

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

Page 43, last paragraph first column, second line

"a A Guideline suggests...."

Same paragraph

"If a project incorporates features that are inconsistent with a particular guideline, the features may be deemed appropriate if adequate support is provided that the features achieve the particular objective."

- What constitutes 'adequate support'? How is 'adequate' measured?

1. Uses, second paragraph

"The Vision can be accomplished by hosting a wide range of business types, including neighborhood-serving commercial, restaurants and mixed-use developments comprised of business, retail and residential uses."

- To what does the second 'business' refer? Office? Using 'business' to define 'business types' is confusing.

0.1.1. "The project includes visitor-serving and/or neighborhood-serving commercial uses or additional uses if the project temporarily occupies a vacant space."

What is the purpose of this objective?

- It appears the major thrust is to encourage 'visitor-serving' commercial uses, since that is mentioned prior to 'neighborhood-serving.'
- When it says 'neighborhood-serving, is that residential neighborhood, the 2500 households uphill? Or is it mixed use neighborhood-serving?
- How does emphasis on 'visitor-serving' effect parking?

0.1.2. "The project is a mixed-use project and residential uses are located above, behind, or otherwise subordinate to the street level commercial use; or street level residential fronting Lighthouse/Foam does not detract from the (commercial) pedestrian orientation of the block face."

We talked about having varying mix of residential and commercial by block.

- Foam might be primarily residential in some blocks. Require a minimum X% commercial in a block.
- Some blocks of Lighthouse might be better predominantly commercial.

0.1.3. "Projects with Residential densities that exceed 30 dwelling units per acre are of exceptional design, implement the vision of the plan and are consistent with the design objectives."

- The language in the Planning Commission's policy (nullified by the City Attorney) stated more clearly that there were specific requirements that had to be met before 3-story could be considered. Could we use that language?
- The maximum density in C-2 zone is 30 units per acre. Why is this objective speaking of exceeding the maximum?
- There are parking supply limitations and great volumes of traffic.
- There are view considerations for residences uphill.
- We can meet our housing objectives without exceeding the maximum.
- If density exceeds the maximum permitted units in New Monterey, what is the community's benefit? How does it make it a more livable community?

Page 44 What is the purpose of the table on Page 44?

- The uses are explained in City Code, not here, and are subject to change.
- How are land uses different in New Monterey from other commercial districts?
- The city has discouraged Fast Food and encouraged Mom & Pop businesses, not chains.
- Public comment so far wants to limit tattoo parlors, massage businesses and head shops.
Can we have language that says, "Not to exceed" so many?

Page 45 2. Site Planning

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0.2.2. "The design is sensitive to existing adjacent residences in terms of view and privacy by using sensitive site design and buffers, such as landscaping, parking and open space."

- Design needs to be sensitive to Views from uphill
- Placement of lighting is also a sensitive issue.

S. 2.2. "Build projects predominantly to the back of sidewalk."

- Discourage projections of second-story wall elements over the sidewalk. (Not to be confused with windows)
- This discourages leaving room for outdoor seating.
- Small planters along the frontage at back of sidewalk makes buildings more pedestrian-friendly.
- This and other standards work for Lighthouse, but there needs to be a totally different discussion and set of standards and guidelines that apply to Foam Street and side streets.

G.2.2 "Outdoor seating may encroach into the public right of way upon grant of an encroachment permit. Such permit will require that the encroachment allows adequate unencumbered sidewalk width."

- What is 'adequate unencumbered sidewalk width?'
- Why not say, "...encroachment allows not less than X feet of unencumbered sidewalk width."
- Sidewalk is 12' wide? Tree wells use 4' of that width, leaving 8'. How much of the 8' can we safely give up?

Why is the picture showing solid 3-story development?

- The third floor is not set back.
- Why not have a sketch that shows off the charm of existing buildings?

G.2.5. "If the project provides a pedestrian place of refuge and is designed as a pedestrian-friendly area, the project can depart from the established setback pattern."

