR OTHER PLANTINGS THAT REQUIRE FREQUENT WATERING INSURES A SLOW DEATH FOR OAK TREES AND OTHER DROUGHT TOLERANT SPECIES COMMON TO THIS AREA.

**THIS**

WHEN PLANTING BELOW THE DRIPLINE, USE NATIVE OR COMPARABLE VEGETATION WITH SIMILAR WATERING NEEDS AS THE TREE. FOLLOW PLANTING GUIDELINES ESTABLISHED IN THE CITY'S TREE PROTECTION GUIDELINES.
GUIDELINE 1.2.7.

Protection of native flora that is significant due to its value as scenic, rare, endangered or of cultural resource is encouraged.

GUIDELINE 1.2.8.

A combination of brush clearance and planting of fire-resistant, native vegetation should be used in areas adjacent to structures located in moderate and high fire hazard areas.

GRADING AND DRAINAGE

GOAL 1.3.

To minimize environmental and neighborhood impact and to promote creative site planning and drainage design in single-family development.

POLICY 1.3.1.

Grading and drainage shall be designed to avoid mass grading of large building pads, minimize amount of cut and fill, prevent excess erosion, concentrated run-off and excessive tree and vegetation removal.

GRADING

GUIDELINE 1.3.1.

Revegetation of all manufactured slopes shall be required to control erosion. 85% vegetation coverage shall be accomplished within 12 months of completion date of finish grading.
GUIDELINE 1.3.2.

Grading on individual lots shall be compatible with existing grading patterns of the surrounding area.

In both of these instances, a flat, graded pad is not compatible with existing neighborhood grading patterns. The flat pad results in excessive grading and promotes a building design that significantly departs from that used by neighboring structures.
GUIDELINE 1.3.3.

Driveways shall not exceed a maximum slope angle of 25%. Driveways over 15% shall include slope transitions at the top and bottom that are not less than five feet (5'-0'') in length and more than 10% in slope unless approved by the ARC.

NOT THIS

WITHOUT TRANSITION, VEHICLE BOTTOMS OUT. 25% DRIVEWAY

THIS

MINIMUM S' TRANSITION IN LENGTH TO INSURE CLEARANCE

GUIDELINE 1.3.4.

Required grading shall be finished to match or blend with the natural contours of adjacent terrain by avoiding abrupt changes in grade and by rounding sharp angles at the top, toe and sides of all cut and fill slopes.

NOT THIS

AVOID UNNECESSARY SHARP ANGLES AT TOP AND BOTTOM OF MANUFACTURED SLOPES. SHARP ANGLES ARE DISRUPTIVE OF THE NATURAL TERRAIN AND ACCENTUATE THE MANUFACTURED APPEARANCE OF THE SLOPE.

THIS

GRADING SHOULD PRODUCE GRACEFUL CONTOURS WITH TRANSITION AT TOP AND BOTTOM OF SLOPE.
GUIDELINE 1.3.5.

Exposed cut and fill slopes in excess of six feet (6'-0") vertical height shall be avoided unless reviewed and approved by the ARC.

GUIDELINE 1.3.6.

On lots containing slopes over 10%, the area of cut and fill, flat, graded pads and visual bulk should be minimized through the use of terraces and multi-level floor plans.

NOT THIS

LARGE, FLAT GRADED PAD

LARGE, FLAT GRADED PAD CONTRASTS WITH NATURAL TERRAIN, CREATING UNNECESSARY VISUAL BULK AND MAXIMIZING IMPACTS ON NATIVE TREES AND VEGETATION.

THIS

MULTI-LEVEL FLOOR PLAN STEPS DOWN HILLSIDE MINIMIZING CUT AND FILL AND VISUAL BULK.
GUIDELINE 1.3.7.

Top soil which is removed during grading is encouraged to be conserved and stock-piled over the site for later use on areas requiring revegetation.

DRAINAGE

GUIDELINE 1.3.8.

Site drainage design shall not increase existing natural run-off to adjoining lots and open space and shall avoid significant disruption of vegetation.

NOT THIS

RAIN-WATER LEADER

RAIN-WATER LEADER

DRAINAGE IS DIRECTED TOWARD ADJOINING LOT AND/OR OPEN-SPACE, INCREASING THE CHANCE OF EROSION AND DAMAGE TO VEGETATION.

