

Section 3 Land Use



Land Use

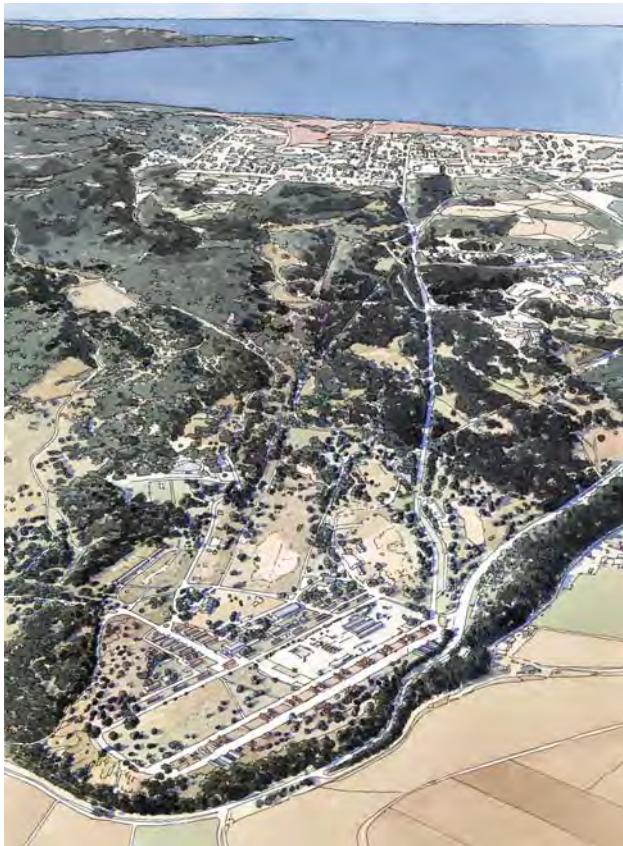


FIGURE 3.1 Artist rendering of East Garrison today

3.1 LAND USE CONCEPT

The proposed project is a comprehensive land use plan (Specific Plan per Government Code Section 65450 et seq.) for the development of approximately 244 acres defined by the Track Zero boundary (Figure 3.2). The East Garrison development plan includes a mix of residential, commercial, office/professional, institutional, and recreational uses. The plan will accommodate 1,400 residential units plus up to 70 accessory (carriage house) units (water permitting), 75,000 square feet of commercial use, 11,000 square feet of public and institutional use, 100,000 square feet of artist/cultural/educational space in new construction and renovated historic structures, and approximately 50 acres of open space (including approximately 12 acres of improved parks and trails).

The EGSP includes up to 1,470 residences (as noted above) to be built on 244 gross acres (125 net acres). The housing will be developed at a gross density of approximately 5.7 units/acre or 11 per net developed acre.

Two residential neighborhoods will be located west of the Town Center (Figure 3.3), separated from each other by a community street and open space. A third neighborhood, the Arts District, is planned for the original cantonment site. All three neighborhoods will have a grid of pedestrian-scale streets. A system of neighborhood parks and open spaces will be integrated into the street grid (Figure 3.4).

Blocks are sized to support a mix of housing types – compact single-family houses, two- and three-story townhouses, carriage houses, apartments, live/work units, and condominiums – designed to meet a wide range of income and family needs. When completed, the three neighborhoods will include a full spectrum of housing opportunities that are affordable by design, including 20% dedicated to Inclusionary Housing. Each of the three residential neighborhoods will fea-

ture a neighborhood-scale park that will serve as a village green.

The community will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. Garages, in most cases, will be kept off the street, accessed by way of rear driving lanes. Building setbacks will range from approximately 0 to 25 feet from the property line. The architecture of all buildings will represent a number of residential styles popular to the Monterey region.

The Phase 3 neighborhood, the Arts District, is unique in that it is characterized by the historic East Garrison concrete buildings, the only contributors to the National Historic Register District on the site. Of the 34 existing buildings, 23 will be renovated for arts-related uses. Adaptive reuse of these buildings will be governed by the East Garrison Historic District Design Guidelines (Appendix B).

In addition to preserving a majority of the concrete buildings, other elements from the 1940s will also be retained and enhanced. These elements include the park at the edge of the bluff, most existing rock walls, one wood building (the Chapel), and WPA sidewalks where feasible. The Battle Simulation Building and the Theater will also be rehabilitated if economically feasible, or replaced with new buildings of similar size. Although not considered historic district contributors, these elements complement the design of both the concrete buildings and the new community.

An interpretive center documenting the history of the site will be housed in the Library. An interpretive walk, marked by sidewalk monuments, will link the Library to the historic elements of the site.