- What is a 'pedestrian place of refuge?'
- Wouldn't we welcome an exception for planned outdoor seating, too?

G.2.6. "Provide buffers where necessary to reduce impacts to adjacent residents, such as landscaping, parking, sidewalks, and open space."

- Wouldn't modulation of the building also help reduce impacts?

Page 46 Topography

G.2.9. "Minimize grading, unless underground parking is provided."

- Is the desire is to discourage cuts into the hillside and retaining walls for surface parking?

Open Space

0.2.4. If the project has a residential component, it incorporates open space for pedestrians, including visitors, residents and those who work in the district, or contributes a park in-lieu fee for the acquisition and development of park space."

- Open space should be usable, a place that a person could sit and relax, not just a walkway.
- We need open space for residents as projects are developed, not in-lieu fees. Stop the sentence after the word 'district,'

G.2.10. "Provide open space areas that enhance the site as a place for pedestrians."

- This is a mixed-use residential neighborhood. Outdoor seating should be provided, not just walkways.

G.2.12. "Design open space areas to provide views onto public activity areas, such as sidewalks, streets and plazas."

- No one wants to look at Lighthouse or Foam traffic.

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- The desirable views are of the bay, the Presidio, the wooded areas uphill in the neighborhood or attractive areas within the development.

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G.2.13. "Design open space areas to provide safe, convenient access to various functions within a site."

- We're talking walkways again, not places that people want to be out of doors.
- How about adding 'attractive' to the 'safe' and 'convenient' requirements?

G.2.14. "Design open space to connect to primary pedestrian circulation routes and contribute to a network of streets, paseos and alleys that provide access to secondary uses."

- Again we get the impression that open space is walkways.
- Are we encouraging alleys and paseos?
- What are the 'secondary uses' this open space is accessing?

G.2.15. "Cluster buildings to create active outdoor public space."

- What is meant by 'active outdoor public space'?
- Parks Department uses the term 'active' to mean playgrounds, tennis courts, basketball, etc.
- Is 'active outdoor public space' the same as 'outdoor common area' for tenant use?

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G.2.16. "Usable open space may be composed of one or more of the following elements at grade: a courtyard, a patio, a landscaped yard (except fronting on Lighthouse Avenue), balconies."

- Balconies would not be at grade, yes?

G.2.20 "...Paseos through blocks"

- Are paseos feasible? If not, why mention them?

Page 48 Trash, Service & Equipment Areas

G.2.25. "Store trash and recycling within an enclosed area consistent with the City's Waste Enclosure Guidelines."

- Screen from public view?
- Have the screening and enclosure relate to the building materials used in the rest of the project?

G.2.30. "Locate utility meters out of the public view when feasible."

- Why would it not be feasible?
- Provide areas for satellite dishes out of public view?

G.2.31. "Provide appropriate setbacks to telephone poles, traffic lights, utility boxes, etc."

- And street trees?

Parking

O.2.7. "Parking facilities are conveniently located and designed to be attractive, compatible additions that provide a pedestrian-friendly edge to the area, minimize driveway cuts off Lighthouse Avenue, and do not cause negative impacts to adjacent residences."

- What is meant by 'edge to the area'? Is this referring to the edge of the property being developed? The street frontage?
- Could we 'discourage', rather than 'minimize' driveways?
There should be no more driveways on Lighthouse. I'm presuming that we could not ban or prohibit.

S.2.5. "Parking garages shall have active ground floor uses or pedestrian-friendly edge (public art, landscaping, etc.)"

- Are we expecting any parking garages to be built? Private or Public?

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- I assume the property at Lighthouse/McClellan that has parking entrance on Foam Street would, were it built after Specific Plan adoption, be required to “dress up” the McClellan wall. The way it was handled works and doesn’t call attention to itself as a parking structure.

