Monterey Peninsula Recreation Trail

Policies and Standards for Adjacent Development

Adopted by City Council
June 11, 1990
Revised by City Council
March 21, 1995
Revised by City Council
April 1, 1997
Revised by City Council
July 1, 1997 (Corrected 2/1/99)
MONTEREY PENINSULA RECREATIONAL TRAIL
POLICIES AND STANDARDS FOR ADJACENT DEVELOPMENT

I. INTRODUCTION

A. Trail Description

1. The Monterey Peninsula Recreational Trail extends from Marina to Pacific Grove. The Monterey section of the Recreational Trail begins at the Seaside city limit, near Roberts Lake, parallels the city waterfront, and ends at the Pacific Grove city limit, near the Monterey Bay Aquarium (see Recreational Trail Map).

B. Trail Purpose

1. The Monterey Recreational Trail is primarily for pedestrians and bicyclists. The primary purpose of the Trail is recreation use. The Trail may secondarily provide access to retail uses adjacent to the Recreational Trail. The Trail may also serve as a transportation corridor for pedestrians and bicyclists.

C. Purpose of Policies and Standards

1. Theses policies and standards are for adjacent development to the Monterey Recreational Trail. They provide guidelines in reviewing proposals for developments that want to locate adjacent to the Recreational Trail.

2. The guidelines are for the Trail's entire length, from Seaside to Pacific Grove. Many of the guidelines specifically apply to the Cannery Row Segment. Area plans, such as the Cannery Row Land Use Plan, East Del Monte Avenue Plan, and Beach Master Plan, provide additional guidelines for these areas.

II. POLICIES AND STANDARDS

A. Project Approvals

1. Applications for development adjacent to the Monterey Recreational Trail should be filed with the Community Development Director on appropriate forms accompanied by required plans and materials.
2. The Community Development Director will review the plans and materials. He will refer the projects to appropriate City departments, committees, and commissions, (e.g., Parks and Recreation Commission, Architectural Review Committee) for review and comment.

3. The appropriate City commissions will act on the project. Following City action, the applicant should submit their project to other appropriate regional, state, and federal commissions and agencies for their review and approval.
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MONTEREY RECREATION TRAIL

Trail Route
B. Policies

The following policies shall apply to proposed development adjacent to the Monterey Recreational Trail:

1. Incorporate the regional bike and pedestrian Trail into both the overall design and circulation system for Cannery Row and the design of the adjacent individual developments. Explore the desirability of commuter bike routes along Foam Street, in addition to the Trail.

2. Prevent a "tunnel effect" of tall, straight buildings "walling off" the Trail corridor from adjacent commercial businesses and views of the Bay, consistent with the recommendations of the Cannery Row Land Use Plan (See Sightlines Map see page 6).

3. Encourage adjacent new development to provide: building facade variations and setbacks to the Trail; and landscaped areas that are compatible and blend in with landscaping on the Trail.

4. Encourage large-scale projects to provide above grade crossing of the Trail, such as pedestrian bridges which are compatible with the architectural character of Cannery Row. The intent of the policy is to reduce the potential for large numbers of single-destination people crossing the Trail at grade from one side to the other.

5. Private business shall not physically occupy any portion of the Trail right-of-way. Indirect use of the Trail by adjacent businesses, such as bicycle rental activities, shall be subject to the Use Permit review process of the City with review by the Parks and Recreation Commission prior to an Planning Commission appeal.

6. Encroachments by adjacent development onto the Trail should be discouraged.
Note: The locations of view sightlines and building outlines shown above within properties should not be interpreted as precise locations. These locations are to serve as guidelines for the City's Architectural Review Committee in determining precise view sightlines and building outlines within each property when it reviews specific development projects.
C. Standards

The following standards shall apply to proposed development adjacent to the Monterey Recreation Trail:

1. Facades

a. Treat facades so that they are attractive and compatible with the design concept of the Trail. (See 1973 Cannery Row Plan Design Guidelines)

b. Avoid sharp corners or other potential hazards to Trail users in building exteriors.

c. Encourage warehouse-type structures. One category of building form found along Cannery Row is the large, simple warehouse-type structure. These warehouse structures are decorated in a finely scaled fenestration pattern. They are bulky in size, but the size, type and arrangement of doors and windows, along with the texture of wall materials, keeps them from becoming overpowering and, thus, detracting from the pedestrian-oriented scale of the Row.

d. Encourage use of murals on flat-walled buildings.
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2. **Setbacks**

   Incorporate setbacks to buildings at varied intervals along the Trail to provide visual relief and prevent a "tunnel effect" along the Trail. This is especially important in those areas where the trail right-of-way is 30 to 40 feet wide.