The existing alignment of Ord Avenue, Sherman Avenue, and Sloat Street will be preserved. These streets are the address for 22 of the 23 historic buildings. Both Ord Avenue and Sloat Street are very wide by modern standards. Rather than narrowing the pavement, the plan calls for utilizing this cross section for 45 degree angled parking in each direction.



FIGURE 3.2 Track Zero Boundary: 244 Acres



FIGURE 3.3 Town Center at the heart of three neighborhoods

A series of one-way streets links Sherman and Ord Avenues, subdividing the former tent area into a system of blocks. The orientation and layout of these blocks and streets is designed to reflect the 1940s layout of this area. Each block will be subdivided into small house sites, similar in scale to the tent sites, further reflecting the former plan.

A Pattern Book (architectural and site design guidelines) is included in the EGSP to guide the design of all infill buildings in the Arts District (refer



FIGURE 3.4 Land Use Concept

to Appendix A). This document calls for a mix of four vernacular architectural styles: Garrison Craftsman, Picturesque Camp, Mediterranean Revival, and Garrison Revival. These styles were chosen to respect rather than mimic the historic concrete buildings. The adaptive reuse of any wood buildings will also be governed by this document.

A number of public facilities will be constructed in East Garrison, including a fire station, sheriff's community field office, and library. These locations will be accessible to the community. The Monterey Unified School District has jurisdiction over the existing and proposed schools at Fort Ord. The schools currently anticipated to be used for students from East Garrison include: Seaside High School, Los Arboles Junior High, and Crumpton Elementary. Additional schools or facilities, such as a new High School in Marina along Reservation Road, are anticipated to be constructed to meet future demands. If the district determines that an additional elementary school is needed at East Garrison, the County of Monterey will reserve the necessary land.

A system of parks, open space, and habitat preserve will provide the community with both active and passive recreational opportunities. As previously noted, the EGSP includes provision for the revitalization of an abandoned military park at the bluff edge of the Phase 3 Arts District. This linear greenway will link the Town Center to the adjacent neighborhoods, open space network, and views of the Salinas River Valley. A multi-use path will be integrated into the greenway as an amenity for residents, connecting directly to the trail and bike network.

Natural slopes will be preserved along the edge of the site and in other areas of grade transition between neighborhoods. To the extent possible, invasive plant species in these areas will be replaced with native plant materials. Pathways will also be integrated into slope park areas wherever practical.

Regional transportation improvements will be provided through the Fort Ord Reuse Plan and its Capital Improvement Program (CIP). Each residential project in Fort Ord contributes funding to the CIP. The community will also be served by Monterey-Salinas Transit with the rerouting of existing bus routes through the community. All residences will be located within walking distance of a bus stop.

Most of the roads in East Garrison will be privately maintained and governed by a Community Services District and/or a Homeowners Association. The only proposed public roads are those located around the periphery of the project: a new Inter-Garrison Road connection to Reservation Road; West Camp Street; Watkins Gate Road between West Camp Street and Reservation Road.

Table 3.1 provides a summary of the proposed land uses at East Garrison.

3.2 LAND USE PLAN

3.2.1 General Description

The Land Use Plan (Figure 3.6) illustrates the location and relationship of all the primary land use areas, including natural open space and the main streets within the Track Zero boundary. This Land Use Plan will serve as the main reference for all future planning work and implementation activities in the Plan Area.

The Specific Plan proposes a residential community that will provide a wide variety of housing types and lifestyle choices. Housing is the predominant land use. The residential land use will be supported by neighborhood parks, a commercial Town Center (to be built out over time in response to market demand) and a destination artist area.

All residential units are planned at a medium to high density (between 5 and 36 units per acre) to facilitate the construction of relatively affordable housing types, including apartments/condominiums, townhouses, and compact lot single-family detached units.

The highest density units will be located adjacent to the Town Center and neighborhood parks. Moderate density units will be located toward the edges of the community.

The Specific Plan and the Pattern Book provide the regulations for East Garrison. Topics not covered by the Specific Plan or the Pattern Book are regulated by the County Zoning Code.

3.2.2 Residential Land Use

The goal of the residential component of the Plan is to provide a range of housing choices to the residents of Monterey County and fill the jobs/housing balance at Fort Ord. The East Garrison community will be characterized by three residential neighborhoods that intersect at the Town Center. Each neighborhood represents a phase of construction: Phase 1 Neighborhood, Town Center, Phase 2 Neighborhood, and Phase 3 Arts District.