S.2.6. “Parking Requirements:

○ **Commercial: two spaces per 1,000 GSF**

- What is the parking requirement for restaurant? Retail? Office?
- Does the standard consider how many employees a business has?

○ **Residential: one space per unit for studios and one bedroom units
two spaces for two or more bedroom units.**

All new residential development shall “unbundle” the full cost of parking from the cost of the housing itself, by creating a separate parking charge.

- What is the condominium parking standard for studio, 1-bedroom and 2-bedroom units?
- Many 2-bedroom apartments are being occupied by 2, 3 or 4 people. If the renters have more than 2 vehicles, they park where?
- Why would we support unbundling and ‘creating a separate parking charge’?
The developer must provide parking for residents. There is nowhere else to park – except the residential neighborhood that is already overflowing with parking impacts.

○ **Parking space requirements may be met with an annual in-lieu fee.**

- New development must provide parking.
- There are no plans to create new parking in the district; this is simply money the city would hold and never use.

○ **Parking may be shared between:**

Different uses within a single mixed-use building.

- What happens to the parking requirement when it is ‘shared parking’?

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Residential buildings and off-site parking facility, provided that the off-site facility is within 500 feet of the building entrance; and

- Off-site parking for residential should be within the same block.

Non-residential buildings and an off-site parking facility, provided that the off-site facility is within 1,250 feet of the building entrance.

- Three blocks away is too far away. A block away? 450-500 feet?

○ **Off-site shared parking located further than 1,250 feet should be considered at the discretion of staff, so long as there is documentation that reasonable provision has been made to allow off-site parkers to access the principal use (e.g. a shuttle bus, valet parking service, free transit passes, etc.)**

- The Aquarium has such programs, but what do we anticipate on Lighthouse or Foam could require – and maintain – such alternatives?
- This is not downtown where there are 3 parking structures. New development in New Monterey needs to provide for the parking demand it generates.

G.2.33. “Site a parking lot so it will minimize gaps in the continuous building wall of a block.”

- New Monterey has a rhythm of small storefronts, not a continuous building wall.

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G.2.34. "Access parking from alleyways when feasible."

- There are no alleyways in New Monterey.
- Easements. Find ways to encourage private property owners to create them.

G.2.37. "Develop the street elevation of a parking structure with a retail/commercial building wrap."

- Would this be true of side streets and Foam?
- How feasible is this for smaller parcels?

G.2.38. "Incorporate one or more of the following into the secondary elevations of a parking structure:

- What is 'the secondary elevations' referring to?
Street elevations other than the building entrance?

G.2.40. "Use CPTED standards to maximize...."

- Is there an English substitute for 'CPTED' for members of the public who don't keep up on such things?

G.2.41. "Provide access to rear parking areas through side street access or mid-block alleyways, where feasible. Where access from side streets or mid-block alleyways is not feasible, minimize driveway entrances off Lighthouse Avenue through the following methods or, other effective means:

- Change 'alleyways' to 'easements'?

G.2.42. "Screen surface parking lots that are adjacent to public sidewalks with low masonry walls, fencing, landscaping, or a combination of these. Avoid parking layouts that face parked cars toward the roadway."

- Fencing should not be 6' like Henry's Barbecue. It hides the business. Better 4' tall.

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3. Building Design, Mass and Scale

"The Vision of the Lighthouse Area Specific Plan is to contribute to the variety of building sizes that create an eclectic streetface while remaining sensitive to existing adjacent residences."

- Could language be added that briefly mentions the history of Lighthouse Avenue and the various historic styles of architecture (Victorian, Spanish Revival, etc.)
- It is an area of predominantly 1- and 2-story structures.
- Rather than 'adding new looks', could the plan emphasize 'compatibility with' and 'enhancing' what is existing? We are talking about infill of an existing environment that has a quaint style of its own.
- Lighthouse is not the same as Foam Street. They function differently. One is primarily a retail street, the other not so much. Side streets, too, have a yet a third character.