3. **Pedestrian Bridges**

   The Cannery Row bridges are a dominant architectural feature setting the area apart from other urban areas. The bridges serve not only to cause side interest, but also provide the unique experience of riding or walking through the architecture, rather than past the architecture.

   a. Encourage pedestrian bridge crossings perpendicular to the Trail for large-scale projects only.

   b. Enclose pedestrian bridges to prevent dropping or throwing of objects onto the Trail.

   c. Review overhead clearance from the Trail to the bridge or any other structure on an individual basis.

   d. Prohibit pedestrian bridges more than 12 feet in width.

   e. Avoid a tunnel effect in the spacing of bridges.

   f. Ensure that bridges do not block vistas to the ocean.

   g. Bridges shall be compatible in design with the architecture of the projects that they serve.

   h. Signs on bridges shall be prohibited.

   i. Vehicular bridges over the Recreational Trail shall be prohibited.

   j. Bridges shall span only from one large scale commercial use to its designated parking. (Corrected 2/1/99 per Resolution 97-131)
4. **Encroachments**
   a. Prohibit doors from adjacent buildings opening onto the Trail right-of-way. Doorways should be set back from the property line in alcoves, foyers, plazas, etc.
   b. Require that all encroachments receive approval by the City Council.
   c. Prohibit encroachments during construction.

5. **Access**

There shall be no new access from private development to the Recreational Trail except as allowed in the following *Recreation Trail Access Guidelines* approved by the City Council on March 21, 1995:

The appearance of the Recreation Trail varies according to the character and nature of the developed areas it passes through. Consequently, a single set of Recreation Trail Access Design Guidelines is inappropriate for its entire length. Therefore, the following guidelines are intended to be applied to access requests in the Cannery Row area only.

The objective is to permit new private access to the Recreation Trail that encourages, as specified in Policy 14 of the Cannery Row Streetscape Study, mid-block access between the Trail and adjacent streets in a manner that will not detract from or inhibit the variety of users – commuters, bike riders, walkers, sightseers and shoppers – that currently enjoy the Recreation Trail in Cannery Row. To be successful and gain approval, the proposed Recreation Trail access shall demonstrate by its design, orientation to adjacent buildings, and through access to the adjacent street that the public will benefit from this access and that use of the Recreation Trail will not be degraded. Conformance with the guidelines will be evaluated by the Architectural Review Committee (ARC).

a. New direct access from private property to the Recreation Trail shall only be considered when there are not adjacent convenient alternatives to other means of public right-of-way pedestrian
b. Said access to the Recreation Trail shall only originate from a court yard, patio or alcove that is totally located on private property. The courtyard, patio or alcove shall be designed to provide sufficient and adequate space to accommodate pedestrians and shoppers on private property without overspill on to the Recreation Trail. In addition, a walkway shall also be provided to connect the courtyard, patio or alcove with the adjacent street sidewalk. The connecting walkway shall have the appearance of being public, shall be designed, paved and landscaped in a manner that encourages through pedestrian movement during hours of business.

c. Storefront doors and/or access doors from buildings that may provide access to the Recreation Trail shall orient and open to the courtyard, patio or alcove. This orientation does not apply to doors that are located above the first floor.

d. The width of access walkways shall be the minimum necessary to provide reasonable access to the property without becoming the dominant element along the property line. Substantial portions of the Recreation Trail frontage that are not building walls shall be landscaped and/or fenced to provide a barrier and screen between the private property and the Recreation Trail. In general, the maximum width of access at the property line shall not exceed ten percent (10%) of the property width provided that the maximum width shall not exceed eight feet (8'). Access walkways that exceed these standards may only be considered and approved by the ARC upon a showing of good cause by the property owner.

e. Access across steep slopes shall require review and approval of the ARC. To minimize grading and stair structures on Recreation Trail property, the ARC shall evaluate the design of the access structure, location on the slope, materials, colors and landscaping to assure that the access is compatible with adjacent improvements and not disruptive of pedestrian movement on the Recreation Trail. If authorized, all stairs, steps and/or level changes shall be set back a minimum of four feet (4') from the
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Recreation Trail walking and riding surfaces to avoid trip hazards and provide a level landing area that is located away from Trail users.

f. All exterior lighting of access walkways, courtyards, patios, alcoves and connecting walkways shall be located and designed to avoid glare and direct view of the light source form the Recreation Trail. All exterior lights shall be of a configuration, style, and finish color that complements the architectural theme and materials established by the building architecture.

g. All new access walkways shall be landscaped to soften their appearance as viewed from the Recreation Trail. The landscaping shall be compatible with adjacent landscaping and be designed to discourage pedestrian access in areas that are not designated walkways.

h. All new access walkways shall be required to be reviewed and approved by the ARC for conformance with these design guidelines and the Parks Superintendent for compatibility and impact on Recreation Trail landscaping, seating areas, pavement and walkway surfaces.

