DEL MONTE BEACH
SHARED VIEW
DESIGN GUIDELINES

CITY COUNCIL APPROVED GUIDELINES

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DESIGN GUIDELINES

PREAMBLE These review guidelines are designed to assure that all residential development in Del Monte Beach is of good design and appropriate mass and scale to promote orderly and harmonious development in the Del Monte Beach neighborhood. The guidelines included here are an expression of the policy of the residents and property owners in Del Monte Beach, as well as the City of Monterey Architectural Review Committee and Planning Commission. They are the standards to be used in evaluating residential development in Del Monte Beach.

1.0 PURPOSE

In reviewing new residential construction and remodel projects in Del Monte Beach, the City Architectural Review Committee will use the design guidelines listed below. These guidelines implement the Del Monte Beach Land Use Plan design policies, and are in addition to the existing City of Monterey Zoning Ordinance. Where conflict occurs, the guidelines listed below will take precedence over City-wide View Guidelines and ARC Guidelines for Single-Family Dwellings (Resolution 92-04), adopted December 1987. These guidelines will not supersede Zoning Ordinance requirements.

2.0 DEL MONTE BEACH DESIGN CONCEPT

2.1. Shared Views

a) The design priority in Del Monte Beach is for view sharing. The subdivision is comprised of small grid-style lots which are not conducive to every lot having the same amount of view. To remedy this, buildings should be designed to preserve as much of the existing structures’ views as possible, as well as permit the new structure to have views.

i. Building height, shape, and location on the property should consider the potential impact on views from neighboring houses. New construction should maintain at least a portion of the existing views.

ii. Substantial design alternatives may be required to maintain a portion of the existing view.

3.0 SHARED VIEW DESIGN PROCESS

3.1 Early Review

Property owners who are considering applying for new construction or a remodel project are encouraged to review their preliminary plans with the Del Monte Beach Neighborhood Association and neighboring property owners. The purpose of this preliminary review at the neighborhood level would be to discuss potential view impacts, design compatibility, and other aspects of residential design that are addressed in these guidelines. Resolution of any initial problems or questions in this initial plan stage should be helpful to the applicant.
3.2 View Analysis

a) In evaluating projects, the Architectural Review Committee should utilize the policies set forth in their existing View Impact Policy (Resolution No. 94-01) and Guideline 1.1.3 of the Single Family Residential Design Guidelines on neighborhood compatibility and view impact.

b) View analysis should be done where a proposed project would block (either completely or partially) existing views of Monterey Bay. A view analysis consists of the following:

i. Footprint staking and story pole staking of the proposed project.

ii. Drawings or graphics or photographs showing all four elevations of a project site with the proposed project superimposed on them.

iii. If a view impact is determined, additional drawings or other graphics may be required to illustrate the extent of potential view impact(s) on affected properties, subject to the discretion of the Architectural Review Committee. These additional graphics may include sightline studies, section drawings showing applicable elevations from adjacent properties, additional footprint staking and story pole staking and netting of roof lines and walls of the proposed project.

c) For projects that do not have or affect views of Monterey Bay, view analysis may be done when a proposed project blocks (either completely or partially) other views.

d) The Architectural Review Committee will use the view analysis to evaluate the building design, setback, height, and coverage standards, as well as views from the building, neighborhood compatibility of the design, and the potential impact that the building design has on views from neighboring properties.

i. The project designer will be responsible for demonstrating that a view impact is reasonable and unavoidable.

ii. In the event that the Architectural Review Committee determines that view impacts can be reduced or eliminated by changing the proposed design without significantly reducing view opportunities or allowable square footage, the Committee will require changes in the design. In past cases, the Committee has required roof heights to become flat or low pitched, second floor areas to be relocated to other portions of the building footprint or reduced in size, and finished floor elevations to be lowered in order to reduce the overall height and view impact.

e) Neighbors who have concerns about potential view impacts may submit documentation at the time the Architectural Review Committee first reviews a proposed project to illustrate the type of view impact that is expected to result.
3.3 Staking

a) In Del Monte Beach, all new one-story residences, including garages and carports, will be single-story footprint staked. All new two-story residences and additions will be two-story story pole staked. If the Planning Department determines that small alterations, such as bay windows, will not have a view impact, they may be exempt from staking requirements.

i. Two story story poles will be used to show the height and extent of the tallest two-story building elements. Specific requirements for the installation of story poles are shown in Exhibit A.

b) The Architectural Review Committee may require additional information, as necessary, to evaluate potential view impacts from a proposed project. This may include additional story pole staking and netting of roof lines and walls.

3.4 Setback Variation

The Architectural Review Committee may vary any setback to permit neighboring structures to have access to views. Variations may include use of zero lot line development standards and reductions in all setback standards. No variance will be approved until notice is given to property owners in the notification area (Exhibit B).

