Design and Lot Development Standards for Del Monte Shores and Del Monte Villas - re-subdivided portions of Del Monte Beach Tract 2 Monterey, California

1. LOT SIZE AND COVERAGE

a. Lot size. Lots shall be 5,000 square feet as shown on the Final Map.

b. Coverage. The maximum allowable Building Coverage shall be 54% and the maximum allowable Building Site Coverage (Building Coverage plus impervious surface coverage) shall be 64%.

c. Floor Area Ratio. The maximum allowable Floor Area Ratio (FAR) shall be 44%.

2. VIEW SHARING

a. View sharing. The design priority in Del Monte Beach is view sharing. To this end, each lot in Del Monte Shores and Del Monte Villas zoning areas have a pre-established three dimensional building envelope which is composed of a horizontal building envelope and a vertical building envelope. The pre-established three dimensional building envelope has previously been determined by the City of Monterey through a public review process to provide for view sharing. If a proposed residence fits within the horizontal and vertical building envelope for that lot, then that residence complies with view sharing.

3. BUILDING ENVELOPES

a. Building envelopes. Each lot shall have a horizontal building envelope and a vertical building envelope as depicted on the Final Map. Figures 1a and 1b.

b. Horizontal building envelope. The horizontal building envelope is described on the Final Map as an outline within the lot dimensioned from the line as setbacks. The setbacks are unique to each lot, but in no case are they less than 20 feet in the front yard, and 5 feet for the rear and side yards except in lot 3 of the Del Monte Villas project. Figures 1a and 1b.

c. Buildings must be within the horizontal building envelope. No part of the building shall extend beyond the horizontal building envelope, including roof eaves, trim, bay windows, projecting windows, window boxes, chimneys, enclosed decks and hot tubs. Non-building elements, such as fences, ground level decks, planters, patio or decks without railings and steps, which are not a part of the building, may be constructed outside the horizontal building envelope. Trash areas with solid screening no greater than 4 feet 6 inches tall and outside the front setback may be constructed outside the horizontal building envelope.
d. Vertical building envelope. The vertical building envelope elevation depicted on the Final Map for each lot represents an elevation above sea level (as referenced from a survey monument in or near the street and shown on the Final Map). The vertical building envelope elevation defines a horizontal plane in space which is the maximum height allowable for the residence on that lot. Figures 1a and 1b.

e. Buildings must be under the vertical building envelope elevation. No part of the building roof or roof parapet may be built above the vertical building envelope elevation. Skylights, skylight trim, railings, dormers, parapets, parapet trim, flag poles, antennas, banners, ventilators and similar building elements are considered part of the roof and may not penetrate the vertical building envelope.

f. Demonstrating compliance with building envelopes. It is the applicant's responsibility to demonstrate that a proposed residence fits within the prescribed horizontal and vertical building envelope for that lot. At the Concept Design level this compliance must be indicated on the Concept Design drawings. A licensed surveyor must certify that the building has been built below the vertical building envelope elevation as shown on the Final Map for that lot before an occupancy permit is issued.

g. Further building height limitations. To assure modulations and variations in height, no more than 60 percent of the surface of a flat roof is permitted to exceed a height three feet (3') below the vertical building envelope. Figure 2.

4. SINGLE STORY BUILDING LIMIT

a. Single story definition. Buildings are limited to one story above grade. A single story building is defined as one in which a vertical section through any portion of the structure in no case has two habitable floors one above the other. A loft or mezzanine within another room would constitute two levels and thus not allowed. Garages are permitted under a habitable floor provided they conform to paragraph 4c. A stair connecting the main floor with an under building garage or uninhabitable storage area is permitted and does not constitute a second floor. Figure 3.

b. Floor levels. The vertical building envelope elevation has been set for each lot to allow for a floor to roof height of approximately 16 feet. While the maximum height of the roof of the structure is set, there is flexibility with the placement of the floor levels of the house and the garage. Split level designs or designs with a change in floor levels are desirable as they encourage some portions of the roof to be below the maximum vertical limit allowed, which in turn tends to improve view sharing. Figures 4 and 5.

c. Understory. Understory is defined as the vertical distance between the floor and the finish grade on the downhill side of a lot. The maximum understory is limited to three feet in the Del Monte Villas project and three feet in the Del Montes Shores Project. Under floor garages are exempt from this rule. Figure 6.
5. BASEMENTS

a. **Basement definition.** No habitable or potentially habitable basements are allowed. Non-habitable storage areas of less than 200 square feet are allowed provided the ceiling of the non-habitable space is no higher than 7'-0" and is less than 1'-0" above finish grade. Garages used solely for auto storage and stairwells from garages are acceptable basement uses provided there are no provisions for windows or doors other than garage door into the space and the ceiling of the space is no greater than 8'-0".