O.3.1. "The project maintains and enhances the existing eclectic architectural integrity of the area."

- Lighthouse has embraced Spanish Revival architecture to this day. Tile roof projections, decorative cornices, and other decorative elements help to connect the blocks into an attractive architectural theme. That should be encouraged, not merely eclectic mixture of styles.

O.3.2. "The project contributes to the overall diversity of the streetface."

- This invites more diversity of style, instead of using the better architectural features of existing structures to tie the street together.
- If we value the charm of the area, we could say "enhances the area" instead of "contributes to the diversity."

O.3.6. "Projects that occur at a major intersection provide a building anchor at the corner."

- Lighthouse is the major street. There are no major intersections.
- We don't need a tower at every corner.

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O.3.7. "The project contributes to a variety of height and mass along the streetface."

- Lighthouse is a street of primarily 1- and 2-story buildings. (There are 6 3-story in 9 blocks of Lighthouse.)
- The character of Lighthouse Avenue is a rhythm of small store fronts.
- Public is not asking for taller buildings that block views.
- Likewise, the public is not pushing for more massive structures in the area. More height and mass on Foam and side streets has also been discouraged in public discussion.

O.3.9. "The rhythm and scale of the street wall is designed to enhance the pedestrian experience."

- The rhythm and scale of small businesses along the street enhances...
- What is a 'street wall'? Is that the same as 'streetface'?

O.3.11. "Three story projects are set back on the top floor to give the appearance of a two story building at pedestrian level."

- Set back a minimum of 10' from property line on the top floor...

O.3.12. "The project qualifies as a Transit Priority Project (TPP) and implements the City's Climate Action Plan."

- What does this mean? How does a project fail to qualify?

S.3.1. "Three-story buildings may be permitted provided the project is consistent with all Mass and Scale and Site Planning objectives and design guidelines."

- The Standard should be that Two-Story development is encouraged.
- Three-Story should be the rare exception, and only when compatible with the built environment, preserves views uphill and the design is outstanding and exhibiting a two-story appearance.

S.3.2. "To qualify as a TPP, the project must comply with the definition contained in the California Environmental Quality Act."

- What is this saying in English? What is the definition? Why is this Standard included?

G.3.1. "Use simple rectangular forms with flat, gable or hip roofs. Conflicts with illustrations below. Other forms may be used as an accent and should remain subordinate. These elements should be reviewed on a case-by-case basis."

- "Conflicts with illustrations below." Is this a reminder to include illustrations? There are none now.
- "These elements should be reviewed on a case-by-case basis." Delete this sentence; design review is already done case-by-case.

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G.3.3. "Roofs should be secondary to a building's appearance. Avoid steep pitched rooflines and dormer window protrusions which call attention to the roof area and use one material for roofing."

- Break second sentence into two. Period after "...roof area." Delete "and"; Capitalize "use..."

G.3.4. "Provide a solid to void ratio on a new building facade that creates continuous interest to the pedestrian."

- What does 'solid to void ratio' mean? Modulation? Describe the character of Lighthouse to retain?
- Is this referring to the rhythm of small store fronts that characterizes Lighthouse Avenue? Why not say that?
- We don't want a solid line of massive structures right up to back of sidewalk. Does this go far enough?

G.3.5. "Create and maintain an interesting streetface by changing the style and rhythm of a building frontage every 30-40 feet."

- Encourage the appearance of small store fronts along Lighthouse?
- Is it different on Foam? Side Streets?

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G.3.6. "Address the location and orientation of a building on its site in relation to the mass and scale of the neighboring buildings."

- "Address" means what?
- Does this mean, "New structures shall be compatible in mass and scale with their neighbors through siting and orientation of the building on its site"?

G.3.7. "Orient decks and windows away from the existing private yards and decks and windows of existing residences."

- Add "to preserve privacy"? Stating the reason helps in the evaluation process.
- Delete 'and' "...existing private yards, and decks and windows..."