THIS

RAIN-WATER LEADER

RAIN-WATER LEADER

DRAIN LINE

TRENCH DRAIN AT BOTTOM OF DRIVEWAY

80

DRY SUMP TO COLLECT HARD SURFACE RUN-OFF

90

100

A DRY SUMP DEVICE CAN BE USED ON DOWNHILL LOTS TO COLLECT CONCENTRATED WATER AND AVOID INCREASING NATURAL RUN-OFF.
RETAINING WALLS

GUIDELINE 1.3.9.
Retaining walls shall be designed to conform with all building department standards.

GUIDELINE 1.3.10.
Retaining walls over five feet (5'-0") in height and designed in a single, uniform plane with exposure to street and neighboring properties should be avoided in single-family development.

GUIDELINE 1.3.11.
Retaining walls shall utilize materials and style consistant with the design of the single-family dwelling.

NOT THIS

![Illustration of a retaining wall with inconsistent materials and style.](image)

MATERIALS USED IN THIS RETAINING WALL ARE INCONSISTANT WITH STYLE AND THEME OF DWELLING. RESULT IS DISRUPTIVE VISUAL EFFECT.

THIS

![Illustration of a retaining wall with consistent materials and style.](image)

RETTAINING WALL UTILIZES MATERIALS COMPATIBLE TO MATERIALS USED TO CONSTRUCT DWELLING. RESULT IS CONSISTANT OVERALL DESIGN.
GUIDELINE 1.3.12.

Retaining walls should be set back from property lines to allow areas for landscaping between walls and adjacent lots.

NOT THIS

THIS retaining wall is located along the property line. No room is allowed for landscape buffer to screen and soften excessive height.

THIS

THIS retaining wall is reduced in height and moved in from property line. This allows for a landscape buffer. View from neighboring property and street is greatly improved.

THIS

THIS retaining wall is designed as part of the building wall. This sets the house into the slope, reduces the retaining wall height and allows for a larger landscape buffer.
BUILDING DESIGN

THIS SECTION DEALS WITH ARCHITECTURAL DESIGN ELEMENTS RELATING TO THE STRUCTURE ITSELF AND ITS VISUAL IMPACT UPON THE SITE AND THE NEIGHBORHOOD.

GOAL 2.1.

To protect and enhance existing neighborhoods from new single-family dwellings and additions that are insensitive and incompatible in design, height, mass and setback. New single-family homes should acknowledge and incorporate representative characteristics of the neighborhood into their design. The intent is to promote good design without stifling creative and innovative design. Truly innovative design of a mass and scale that is compatible with the established mass and scale of the neighborhood and which may enhance the visual character of the neighborhood is encouraged.

POLICY 2.1.

The design of new single-family dwellings and home additions shall avoid excessive bulk, scale, monotony, and lack of character and strive for design compatibility with the surrounding neighborhood.
OVERALL DESIGN

GUIDELINE 2.1.1.

Single-family dwellings that are boxy or without any recognizable architectural character or detail shall be avoided.

NOT THIS

THE LACK OF ARCHITECTURAL DETAIL ACCENTUATES THE PLAIN APPEARANCE OF THIS DESIGN. THE HOUSE HAS NO VISUAL INTEREST AND ADDS NOTHING TO THE STREETSCAPE OR NEIGHBORHOOD.

THIS

THIS HOUSE TAKES A SIMILARLY SIMPLE STYLE AND GIVES IT VISUAL INTEREST THROUGH THE USE OF DETAIL AND A VARIETY OF EXTERIOR MATERIALS.

THIS

HORIZONTAL T & G SIDING
DECORATIVE PANEL GARAGE DOOR
INSET PORCH
DECORATIVE POSTS

THE OTHERWISE BOXY DESIGN IS IMPROVED WITH PROJECTING BAY AND STRONG HORIZONTAL LINES CREATED BY THE SIDING.

THIS

STUCCO WALLS
TILE ROOF
EXPOSED RAFTER TAILS
DECORATIVE WOOD GARAGE DOOR
DEEP INSET WINDOWS

THIS HOUSE CREATES A STRONG VISUAL STYLE THROUGH A CONSISTANT USE OF MATERIALS AND DETAILING.
GUIDELINE 2.1.2.