A range of housing types will characterize the Plan for East Garrison. The following is a brief description of the various residential land use designations:

Residential Medium (RM)

The Residential Medium designation is intended to provide for medium-density housing. The units include single-family detached and attached units, and will consist of one- and two-story houses and two- and three-story townhouses. The RM units account for



FIGURE 3.5 Illustration of Residential Medium (RM) Land Use

approximately 80 acres (net) distributed throughout Track Zero at East Garrison. Houses will be organized into blocks with off-street parking served by a system of lanes. Residential Medium density will range from a minimum of 5 to a maximum of 29 dwelling units per acre (DU/Acre).

Residential High (RH-1, RH-2)

The Residential High-1 designation is intended to provide for approximately 130 units of high-density housing on 6.6 acres. The units will be single- and multi-family attached, and will consist of townhouses and apartments. The RH-1 units will be located in the Phase 1 Neighborhood, west of the main entrance, and the Phase 2 Neighborhood, south of the Chapel. Residential High-1 densities will range from a minimum of 14 to a maximum of 32 DU/Acre.

The Residential High-2 designation is also intended to provide approximately 150 units of high-density housing. The densities will range from a minimum of 18 to a maximum of 36 DU/Acre. The units will be multi-family attached, and will consist of townhouses, apartments, and/or condominiums. The RH-2 units will be located in the Phase 3 Arts District, southeast of the Town Center.

Affordable Housing

All of the houses at East Garrison will feature carefully designed-in affordability that does not sacrifice the typical amenities desired by today's home buyers. To make houses attractive and "affordable by design" requires a common sense approach to house building that leverages the value of time-tested design and construction techniques. The elements of the approach to creating desirable workforce housing at East Garrison – incorporating a mix of housing types, "homebuilder" techniques, efficient land use, and supporting amenities – are the very same elements found in the best traditional American neighborhoods.

LAND USE SUMMARY (ACRES)					
LAND USE	PHASE 1	PHASE 2	PHASE 3	TOWN CENTER	TOTAL
 Residential Medium	32.5	33.0	14.5	—	80.0
 Residential High 1	3.4	3.2	—	—	6.6
 Residential High 2	—	—	7.3	—	7.3
 Cultural	—	—	8.8	—	8.8
 Town Center	—	—	—	7.9	7.9
 Live/Work	—	—	1.9	2.2	4.1
 Public Use	1.2	—	—	0.1	1.3
<hr/>					
 Open Space	3.7	9.2	11.1	0.2	24.2
 Parks	3.8	4.1	3.8	1.0	12.7
 Natural	—	—	12.8	0.1	12.9
<hr/>					
 Streets	16.7	19.0	15.9	4.1	55.7
 Lanes	4.3	4.1	2.6	1.0	12.0
 Reservation Road	7.3	—	3.6	—	10.9
Totals	72.9	72.6	82.3	16.6	244.4

TABLE 3.1 Land Use Summary (Acres)