3.5 Density Bonus

The Architectural Review Committee may provide a density bonus up to 45% floor area ratio to encourage one-story structures. If a density bonus is granted, future two-story additions will be prohibited. Density bonuses should be considered while maintaining emergency access and adequate light and air for adjacent structures.

4.0 DESIGN GUIDELINES

4.1 Structural Modulation

Future residential development should have structural modulation and avoid monotony and boxy structures; modulation can be achieved through the use of projecting bay windows, off-sets in the location and alignment of building walls, recessed deck areas, inset wall areas and well-proportioned cantilevers, and variations in exterior materials and color. The priority for structural modulation should be to provide view sharing for the proposed structure and neighboring structures.

4.2 Balanced Floor Area Ratio

The construction of two-story buildings or additions should avoid a pedestal style design or appearance. The second floor area and mass should not significantly exceed the ground floor area and mass in appearance. Second floor cantilevers, offsets, deck projections, and bay windows are allowed for view access, provided the cumulative effect is not that of large structure above a substantially smaller structure. If a density transfer is proposed, it should not result in a pedestal-style house.
4.3 Patios, Porches, and Rooftop Decks

a) Proposed structural enclosures of patios and porches will be evaluated for impact on views from neighboring properties. Methods to minimize or eliminate those view impacts should be required.

b) Structural enclosure of patios and porches requires Architectural Review Committee review and approval when 3-sided and full 4-sided wall enclosures are proposed; 4-sided enclosures also require review for conformity with floor area ratio requirements and require Coastal Commission staff review. Where variances are proposed, City review and a Coastal Commission Permit are required.

c) Materials used in patio and porch enclosures should be wood and glass, with glass solariums the preferred structural enclosure; corrugated plastic and fiberglass enclosures are discouraged.

d) All proposed rooftop decks should be evaluated for impact on views from neighboring properties. Methods to minimize or eliminate those view impacts are encouraged and may be required by the Architectural Review Committee. Second story rooftop decks should be sensitively designed to avoid view impacts and privacy impacts on neighboring properties.

4.4 Private Views

a) New construction, remodels, and second story additions to existing single family homes or apartments should be designed to avoid creating a window-to-window or deck-to-deck private view impact as much as possible. This can be done through the use of such materials as opaque windows, skylights, the use of atriums opening to the sky, and by the careful placement and setback of decks to avoid private view impacts on existing decks and/or windows of adjacent homes.

4.5 Driveway Slope

a) Proposed driveway slopes should be evaluated for their potential impact on building height, view access from neighboring properties, and parking. Methods to minimize or eliminate those view impacts will be required.

b) For new construction of single family homes, driveways will not exceed a maximum slope angle of 20%. Driveways over 15% will include slope transitions at the top and bottom that are not less than five feet in length and more than 10% in slope unless approved by the City Planning Department and the Architectural Review Committee.

4.6 Grading

a) Grading in Del Monte Beach should be minimized. However, in some instances excavation of property may be appropriate and encouraged if it results in a new structure being built where it reduces view impact(s).

b) In order to minimize environmental impacts, large retaining walls, and potential impacts to
neighboring properties, grading in excess of 50 cubic yards is discouraged, except where it is
needed to lower the overall building height when determined by the Architectural Review
Committee as a necessary mitigation for potential view impacts.

c) Proposed grading activities that require a grading permit should be evaluated for impact on
building location, building height, and view access from neighboring properties. Methods to
minimize or eliminate view impacts may be required.

d) If approved by the Architectural Review Committee, grading in excess of 50 cubic yards will
require a grading permit from the Building Division. This grading permit will stipulate the
permanent location where grading materials can be deposited off-site and shall not include the
public beach area unless it is sand.

e) Sand graded from Del Monte Beach lots should be returned to beach locations approved by
the City. Sand deposited on the beach should only be "clean" pure sand.

4.7 Siting of Structures

Due to migrating sand, the grade of Del Monte Beach lots continuously change. Where possible,
structures should be sited at or below street grade to minimize view impacts to surrounding
structures, and maintain a harmonious relationship with the other structures.

4.8 Colors/Materials

a) For new construction, remodels, and second story additions of single family homes or
apartments, there should be compatibility in colors and materials in such development with those
colors and materials found in the surrounding environment of the adjacent homes. In general,
low-intensity, soft, and muted colors are preferred over bright primary colors. Bright trim colors
should be used sparingly. The recommended materials include stucco, wood siding, or a
combination of the two. Significant areas of wood trim are also appropriate.

b) Roof materials generally will include Class A fire-rated asphalt composition shingle, shingle
style clay or concrete, or tar/gravel. Terra cotta Spanish "S" tile roof is acceptable where the
tile color is compatible with adjacent homes.