The design and treatment of single-family dwellings shall be consistent throughout all elevations.

FRONT ELEVATION

WINDOW TRIM AND STYLE ARE THE SAME FRONT, BACK AND SIDES

REAR ELEVATION

WOOD SIDING IS CONTINUED AROUND SIDES AND BACK OF HOUSE

SIDE ELEVATION

THIS AVOIDS THE "HOLLYWOOD SET" APPROACH AND PROMOTES INTEGRITY IN DESIGN
GUIDELINE 2.1.3. NEIGHBORHOOD COMPATIBILITY

New single family dwellings should be compatible in height, bulk, scale, proportion, building area ratio and setback with other dwellings in the neighborhood.

NOT THIS

DRAMATIC VARIATION IN ROOF LINE, SIZE AND SHAPE

THE RESIDENCE IN THE BACKGROUND IS INCOMPATIBLE WITH THE NEIGHBORING HOME DUE TO ITS PLAIN, SQUARE SHAPE, LACK OF TRIM WINDOWS & MODULATION. THIS TYPE OF CONTRAST IS DISRUPTIVE TO THE NEIGHBORHOOD ENVIRONMENT.

NOT THIS

INCOMPATIBLE STYLE, CONTRASTING MATERIALS AND BOXY SHAPE DETRACT FROM VISUAL SENSE OF FIT.

THE RESIDENCE IN THE FOREGROUND LACKS NEIGHBORHOOD COMPATIBILITY DUE TO THE SIZE AND MASSIVENESS OF THE WALL FACING THE STREET AND THE USE OF A FOREIGN ROOF SHAPE. THIS HOUSE DESIGN DETRACTS FROM THE VERTICAL SCALE OF THE EXISTING NEIGHBORHOOD.

CLOSER SETBACK EMPHASIZES BULK.

THIS

SETBACK SIMILARITIES

THESE HOMES EXHIBIT SIMILARITIES IN SETBACKS, SCALE, HEIGHT, ROOF LINES AND ORIENTATION TO STREET. THESE SIMILARITIES REINFORCE THE DEVELOPMENT PATTERN OF THE STREET AND UNIFY THE APPEARANCE OF THE NEIGHBORHOOD.

THESE HOMES ARE COMPATIBLE DUE TO SIMILARITIES IN ROOF LINE, SHAPE, SIZE AND SETBACK, CREATING AND UNIFYING A DISTINCT NEIGHBORHOOD FEEL.
GUIDELINE 2.1.4.

New, two-story single-family dwellings in predominately single-story neighborhoods shall incorporate design features that provide transitions in height between the new structure and existing single-story homes.

**NOT THIS**

**THIS**

SECOND STORY SETBACK

SECOND STORY SETBACK

SECOND STORY SETBACKS REDUCE THE VISUAL PROMINENCE OF THESE HOMES. THIS DESIGN APPROACH REDUCES AND SOFTENS IMPACT ON EXISTING SINGLE-STORY DWELLINGS

GUIDELINE 2.1.5.

New home additions shall be designed and finished in a manner compatible with the existing residence.

**FLAT ROOF LINE IS INCOMPATIBLE WITH EXISTING PITCHED ROOF**

**UNTRIMMED WINDOWS DO NOT MATCH EXISTING WINDOW TREATMENT.**

**NOT THIS**

SECOND STORY ADDITION LOCATED IN FRONT OF HOUSE DOMINATES THE ARCHITECTURAL DESIGN. THIS CAUSES EXCESSIVE AND UNNECESSARY BULK. CHANGE IN MATERIALS EXAGGERATES THE DIFFERENCES BETWEEN THE ADDITION AND THE EXISTING HOUSE.

ADDITION IS OUT OF SCALE AND PROPORTION WITH EXISTING RESIDENCE.

**THIS**

**NEW WINDOWS COMPATIBLE WITH EXISTING**

ADDITION SIMILAR IN SIZE AND STYLE TO ORIGINAL

ROOF LINE ON ADDITION MATCHES ORIGINAL.

SECOND STORY MATERIALS AND DETAILING MATCH ORIGINAL

WINDOWS AND DETAILS OF ADDITION MATCH ORIGINAL

DETAILS MATCH & WINDOWS TRIMMED IN SIMILAR MANNER
GUIDELINE 2.1.6.