6. ROOF TOP DECKS

a. **Roof top deck definition.** Full roof top decks are not allowed. Roof top decks which are incorporated into the roof plane and less than 10% of the roof area in plan are allowed provided that no part of any parapet, railing, door or hatch exceeds the vertical building envelope or, as acting as a roof element, exceed the limitations set forth in article 3-g.

7. MODULATED SURFACES

a. **Modulated surfaces.** In order to be compatible with the scale of existing residences in the neighborhood, buildings must present a modulated appearance on all four sides. Since no building elements are allowed to project outside the Horizontal Building Envelope, this required modulation must be achieved by recessing some building elements and surfaces inside the building envelope. A design which maximizes the floor area in such a way that building walls are pushed out to the limits of the building envelope and result in a plain, unmodulated box designs will not be allowed. Figure 7.

8. FENCES, GUARDRAILS AND RETAINING WALLS

a. **Habitat fencing.** A fencing plan to protect habitat and the privacy of private lots bordering on habitat areas shall be submitted as a part of the Concept Design review. This plan will address the location, extent, height, style, material, color and signage, of any fencing or barriers for the open space and habitat areas of the projects required by the conditions of approval.

b. **Residential fences.** Fences up to 4 feet high are permitted within the front yard. Fences up to six feet high are permitted to provide neighbor privacy in side yards that are adjacent to a building site. Each residence must include a fenced trash yard. No private gates are permitted to open into habitat areas. Fences must be in character with other fencing in the neighborhood. Fences must be at least 50% open due to the potential to act as sand barriers. Open wood fencing such as picket fencing and open grape stake fencing is permitted. Wire field fencing, combined with wood elements such as wooden posts and/or wooden top rail is permitted in accordance with approved habitat fencing.

c. Fences may not be built on top of retaining walls which are over 2 feet 6 inches high. Guardrails, not to exceed 3 feet in height, and at least 50% open may be built on top of retaining walls exceeding 2 feet 6 inches in height. Guardrails shall be of all steel construction or of similar construction as outlined for fences in article 8-b.
d. Retaining walls. Retaining walls must be constructed of either decorative formed concrete or decorative concrete block or be finished with plaster or stone veneer. Flat faced unfinished or painted concrete block is not allowed.

9. MATERIALS AND COLORS

a. Finish materials and colors. Materials and colors shall be compatible with the materials and colors found in the surrounding environment of the adjacent homes. Low intensity, soft and muted colors are preferred over bright primary colors. Bright trim colors should be used sparingly. The recommended materials are stucco, wood siding, or a combination of the two. Recommended roof materials include asphalt shingle roofing, clay or concrete tile and tar and gravel.

b. Lighting. Exterior lighting shall be minimal and limited to down lighting only.

10. LANDSCAPING

a. Plant materials. Landscaping plant materials shall all be drought tolerant species adaptable to the shoreline and sand dune environment. Non-native and invasive plants are not allowed. Plant materials shall be predominantly low so as not to impair views from neighboring lots. Trees, except in special circumstances, shall not be allowed due to potential view impairment.

b. Patios and paths. Patios and paths are encouraged to be constructed of pervious materials such as brick, pavers, decomposed granite, and spaced wood decking.

11. SPECIAL DESIGN REVIEW PROCESS

a. Appealable and non-appealable issues of the ARC review procedure. The Architectural Review Committee review procedure for the individual homes in the Del Monte Shores and the Del Monte Villas shall follow a customized review procedure in which issues regarding the height, bulk, mass and view impact will have been pre-approved at the Concept level as a part of the overall project approval. As such, issues dealing with the height, bulk, mass and view impact will not be allowed to be appealed. Issues regarding building style, i.e. colors, finish materials, fences, landscaping and other non-mass issues will be allowed to be appealed.

b. Building height survey required. Before an occupancy permit is issued, the applicant will be expected to document conformity to the vertical building envelope heigh requirements as described in article 3-f. Documentation shall be provided by a licensed civil engineer or a licensed surveyor.
FIG. 1A BUILDING ENVELOPES

THE VERTICAL BUILDING ENVELOPE ELEVATION IS A PLANE IN SPACE, ITS HEIGHT ABOVE SEA LEVEL IS DEFINED ON THE FINAL MAP.

FIG. 1B BUILDING ENVELOPES
Fig. 2 Further building height limitations

Fig. 3 One and two story definition