



Kimberly COLE <cole@monterey.org>

re. Subcommittee meeting for Lighthouse Plan

Patricia Domingo [REDACTED]
To: cole@monterey.org

Thu, Nov 20, 2014 at 7:56 PM

Dear Ms. Cole,

Below is a copy of the letter I read to the Lighthouse Plan subcommittee tonight regarding 3 story buildings on Lighthouse. Please be so kind as to enter it into the record so the subcommittee and City Council might see my concerns. I think there are a lot of people like me, who don't consider Monterey to be a big City, and we'd like to keep the small town feeling, and the access to the ocean open as it has been historically. Should I be getting signatures on a petition? Really, it is not a rhetorical question. The two meetings I attended I felt that the public was just being tolerated because this is a democracy, but that the developers really have the ear of the City. This is the impression I came away with both times. Please tell me I am wrong about this.

I would like to know how a variance is sought and granted for the 3 stories on Lighthouse or Foam. Is there a way interested parties might be given notice of such proposals?

Thank you for your time,

Patricia

Here is the letter:

November 20, 2014

My name is Patricia Domingo, and I'm a 3rd generation resident of New Monterey. I just retired from my job of 23 years as a Pediatric nurse at Natividad Medical Center. I find myself now wanting to "winter in Monterey" and just enjoy our beautiful slice of earth we have here.

Our property is on a hill on the corner of Laine and McClellan and we have always enjoyed our spectacular ocean view. My grandparents were the second family to build on that hill, and they built with their future family in mind. We were always told that we would have the home when they passed, and it would be there for our children, too. I raised my young daughter in this neighborhood, and have lived with the changes over the years.

My #1 concern is the height limit on new buildings in the Lighthouse district. Our neighborhood has always had good ocean views from Hawthorne Street all the way to the beaches. This is what we have loved and enjoyed all our lives and what the tourists come to see. Raising the limit to 3 stories plus 35 feet will occlude the open view to our bay. It does not fit with the lay of the land. This increase in building height will forever change the character of our oceanside paradise that so many come to enjoy.

I do not want to spend my retirement fighting City Hall about what I consider my right as a resident of Monterey. What about the locals who would still like the feeling of our special "small" towns? Pacific Grove is right next door, and we need to consider them, too.

There are so many coastal big cities, and keeping ours within natural limits will only make our homes and quality of life more valuable.

Sincerely,

Patricia Domingo

RECEIVED

NOV 20 2014

City of Monterey
PEEC DIVISION

From: **tom shymanski** [REDACTED]
Date: Thu, Nov 20, 2014 at 3:09 PM
Subject: Lighthouse Avenue Specific Plan
To: cole@monterey.org

Kimberly Cole
Principal Planner, City of Monterey

Dear Ms. Cole --

I am not able to attend the Lighthouse Area Specific Plan Subcommittee meeting tonight. My interests in this matter are simple: Lighthouse Avenue needs more foot traffic to stimulate an organic evolution to a better environment of businesses in the area; and it needs to happen soon.

Given that the buildings recently added to Lighthouse Ave., or approved to be added, were proposed within city guidelines, and that Lighthouse Ave. so badly needs a shot in the arm, I am hoping there will be no limitations adopted over and above these guidelines that would make it uneconomical for builders to proceed with new mixed-use additions.

Thank you for your attention to my concern.

Thomas R. Shymanski
Lighthouse Avenue Property Owner

NOV 20 2014

City of Monterey
PEEC DIVISION

From: **Brenda Webster** [REDACTED]
Date: Wed, Nov 19, 2014 at 10:43 PM
Subject: Recommended Design Theme for Lighthouse Avenue
To: Kim Cole <cole@monterey.org>, Christy Hopper <Hopper@monterey.org>

The Architectural Review Committee is charged with "preserving Monterey's unique, historic character" (source:monterey.org). Spanish Colonial Revival from the 1920's and '30's seems to be the predominant style on Lighthouse Avenue. Following are good examples of that architectural style (the elements for which are described in the draft Lighthouse Specific Plan):