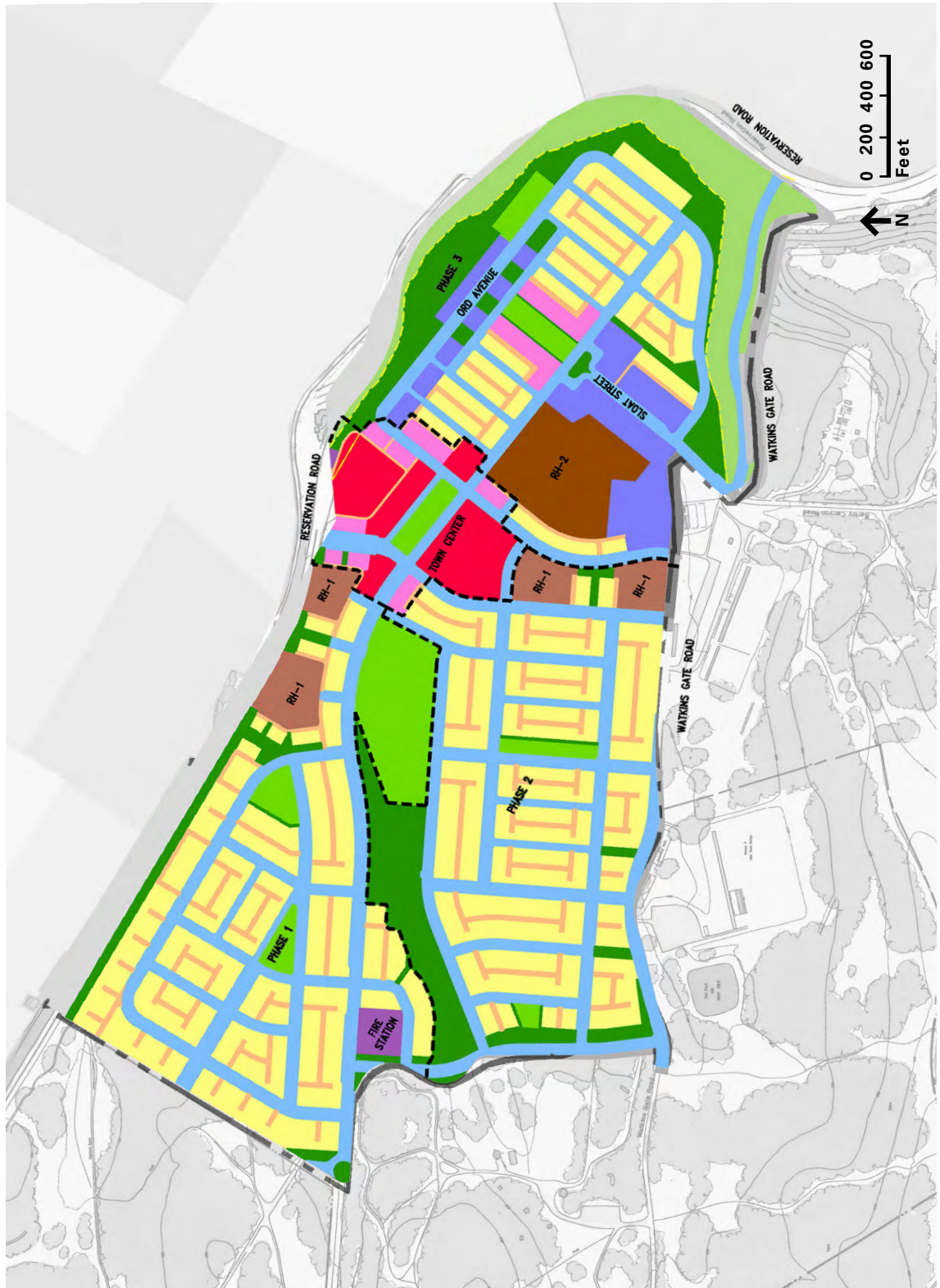


FIGURE 3.6 Land Use Plan

A mix of housing types – compact single-family houses, two- and three-story townhouses, and urban apartment residences – will meet a wide range of income and family needs. Houses will be efficient and simply designed; all will have the same high level of attention to design and construction while maintaining affordability.

Typically, attached units require less land to construct than freestanding structures. Plans for the redevelopment of East Garrison feature a number of attached houses – some grouped in rows, others interspersed among single-family detached houses. The architecture of all of the buildings will draw on a number of residential styles popular in the region and, overall, the character of the houses will be consistent regardless of whether the units are rental or homeownership, subsidized, workforce or market-rate. The result will create a whole new ambience for East Garrison, one of diversity in both the style and size of its houses emulating those in the best traditional neighborhoods, although the East Garrison units will be more compact and cost-efficient.

Straightforward massing that produces simple residential forms will create a dynamic streetscape shaped by repeating the house styles rather than by unique individual houses. While this approach keeps construction costs low, it still creates a neighborhood image with the power to attract people for whom cost is not the primary criteria in choosing a house. The approach provides an architectural solution for overcoming isolation by income.

Efficient land use is another essential component of creating affordable design. Taking cues from Pacific Grove, single-family lots in East Garrison will range in size from 30 by 70 feet to just over 55 by 100 feet. Townhouse lots will be even more compact.

Limiting the lot size reduces the cost of infrastructure associated with each lot, thus reducing the cost of the house. Residential building facades in East Garrison will be held close to the street; sidewalks are

standard everywhere. This will allow builders to optimize both home size and value. Building setbacks typically will be 0 to 25 feet from the property line with porches encroaching into the setback. Garages typically will be set back 5 feet from the rear property line, eliminating the need for, and cost of, large driveways on each lot.

Affordable design is also linked to community amenities that enhance the private realm. In East Garrison, a connected network of pedestrian-scale streets and sidewalks, as well as numerous neighborhood parks, open spaces, and access to the adjacent Bureau of Land Management land will make the neighborhood inviting. Public transportation stops and town center shopping will make the necessities of daily life accessible to all residents of the new community. These civic enhancements will allow residents to shop, bike, or just go for a walk and enjoy their neighborhood – leaving their cars parked in the garage more frequently. By making it possible – and inviting – for residents to use the public space as an extension of their home, the Development Plan will relieve some of the pressure on each individual lot to satisfy the full spectrum of its resident’s needs for amenity items. In so doing, it will also contribute significantly to cost control.

