

Excerpt from

RESOLUTION NO. 95-180

Development Standards for Ryan Ranch at Monterey Lots 1-30 (Formerly Monterey Research Park)

- a. No construction shall occur on slopes of 25% or greater.
- b. Excessive exposed earth cuts and large land fills will not be permitted.
- c. Require grading should be finished to match or blend with the natural contours of adjacent terrain by avoiding abrupt changes in grade and by rounding off sharp angles at the top, toe, and sides of all cut and fill slopes.
- d. The mass grading of large building pads and excessive terracing is discouraged. Large retaining walls are discouraged.
- e. Grading should retain trees and other native vegetation to:
 - 1. Stabilize hillsides
 - 2. Retain moisture
 - 3. Reduce erosion, siltation, and nutrient run-off
 - 4. Preserve the natural scenic qualities of the area
- f. Development shall be oriented to the natural terrain by encouraging innovation and variety in site design, grading techniques, building types and spacing of buildings.
- g. Development should be designed to blend into the natural landscape and not obscure, detract from, or negatively affect the scenic quality of hillside areas. The use of natural building materials and colors, landscape screening and setback should be used to mitigate visual impacts. Development along ridgelines should not silhouette against the skyline.
- h. Structures should be placed, grouped, and shaped to compliment one another and the natural landscape, provide visual interest, and create a sense of identity within the development.
- i. Preservation of significant trees, groups of trees and expanses of native vegetation is encouraged. Indigenous native trees and vegetation shall be included in landscape planting plans.
- j. Living trees with trunk diameters of two inches or greater measured 4 feet 6 inches above the ground should be surveyed for potential preservation, require a permit for removal, and shall be located, identified, and shown on the site plan.
- k. The ground area within the drip line of trees should be maintained in native vegetation.
- l. Trees scheduled for preservation shall be protected in accordance with Architectural Review Committee adopted Tree Standards.
- m. At least 45% of the lot shall be preserved in open space for lots 3.5 acres or greater.
- n. Large parking lots with large expanses of paving shall be avoided. Parking shall be designed to provide a number of small parking bays oriented to the terrain

and situation around expanses of native vegetation and trees. Industrial parking, loading, and unloading areas shall be separated from employee and visitor parking areas.

- o. Adequate entrance, turn-around, and egress shall be provided on site for standard highway semi-trucks (48 feet outside turning radius).
- p. Common private driveways are encouraged, particularly for truck access. Such driveways may cross property lines.
- q. No building or parking area will be permitted within 50 feet of any property line fronting on Upper Ragsdale Drive, Lower Ragsdale Drive, and Harris Court, except for buildings and parking areas on Lot 17 which because of its commercial nature will be individually evaluated by the Planning Commission.
- r. A 10-foot setback in which no building or parking should be permitted is encouraged from the Fort Ord property line and any reduction should only be encouraged when there is a demonstrable reduction in tree, vegetation, or grading impacts.
- s. No building will be permitted within 25 feet of an interior property line, unless clustering design is implemented which achieves overall building separation. Parking may cross property lines if significant expanse of native vegetation and trees are preserved.
- t. Building heights shall be a maximum of 35 feet and 3 stories, except on lots of less than 40,000 square feet where the maximum height shall be two-story or 25'.
- u. Maximum building lot coverage is 25%. Lot coverage shall be exclusive of publicly dedicated roads.
- v. All proposed development shall be carefully designed to minimize impacts on the rural and park-like setting and to seek a visual and physical balance and harmony with this setting.
- w. Architectural Review Committee advisory review of Ryan Ranch at Monterey is not necessary prior to Planning Commission review of the Use Permit.

These standards are adopted as a guide to applicants and the City of Monterey. Applicants are encouraged to meet with staff to review these standards prior to the design stages of any project.

Passed and adopted by the Council of the City of Monterey November 21, 1995.