4.9 Trees

The Architectural Review Committee should review landscaping plans for new residences to
ensure that tree types, heights, and placement do not impact neighboring views.

5.0 DEFINITION OF TERMS

5.1 Building Height

a) In accordance with the City Zoning Ordinance, the building height cannot exceed two stories
and cannot exceed 25 feet.

b) The building height is measured to the mid-point of the tallest roof element and averaged by measuring the height from the center point of each of the four building sides. For calculating a datum point from which a building height is measured on a lot, the existing method set forth in the Zoning Ordinance is to be used (the average elevation of the center of each of the four major sides of a proposed building at existing grade or finished grade, whichever is lower). In addition, where the existing slope of the lot exceeds 5% and is above the street level, a licensed surveyor's report may be required to establish existing average grade of lot.

5.2 Setbacks

Setbacks establish a yard or zone adjacent to property lines which is intended to remain free of the house or building. These yard requirements are imposed to provide space, light, and air, safety from fire, and aesthetics. Minor improvements such as decks, fireplace chimneys, bay windows, and roof eave overhangs are generally allowed to project into the required yards.

5.3 Driveway Width

As part of the planned street improvements, all curb cuts will be designed to match existing driveway widths or 23 feet in width, whichever is less. Following completion of planned road improvements, new driveway curb cuts for new development will adhere to the existing City standards of maximum 50% of lot width or 23 feet, whichever is less.

5.4 Floor Area Ratio

The Floor Area Ratio (FAR) is the gross floor area of a building minus the garage and decks on a lot divided by the lot area. Up to 500 square feet for 2-car and up to 300 square feet for a 1-car garage is subtracted. For Del Monte Beach, the maximum FAR on single-family lots 3,600 square feet or more is 0.40. The maximum FAR on multiple-family lots is 0.35.

5.5 New Construction

New construction is defined as a new structure on a vacant site, or removal of more than 50% of an existing structure’s perimeter walls or removal of more than 50% of existing floor area of an existing structure.

5.6 Remodel

Any addition or change to an existing structure that does not result in removal of more than 50% of the existing structure's perimeter walls or more than 50% of the existing floor area.

5.7 Density Transfer

A density transfer in Del Monte Beach is when floor area is removed from one area of a structure and proposed in another area of the same structure.
Exhibit A

View Impact Story Pole Staking Requirements for Del Monte Beach Subdivision

The following are intended to assist the Architectural Review Committee (ARC) and Planning Commission in evaluating new construction and its potential impact on views from surrounding properties in Del Monte Beach. They set forth the minimum information that is required to be provided by the applicant to describe the improvements and establish a basis for determining the extent of view impact. These requirements shall apply to all new construction, including remodels/additions, new buildings and carports, and additions that are proposed for construction in the Del Monte Beach Subdivision.

A. The Planning Department, prior to placing an application for new construction on an agenda of the ARC, shall require all new construction in the Del Monte Beach subdivision to install footprint staking and story poles for evaluation of height and potential impact on the view of surrounding properties. This determination is based on the finding that the Del Monte Beach Subdivision is characterized by small, narrow, substandard lots, sloping topography, and significant views of the bay and forested hillsides. All new construction in this area has the potential to negatively impact existing scenic views from neighboring properties.

B. Footprint and story pole staking of new construction shall include the following items (see illustration below):

1. footprint staking of single-story structures to describe the basic outline of the structure;
2. story poles staking of two-story structures to accurately show the building height at the outside corners and ridge lines;
3. outline upper profile of structure and/or roof with a minimum two-foot wide band of bright colored plastic mesh safety fencing.

Footprint staking and story poles shall be durable enough to remain up throughout the entire ARC review process and through the entire length of an appeal process until a final decision on the project has been reached by the City.

2. Story poles and footprint staking shall be installed at least five days before the scheduled ARC meeting date.

3. Story poles and footprint staking shall be removed within ten (10) days after a final decision on the project has been made by the City.

4. In order to document the story poles and footprint staking, and to assist decision makers with visual interpretation, the Planning Department may photographically record the story pole installation, including video, from several vantage points and from private properties, as available.

5. The applicant shall be required to post a notice on the site, which shall provide the name and phone number of the appropriate staff person in the Planning Department as a point of contact.
Netting at least two-feet wide of woven plastic snow fencing or another equally suited material (using "international orange", yellow, red, or other contrasting color) must be erected with story poles to represent the proposed structure. Netting must be supported by stakes or supportive wires strong enough to accurately maintain the outside of the entire building perimeter and height and avoid sagging. The structure must be story pole staked as illustrated below:
Project Site

Notification Area

(Two parcels contiguous on same street, parcels across the street, and within a 45 degree angle from front corners of site.)