At a minimum, garage entries should be incorporated into the architecture of the dwelling to minimize visual prominence.

NOT THIS

![Garage Dominates Dwelling](image)

GARAGE DOMINATES DWELLING

THIS

![House Integrates Garage](image)

THIS HOUSE INTEGRATES GARAGE INTO OVERALL DESIGN AND THUS REDUCES ITS VISUAL APPEARANCE.

THIS

![Garage Entrance Oriented Away](image)

GARAGE ENTRANCE IS ORIENTED AWAY FROM THE STREET. GARAGE IS DISGUISED AS PART OF THE DWELLING.
DWELLINGS LOCATED ON STEEP SLOPES

GUIDELINE 2.1.7.

New single-family dwellings proposed for construction on slopes over 15% should slope roof lines in the direction of the hillside to soften vertical appearance and provide an improved visual transition between the structure and the slope.

NOT THIS

HIP ROOFS OR OTHER ROOFS SLOPED WITH ANGLE OF TERRAIN IMPROVE INTEGRATION INTO HILLSIDE. THIS SOFTENS THE VISUAL AFFECT AND REDUCES APPARENT HEIGHT WHEN VIEWED FROM BELOW.

THIS

GABLE ROOF ALIGNMENT FIGHTS THE SLOPE AND ACCENTUATES HEIGHT WHEN VIEWED FROM BELOW.

GUIDELINE 2.1.8.

New single-family dwellings are encouraged to avoid excessively tall gable-end elevations on downhill lots.

GABLE END ACCENTUATES HEIGHT MASS AND BULK, CREATING EXCESSIVE VISUAL IMPACT, BUILDING DOMINATES THIS HILLSIDE SETTING.

SLOPING HIP ROOF VISUALLY REDUCES HEIGHT. RELATIONSHIP BETWEEN HILLSIDE AND BUILDING IS GREATLY IMPROVED.
GUIDELINE 2.1.9.
Exposed foundation walls are encouraged to be finished to match the general design. A bias finish foundation is encouraged to screen multiple-stepped foundations unless the foundation treatment is aesthetically compatible with overall design.

NOT THIS

EXPOSED CONCRETE BLOCK FOUNDATION IS UNDESIRABLE

NOT THIS

MULTIPLE-STEMMED FOUNDATION

THIS

FOUNDATION COVERED TO MATCH HOUSE ELEVATION

THIS

BIAS-FINISHED FOUNDATION

GUIDELINE 2.1.10
Supportive structure under new single-family dwellings should not be visible from outside the site except when aesthetically integrated into the building design.

ACCESSORY STRUCTURES

GUIDELINE 2.1.11.
Detached accessory structures, including but not limited to garages, storage sheds, patio covers and dog runs, shall be designed and finished in a manner compatible with the main dwelling.
GUIDELINE 2.1.12.

Decks that only add significant visual bulk to the design of a single-family dwelling should be avoided.

GUIDELINE 2.1.13.

Decks on single-family dwellings are encouraged to be designed in a manner compatible with the structure.

NOT THIS

VISIBL CROSSBEAM SUPPORT STRUCTURE ACCENTUATES UNDERSTORY OF HOUSE. RESULT IS UNIFORM DESIGN AND EXCESSIVE VISUAL HEIGHT. VISUAL BULK IS MAXIMIZED.

THIS

DESIGN OF DECK IS INTEGRATED WITH BUILDING AND SITE. LANDSCAPE ELEMENTS ARE ADDED TO REDUCE VISUAL BULK.

NOT THIS

TALL, NARROW SUPPORT POSTS EXAGGERATES THE VERTICAL APPEARANCE AND INCREASES VISUAL BULK ON DOWNHILL PORTION OF DWELLING.

THIS

WIDER, STURDIER POSTS INSET FURTHER IN FROM OUTER EDGE OF DECK IMPROVE VISUAL BALANCE. VEGETATION DECREASES VISIBLE, VERTICAL MASS.
GUIDELINE 2. 1. 14.

Windows doors and exterior trim on single-family dwellings shall be detailed to provide modulation, visual interest, textured relief and/or color relief.