i. Shared or joint use of courtyards, patios, alcoves, connecting walkways and access to the Recreation Trail is encouraged between adjacent properties as a means of reducing the number of access points that can be provided to the Recreation Trail. Shared access reduces the potential number of conflict points that may disrupt pedestrian movement on the Trail and reduces the number of structures that will be constructed.

j. All queue lines that may be necessary to accommodate businesses that are located adjacent to the Recreation Trail shall be completely accommodated on private property. Queue lines on the Recreation Trail are prohibited.

k. Any decision made by the ARC regarding approval or design of new access walkways to the Recreation Trail and the application of these guidelines to that decision may be appealed to the Planning Commission. Such appeal shall be submitted in writing
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on an appeal form provided by the City to the Community
Development Department within ten (10) days of the decision
being appealed. The appeal shall state the facts and grounds for
the appeal and must be dated and signed by the appellant.
Decisions of the Planning Commission may be appealed to the
city Council as set forth in the Monterey City Code, Chapter 38,
Article 27.

6. Service Area

a. Do not treat the Trail as an alley.

b. Existing service access points to the Trail should be eliminated as
uses change, where possible.

c. Allow use of the Trail for emergency access, not for service
access.

d. Enclose and/or screen with structures and landscaping garbage
cans, dumpsters, storage areas, etc., subject to approval of the
City Architectural Review Committee.

e. Locate service areas adjacent to surrounding roadways to permit
access without the need to have vehicles enter the Trail right-of-
way.

f. Do not locate fan exhausts and objectional odor-producing areas
directly adjacent to the Trail right-of-way.

7. Landscaping (from the 1973 Cannery Row Plan)

a. Cannery Row

The quality of plant material in Cannery Row is not as important
as the type of plant material. In order to support the unique
quality desired on the Row, planting should be simple and in
keeping with the waterfront setting of the area. Ground cover
should be limited to plants native to the Northern California Coast. Shrubs should also be limited to those in character with the Northern California Coast. Tropical plant materials are definitely out of character. The Monterey Cypress should be the dominant tree form. Palm trees are completely out of place on Cannery Row. The somewhat barren appearance of the Row actually is in keeping with the character of the area; therefore, it is recommended that shrubs and trees be in groups and not be continuous along the streets. Landscaping should also be concentrated in pedestrian malls. When used in parking lots, trees and shrubs should be grouped in several spots. Rows of trees would detract from the "side interest" theory because they would direct attention straight ahead. Also, regular planting patterns would be difficult to maintain because of the varying exposure to ocean winds between buildings and along streets. See attached list of appropriate plants.

(1) Setback buildings at least three feet to create adequate planting areas for shrubs and trees.

(2) Landscape buildings with tall, flat surface areas facing the Trail with tall shrubs and trees to visually soften and break up these surfaces. Shrubs or trees should be used that have foliage from the ground up and that spread out laterally, as opposed to vertically.

(3) Require native drought resistant plants in keeping with the water front setting for landscaped areas on both the Trail and adjacent properties.

(4) De-emphasize grass lawn in favor of a "native-type" ground cover along the Trail. Grass may be appropriate in selected, wider, "park-like" areas where people are encouraged to stop and sit.

(5) Landscaped areas on both the Trail and adjacent properties should be designed to appear to be part of the same project. In this way, the whole will seem greater than the parts. The linear appearance of the Trail will be softened and the adjacent projects will benefit from the landscaping
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and openness of the Trail.

(6) Project landscaping shall be compatible with plants on adjacent properties. Plant selection shall emphasize botanical interest, introduction of variety, and the design intent of the selection (e.g., a designer's intent to provide a 4'-0" tall, dense, flowering screens should take precedence over strict reliance on selection of a plant from the attached list).

(7) In the eastern portion of the Trail, project landscaping shall be consistent with the landscape policies in the East Del Monte Avenue Area Plan and other appropriate area plans.

(8) Project landscaping shall be designed to prevent soil erosion into the Trail surface and avoid obstruction of pedestrian and bicyclists' sight lines. Adjacent projects shall be discouraged from allowing landscaping irrigation water overflow into the Trail.

8. Drainage

a. Route drainage from properties adjacent to the Trail away from the Trail.

b. Require rain gutters on adjacent roofs, terraces, balconies, etc., to route water away from the Trail.

9. Signs

a. Require that signs on adjacent property viewed from the Trail not be overbearing. Trail-oriented signs shall conform with City-adopted Trail sign standards, including:

(1) Trail-oriented signs are to be those signs that are mounted on the elevation of the building directly fronting on the Trail.
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(2) Trail-oriented signs are only allowed on buildings that provide public access directly onto the Trail.

(3) Trail-oriented signs shall not be approved or installed on multi-tenant buildings, until a sign program for the building is prepared, reviewed, and approved by the Architectural Review Committee.

(4) A maximum of one trail-oriented sign for each tenant.

