CITY OF MONTEREY

ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 98-01

NEIGHBORHOOD COMPATIBILITY WORK SHEET

The Architectural Review Committee review encourages and promotes quality design that is appropriate and related to the setting and established character of the surrounding area or neighborhood. To accomplish this, the Architectural Review Committee will review all aspects of a proposal that influence outside appearance, view sharing, and **neighborhood compatibility**.

In regard to neighborhood compatibility, the Architectural Review Committee has determined that development, whether new construction or an addition, should be architecturally in scale, setting, and character with the neighborhood into which it is placed. The intent of neighborhood compatibility review is to assure that new construction will fit the surrounding neighborhood.

The attached worksheet has been prepared to assist applicants and the Architectural Review Committee in determining neighborhood compatibility and conformance with adopted Neighborhood Plans. The features and development patterns that are identified in the worksheet will often accurately describe the basic qualities of a neighborhood and guide applicants to a compatible design. They also represent characteristics of a neighborhood that the Architectural Review Committee will consider when they evaluate a design for neighborhood compatibility.

Chair	Vice-Chair	
Date	Date	

The original resolution signed by the ARC Chair and Vice Chair October 21, 1998

NEIGHBORHOOD COMPATIBILITY WORKSHEET

The Architectural Review Committee will consider the following features and neighborhood characteristics when evaluating your project for neighborhood compatibility. For purposes of analysis, your neighborhood includes both sides of your street and other structures immediately surrounding your property on which you may have an impact. Please submit the completed worksheet with your project application and attach any other supporting information, including photographs, sketches, street elevation drawings, or narratives, which helps to define your project in terms of neighborhood compatibility.

Project Address:				
Applicant:				
☐ Project Description:	☐ New House ☐ Remodel/	Addition		
I. Neighborhood Plan:				
The Del Monte Beach, Oak Grove, Old Town, and New Monterey neighborhoods have adopted Neighborhood Plans. A. Is the subject property located in an area with a Neighborhood Plan? Yes No B. Does your plan conform to the Neighborhood Plan? Yes No C. Have you discussed your plan with the neighbors? Yes No				
II. Age of Neighborhood	l:			
New construction in older, established neighborhoods should be sensitively designed to assure that the existing character of the neighborhood is not significantly changed. The age of the neighborhood is often an important attribute. A. Approximately how old is the existing dwelling? B. Approximately how old are the homes in the general neighborhood?				
	cteristics (Identify the Neighborhood feat			
Characteristics	Your Project	Neighborhood		
A. Neighborhood Features 1. Lot Size	☐ Standard ☐ Substandard ☐ Substandard ≥5000 SF <5000SF ≤3600SF	☐ Standard ☐ Substandard ☐ Substandard ≥5000 SF <5000SF ≤3600SF		
2. Predominant land use on street	Single-Family Multi-Family Commercial	☐ Single Family ☐ Multi-Family ☐ Commercial		
3. Number of stories	Basement One Two Three	Basement One Two Three		
4. Garage/Carport	☐ Yes ☐ No	☐ Yes ☐ No		
a. Number of cars	☐ One ☐ Two ☐ Three	☐ One ☐ Two ☐ Three		
b. Location	☐ Front Yard ☐ Rear Yard ☐ Side Yard	☐ Front Yard ☐ Rear Yard ☐ Side Yard		
c. Type of Construction	Attached Detached	Attached Detached		
d. Access	☐ Street ☐ Alley ☐ Side Street	☐ Street ☐ Alley ☐ Side Street		

Characteristics	Your Project	Neighborhood
5. Architectural Style	Describe:	Describe:
6. Architectural Features:	Entry Porches Balconies/roof decks Entry Gardens Dormers Trim/fascia/shutters Chimneys Other (describe)	Entry Porches Balconies/roof decks Entry Gardens Dormers Trim/fascia/shutters Chimneys Other (describe)
7. Roof Design:	Flat roof Hipped roof Gabled roof Distinctive colors Combination	Flat roof Hipped roof Gabled roof Distinctive colors Combination
8. Roofing Material	☐ Composition ☐ Concrete ☐ Wood ☐ Tile ☐ Shake ☐ Other	Composition Concrete Wood Tile Shake Other
9. Siding Material	Stucco Wood Brick/Stone Combination Other	Stucco Wood Brick/Stone Combination Other
10. Windows:	☐ Wood ☐ Vinyl ☐ Aluminum	☐ Wood ☐ Vinyl ☐ Aluminum
a. Material	☐ Single/Double Hung ☐ Horizontal	☐ Single/Double Hung ☐ Horizontal
b. Style	Other	Other
B. Landscaping:		
General site characteristics	☐ Forested ☐ No Trees or Shrubs ☐ Shrubs & some trees	☐ Forested ☐ No Trees or Shrubs ☐ Shrubs & some trees
2. Slope	☐ Flat ☐ Moderate ☐ Steep	☐ Flat ☐ Moderate ☐ Steep
3. Fencing:	Yes None	Yes None
distinctive style	☐ Front Yard ☐ Rear Yard ☐ Side Yard	☐ Front Yard ☐ Rear Yard ☐ Side Yard
4. Retaining Wall	□Yes □ None	□Yes □ None
location	☐ Front Yard ☐ Rear Yard ☐ Side Yard	☐ Front Yard ☐ Rear Yard ☐ Side Yard
IV. Neighborhood Impacts:		
1. Is there a bay or hillside view?	☐ Yes ☐ No ☐ Some	
2. Will construction block a neighbor's view?	☐ Maybe ☐ Somewhat ☐ Significant	□No
3. Will the construction impact a neighbor's privacy?	☐ Maybe ☐ Somewhat ☐ Significant	□No
	☐ None ☐ 1 ☐ 2-4 ☐ 5 or more	
4. Will trees be removed?		

IV. Briefly explain how you believe your project is compatible with your neighborhood.				