**WINDOWS**
- Brick detail and extended sill
- Three sash
- Inset window and shaped lintel

**DOORS**
- French door
- Gable end trim
- Projected roof

**ROOF TRIM**
- Cornice and fascia
- Boxed cornice with sloped soffit

**HAND RAILS**
GUIDELINE 2.1.15.

Exterior changes in materials should occur at changes in plane and at inside corners.

GUIDELINE 2.1.16.

The use of colors, textures and materials that are highly reflective, garish, of intense chroma, vivid or insensitive to neighborhood character shall be avoided in single-family dwellings.

GUIDELINE 2.1.17.

Colors, detailing and materials are encouraged to strive for consistency with the architectural theme or style of the dwelling. Piecemeal embellishment and frequent changes in material should be avoided.

GUIDELINE 2.1.18.

The color of exterior materials is encouraged to be in harmony with the landscape and background colors. Bright colors may be acceptable if commonly used and contribute to the architectural style of the neighborhood.
GUIDELINE 2.1.19.

All visible projections, including but not limited to gutters, vents, and utility boxes, downspouts, chimney flues, shall be finished or painted out to blend with colors of the building.

GUIDELINE 2.1.20.

Solar panels and plumbing are encouraged to be located as unobtrusively as possible. All exposed pipe runs should be painted out to blend with the background color unless designed as an architectural element.

NOT THIS

PIPES ARE WRAPPED AROUND EAVE OVER-HANG, INCREASING VISIBILITY

PIPE COLOR CONTRASTS WITH ROOF AND WALL COLOR

THIS

HOLE IN EAVE OVER-HANG IMPROVES VISUAL APPEARANCE OF PIPES

PIPES ARE PAINTED OUT TO MATCH WALL COLOR.

NOT THIS

PANELS ARE MOUNTED AT SAME ANGLE AS PITCH OF ROOF TO MINIMIZE VISIBILITY

TILTING PANELS UP AT AN ANGLE STEEPER THAN THE ROOF PITCH INCREASES VISIBILITY, IS DISRUPTIVE OF DESIGN AND PROVIDES MINIMAL INCREASE IN EFFICIENCY.

THIS

PANELS ARE LOCATED ON BACK SIDE OF ROOF TO ELIMINATE VISIBILITY TO STREET. PIPES ARE LOCATED IN ATTIC.
DRIVEWAYS

GUIDELINE 2.1.21.

Front yard pavement/landscaping ratio shall be weighted towards landscaping to avoid excessive visible pavement and its resultant high-use, non-residential appearance.

NOT THIS

DRIVEWAY IS WIDER THAN NEEDED. UNNECESSARY PAVEMENT CREATES HARSH, COMMERCIAL APPEARANCE, MINIMIZES WATER PERCOLATION INTO SOIL AND MAXIMIZES WATER RUN-OFF.

THIS

DRIVEWAY WIDTH MINIMIZED. FRONT YARD MORE PLEASANT WHEN VIEWED FROM STREET.
GUIDELINE 2.1.22

Exterior lighting shall be subdued and designed to avoid light overspill onto adjacent properties. The light source shall be shielded from view unless the exposed light source is approved as part of the overall design theme of the dwelling.

NOT THIS

SPOT LIGHTS WITH EXPOSED BULBS INCREASE CHANCES OF LIGHT OVERSPEL ONTO ADJACENT LOTS

THIS

FIXTURE WITH COVER REDUCES GLARE, INCREASES DIRECTIONAL CONTROL OVER LIGHT, AND MINIMIZES LIGHT OVER-SPILL.
REFERENCE MATERIAL

City of Monterey General Plan  
(there is a fee for this document)

City of Monterey Zoning Ordinance  
(there is a fee for this document)

City of Monterey Sign Ordinance

City of Monterey Tree Protection Guidelines

Substandard Lot Ordinance

R-G Garden Apartment Residential Zone Ordinance

Off-Street Parking and Loading Requirements

Building Height and Allowable Deck Projections Ordinance

Architectural Review Committee Procedures Information

Zoning Permit Application Information

Single Family Review Procedures Information

Architectural Review Committee Staking Policy

Example of Typical Site Plan

Example of Single-Family Addition

Plant List Reference Guide