(5) Trail-oriented signs shall not exceed a maximum size of three (3) square feet. These signs are permitted in addition to otherwise allowable sign area that is based on street frontage.

(6) Trail-oriented signs shall be mounted flush against the wall of the building and not allowed to exceed a maximum projection of four (4) inches.

(7) Trail-oriented signs shall not be mounted above the first floor, unless approved by the Architectural Review Committee.

(8) Trail-oriented signs shall conform with Architectural Review Committee approved sign programs.

(9) Trail-oriented signs shall not be internally illuminated.

(10) Trail-oriented signs that conform with all of the above standards may be approved by the Community Development Director.

b. Orient signs to the bicyclists and pedestrians, and ensure that they are compatible with the design concept for the Trail.

c. Encourage adjacent properties to provide directional signs to the Trail.

d. Provide signs on the Trail, giving directions to nearby areas of interest (view points, parks, etc.)
10. **Lighting**
   
a. Light fixtures and light levels installed on projects adjacent to the Trail should be the minimum necessary for the use.

b. Encourage lighting on adjacent buildings, which will also light portions of the Trail, and which is compatible for Trail uses.

c. Lighting shall be designed and located to conceal direct view of the light source from the Trail.

d. Lights shall be compatible with the architecture of the project on which they are installed.

11. **Bicycle Parking**

Encourage developers of adjacent properties with Trail access to provide areas for bicycle parking.

12. **Construction Adjacent to Trail Right-of-way**

   a. Prohibit crossing or use of the Trail right-of-way by construction equipment or heavy machinery.

   b. Require that slopes of cuts and fills adjacent to the Trail right-of-way shall be no steeper than 3:1.

   c. Prohibit the parking of vehicles on the Trail right-of-way.

   d. Prohibit trenching, dumping, storage of material on the Trail right-of-way.

   e. Require the use of the Trail right-of-way for accesses for work crews be approved by the City of Monterey.

   f. Require temporary construction fences next to the Trail right-of-way when construction is taking place on adjacent property.

   g. Require that construction taking place next to the Trail is liable
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PLANT LIST

TREES
Monterey Cypress (Cupressus macrocarpa)
Monterey Pine (Pinus radiata)
Coast Live Oak (Quercus agrifolia)
Red Flowering Gum (Eucalyptus ficifolia)
Western Redbud (Cercis occidentalis)
Shore Pine (Pinus contorta)
Bishop Pine (Pinus muricata)

Manzanita (Arctostaphylos [sp.])
Dwarf Coyote Bush (Baccharis pilularis)
Creepiohg Rosemary (Rosmarinus officinalis prostrata)
Australian Bluebells (Sollya heterophylla)
Carmel Creeper (Ceanothus griseus horizontalis)
Myoporum parvifolium "Prostratum"
Coprosma kirkii
Strawberry (Fragaria chiloensis)

SHRUBS
Toyon (Heteromeles arbutifolia)
Strawberry Tree (Arbutus unedo)
Myoporum (sp.)
Pittosporum crassifolium
Australian Tea (Leptospermum [sp.])
Mirror Plant (Coprosma repens)
Catalina Cherry (Prunus lyonii)
Escallonia (sp.)
Manzanita (Arctostaphylos [sp.])
Ceanothis (sp.) (California Lilac)
Rockrose (Cistus [sp.])
Hebe veronica (Hebe [sp.])
Pride of Madeira (Echium fastuosum)
California Grape Holly (Mahonia pinnata)
Oregon Grape Holly (Mahonia aquifolium)
Flowering currant (Ribes [sp.])
Breath of Heaven (Coleonema [sp.])
Cotoneaster (sp.) (low growing)
Saltbush (Atriplex [sp.])
Western Spice Bush (Calycanthus occidentalis)
Flannel Bush (Fremontodendron [sp.])
Coast Silktassel (Garrya elliptica)
Coffeeeberry (Rhamnus californica)
California Wax Myrtle (Myrica californica)

VINES
Honeysuckle (Lonicera [sp.])
Bougainvillea (sp.)
Mattress Vine (Muehlenbeckia complexa)

MISCELLANEOUS
California Poppy (Eschscholzia californica)
Euryops
Lupine (sp.)
Gazania (sp.)
Douglas iris (Iris douglasiana)
Statice, Sea Lavender (Limonium perezii)
Matilija Poppy (Romneya coulteri)
Aloe
Ice plant (sp.)
Sedum (sp.)
Jade plant (Crassula argentea)
Geraniums
Seaside Daisy (Erigeron glaucus)
Sea Pink (Armeria [sp.])
Scotch Heather (Calluna vulgaris)
Creeping Sage (Salvia sonomensis)
Giant Buckwheat (Erigonum arborescens)
Bush Morning Glory (Convolvulus onorum)

GROUND COVERS

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