2-Story Buildings

- 296 Corner wraps well without tower element, has rich color (Mattress Nation/Subway)
- 484 Covered balcony camouflages driveway to rear parking (Perez Building 1934/spa/antiques/computers)
- 500 Successful corner wrap without tower, good earth-tone colors (Bay Physical Therapy)
- 538 Charming bay window upstairs (Loose Noodle Pasta House)
- 636 Asymmetry, arched openings (Mercantile Building 1929/Bamboo Reef)
- 761 Different window sizes compatible because awnings match (NorCal Smoke Shop/Monterey Bay Photo)

1-Story Buildings

- 514/518 Interesting sloped roofline, upbeat colors (Pelican Pizza/Crystal Fish Sushi)
- 542 Arch with tile roof leading to rear of building, fun color (Pistons & Pearls)
- 611/617 Color (purple-brown) updates traditional white stucco (Bulldog Pub/Nathan's Coffee/Wash-Dry)
- 636/638 Different storefronts with unifying roof treatment (Monterey Budokan)
- 663 Handsome clay tile roof element (used brick not good) (Searle Art 1928)
- 794/798 Sloped roofline, but mismatching storefronts look disjointed (UPS/Amir's Grill)
- 800 Transom windows add natural light (Del Monte Dairy)

Not Spanish Colonial Revival

- 550 Paseo offers a refuge from traffic (offices?)
- 622 Roofline works with other parapets, distinctive dark color

(Hula's)
725 Front planters provide greenery, washable awnings stay clean
(Gianni's Pizza)

Please forward this to Sandy Freeman on ARC since she was the one who requested public input on what buildings we think have design elements that developers should consider.

Thank you,
Brenda Webster



Kimberly COLE <cole@monterey.org>

Lighthouse Plan

Tue, Oct 28, 2014 at 8:48 AM

Reply-To: [REDACTED]
To: cole@monterey.org

Dear Ms. Cole,

I am a long time resident on the hill in New Monterey. Our property is on Laine and McClellan, and we used to have an unbelievable view of the bay. I see the buildings creeping up, and even though we are on a hill, the new Lighthouse plan allowing 3+ story buildings will definitely impact my view. I thought there were laws to protect people's views and space? Please let me know who the best ears of the City are on this, as I am not well and cannot attend meetings.

All we have left in retirement is our little place on the hill. Pretty soon, if City builds up, I won't be able to see trees I can see now and parts of the water I can see now. Never mind what we have already lost in our view over the years.

Please help me as to where my sentiments might be heard and how I might get some help regarding being notified of building plans, etc. that will impact my property. And feel free to forward this to anyone who might help me with my concerns.

Very sincerely yours,

Patricia Domingo
498 Laine Street
Monterey

LIGHTHOUSE SPECIFIC PLAN

August 28, 2014

01 Introduction, Page 7, line 4 & 5

"...residences, retail shops, services and jobs in close proximity."

I was surprised to see jobs in this list. How are jobs different from retail and services?

01 Introduction, Page 12,

- first paragraph, line 8 - typos

"...corridors, providing one of or two access points to the pPeninsula..."

- First bullet – do we need all three words? What are we trying to say?

"Text and diagrams showing the distribution, location and extent of all land uses, including open space."

- Second bullet – similar question to the first bullet

"Proposed distribution, location, extent and intensity of major components of ..."

03 Challenges & Opportunities

Page 23 Spelling error

"The Harry Greene House Mansion..."

Page 29, Transit Service

First Paragraph

- The abbreviation BRT is not explained. Possible mention of its nickname, Jazz?
- 'jump lanes' are not explained.

Second Paragraph

- What is the 'Monterey Branch Line?' It serves what communities?
- If this is an 'existing conditions' discussion, then Light Rail belongs in a separate paragraph.
- Since Bus Rapid Transit is more likely in the next few years, why not put the emphasis there?