G.3.9. "Avoid blank sidewalls on buildings; the use of trellis landscaping and other appropriate methods of treatment are encouraged. Wall murals and outside art may be suitable."

- Short first sentence "Avoid blank sidewalls on buildings."
- Windows and modulation of massing are more effective ways to avoid blank walls. List them first.
- We don't want massive flat surfaces. Trellis landscape or textural treatments are simply ornamentation on massive flat surfaces.

G.3.10. "Define prominent building corners with a strong building presence."

- Unlike Alvarado that is 3 or 4 blocks long, Lighthouse is 9 blocks. There are cross streets.
- We don't need 'strong building presence' at every corner.
- Too often architects interpret this language to mean putting a tower feature on the building. That adds height which takes views and doesn't contribute to the visual quality of the street.

G.3.12. "Achieve a human scale by incorporating one or more of the following:

- **A base, middle and cap into the building design...."**
- "Base, middle and cap" are not necessarily a pattern we need repeated on every new structure.

G.3.15. "Repeat wall elements, including windows, columns, ornamental trim and architectural features, such that rhythms and patterns result."

- We want the appearance of small store fronts, not massive structures with repetitive features.

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The photographs on this page should be of New Monterey structures, not Boulder, CO or Santa Barbara.

G.3.17. "Allow architectural features, such as windows and doors, to serve their intended functional purpose so as not to detract from the building's appearance."

- Is this sentence relevant? Is anyone putting in windows and doors that serve a different purpose?
- **"Design window treatments that are neat and orderly."**
- Are we talking blinds, draperies, etc.? Or does this refer to outside features like shutters, awnings, trim?
- "...neat and orderly" are words I'd use for a sock drawer. What is meant?

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4. Building Materials and Colors

Use a New Monterey picture?

G.4.7. "Use awnings within the existing architectural lines of a structure to add color; emphasize the building entry, break up the building mass, and to provide a subtle variety in design."

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- This seems to direct that all buildings use awnings. "Awnings may be used within..." changes this to suggest how they might be used, if desired.
- There is a semi-colon after "color." Comma would seem more consistent in the sentence.

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5. Lighting

There is no mention of strings of lights on trees. Permitted? Prohibited?
It says to avoid uplighting buildings. What about uplighting trees?

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6. Signs

- Are fin signs permitted? Encouraged? Prohibited?
Is it different on Lighthouse? Foam? Side streets?
- Is there a preferred/encouraged sign style/material?
Internally-illuminated is prohibited.
- Is it appropriate to mention maximum percentage of window area coverage?
Some businesses are placing advertising over a significant area of their windows.
- Do we want street name signs to include the Lighthouse icon?
Are some street name signs to be larger than 'normal'?
- Would banners on light poles be addressed in this section?
Lighthouse has them seasonally. Are they on Foam? Are they desired throughout the district?
- Would Lighthouse and/or Foam be a location for cross-street banner/s that tell about events in the Lighthouse District? There is no way to support one now, is there?

G.6.1. "The total area of all signs located on the front of a building should not exceed..."

- Is this standard different for Lighthouse District?

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7. Landscaping

- Where is discussion of Streetscape furniture, trash containers, newspaper stands, light standard style, etc?
- Where is discussion of the desired sidewalk paver design that the district supports?
- Policy direction for rooftop gardens?

O.7.3. "The landscaping uses a few plant species, as opposed to detailed planting with multiple plant types."

- Why? If someone wants to plant a flower garden with many varieties of plants, why is that discouraged?

G.7.2. "Use street tree grates that have...."

- Is there a preferred style in the district?

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City Forester Robert Reid indicated that three trees have been especially successful in this area: Liquid Amber, Metrosideros Excelsa (New Zealand Christmas Tree) and Tristaniopsis Laurina (Australian Water Gum). Confirm with him before adding them to your tree section; I think I wrote them down correctly.