Page 30,

- 2/3 down in first paragraph

*"...make walking along the corridor **difficult**. Although traffic **congestion** has improved..."*

Is 'difficult' the best word? It takes a little longer to cross the street, but I don't label that 'difficult.'

We eliminated traffic collisions at intersections, but congestion is still a challenge.

- Second paragraph

Are lane widths and parking widths standard? After the discussion of Lighthouse, it leaves the reader wondering.

Parking, First Paragraph

Add the year the Citywide Transportation and Parking Study was conducted/adopted?

Page 32

Italicize **bullets** of General Plan policies.

Paragraph below bullets, 3rd line

"...plans prepared for Lighthouse Avenue, Downtown, Lighthouse Avenue/Foam Street and the Waterfront."

Was the first mention of Lighthouse Avenue supposed to be North Fremont?

03 Challenges & Opportunities

Page 33

Second column, top paragraph

"...found that two very limited reaches of sanitary sewer mains could experience surcharge conditions."

- What does 'surcharge condition' mean?
- Since neither of the sewer lines is in the Planning Area, why mention this?"

Second column, second paragraph

- 3rd line: "For the fiscal year **20**14/15..."
- Last sentence: "~~Therefore~~, it is anticipated..."

Page 34

First paragraph, last 2 lines

"...and construct the necessary system-wide sewer rehabilitation projects."

Are any of the necessary system-wide r. projects in Lighthouse/Foam area?

Utility Undergrounding

"PG&E funding may be available... for Foam Street."

It was #6 on the city's priority list several years ago. How many projects are ahead of it?

When might that PG&E funding actually be available for this project?

How likely is this to happen?

Page 35

Storm Water Collection

- What does '*non-point surface water runoff*' mean? Do we need technical terms in the Specific Plan? If so, could it be put in plain English or defined?
- Does any of the storm water from the Planning Area end up in "*local lakes*?" If so, which? If not, why mention it?

Pacific Grove has been installing a system of monitoring valves that direct storm water flow between sanitary sewer and storm drains. Monterey needs to do something similar. Will that happen in Cannery Row, hence no mention for Lighthouse/Foam? Will there be any installation implications upstream that would involve the Planning Area?

Second column, second paragraph: spelling 'z' instead of 'x'

"Based on this prioritiz**z**ation, the City..."

Second column, third paragraph

- Italicize actual General Plan language.
- What does 'ROW' mean?
- Will the following be required included on submitted drawings? Part of Design Guidelines?

"Building coverage and paved surfaces must be minimized and thoughtfully incorporated within the site's system of natural/vegetated areas, porous pavements and bioretention basins."

Page 36

Top of Second column What is this saying?

"...reopening the PCRs if program findings require a [what?]..."

LIGHTHOUSE SPECIFIC PLAN

August 28, 2014

Page 37

First Paragraph

*"...develops new program approaches **to** locally to properly manage..."*

Middle of Second Paragraph

- *"In 2012, the Regional Board Joint Effort team will propose new, long-term..."*

Is the year, 2012, wrong, or is the verb tense wrong? It's 2014.

- What is the current condition for storm water program at this writing?

Solid Waste

- Are C-2 properties & mixed use required to provide recycling bins? R-3?
- Are there any 'opportunities' to mention? Restaurant grease traps?

Page 38

Climate Action Plan

Last Paragraph

- What is the Ordinance No. of the City's Climate Action Plan?

Page 39

Second paragraph

"Figure 7 **6**?"

*Comments submitted by
Sharon Dwight
8-28-14*

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

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

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.

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

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

Page 46

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?

Page 47

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?

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

- 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’?

Page 49

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.

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

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.

Page 51

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.

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

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.

Page 52

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?

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

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.

Page 53

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?

Page 54

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."

Chapter 4 Comments & Questions
Lighthouse Area Specific Plan

- 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 *Tristanopsis Laurina* (Australian Water Gum). Confirm with him before adding them to your tree section; I think I wrote them down correctly.