By incorporating all of these techniques, the redevelopment of East Garrison will do more than provide attractive workforce housing. The area will be transformed into a vibrant new community, a model of “affordable by design” neighborhood development.

3.2.3 Mixed-Use Land Uses

Two areas are allocated for mixed-use land uses. Located in the center of the community, an approximately 16-acre area is designated for development as a mixed-use town center serving the neighborhoods. A second area is designated for affordable live/work uses for Phase 3. Mixed-use in this Specific Plan refers to the integration of residential, public, institutional, and commercial uses (Figure 3.6).

Town Center (TC)

The plan will accommodate up to 75,000 square feet of commercial uses and 11,000 square feet (less the fire station) of public and institutional uses in the Town Center. Commercial uses will be built throughout all three phases of the plan in response to market demand. Approximately 40 apartments/condominiums are included in the development program. Permitted commercial uses will include a variety of shops, art galleries, services, banking, professional offices, cafés and restaurants (Table 3.8 Permitted Uses). A sheriff’s community field office, library, transit stops, post office, and/or civic facilities, such as administrative offices, are the permitted public/institutional uses. A flexible zoning overlay district is provided for the Town Center to allow the Town Square and its surroundings to assimilate changes in response to prevailing market conditions (refer to Section 3.5 General Land Use Regulations).

Monterey Salinas Transit stops are included in the plan. Access for most private vehicles will be by way of the new main entrance. Visitor parking will be con-

cealed in courtyards behind the shops and linked to the shopping areas by pathways between groups of buildings. Oversized sidewalks will link the Town Center directly to adjacent residential neighborhoods and the bikeway network. The mixed-use area is within a ten-minute walk of all proposed residential development.

Live/Work (LW)

Approximately 49 live/work units will be located adjacent to the Town Center. An additional 65 inclusionary live/work units will be developed at the center of the Phase 3 Arts District. The live/work building type is designed to accommodate residential space above ground floor non-residential uses. Ground floor non-residential uses at East Garrison will include artist studio space, compact office and/or retail space. Ground floor residential uses are also permitted. All permitted uses are defined on page 19 of this section, and in Table 3.8. Individual living spaces will range from studios to three-bedroom houses. Live/work densities will range from a minimum of 16 to a maximum of 38 DU/Acre.



FIGURE 3.7 Illustration of the Town Center (TC) Land Use



FIGURE 3.8 Illustrative Plan of Town Center

3.2.4 Cultural Land Use (CL)

One area is reserved for cultural uses in this Specific Plan. Approximately 9 acres in the Phase 3 Arts District is designated for development as a region-serving multi-cultural arts destination. This area is slated to be developed at the center of the original garrison site, just east of the Town Center.

Vacant buildings will be converted into a maximum of 100,000 square feet of affordable studio space for visual, performing, and literary artists, as well as administrative, work, daycare, and classroom space for organizations (Table 3.8 Permitted Uses).

The WPA buildings are located between the main entrance on Reservation Road and Watkins Gate Road. The buildings are clustered in two areas, along Ord Avenue and along Sherman Avenue and Sloat Street.

Development of the area will be regulated by the Historic District Covenant and governing documents between the County of Monterey and the State Office of Historic Preservation that governs the disposition of the WPA buildings at East Garrison.

3.2.5 Public Facilities/Open Space

Approximately 50 acres within the East Garrison Track Zero boundary will be dedicated to public use and the parks and open space system (see Table 3.1). Additional land will be reserved for public facilities within the Town Center (TC) land use. A description of the public facilities, public uses, open space system, and associated land use designations for East Garrison follows next.

Public Facilities Overlay

Public Facilities will be delineated in the Developer Agreement and jointly financed by the Developer and the County of Monterey. The Plan includes public facilities that are located in land use designations that are not dedicated to a specific public facilities use. In these circumstances, the designation of the public facility on the Public Facilities Plan (Figure 3.9) describes

a floating overlay zone with the requirement that the public facility, if built, will be located somewhere within the designated land use.

Police – The Monterey County Sheriff’s Department provides police protection in the unincorporated areas of the County, including the project area. The primary station that serves the Specific Plan area is located at 1414 Natividad Road in Salinas. Stations are also located in the City of Monterey and King City and have staff available for additional assistance as needed.

According to the Sheriff’s Department, the proximity of existing stations precludes the need for a full station at East Garrison. The Specific Plan instead provides for a community field office for deputies to work on reports and have an address in the community. The field office, if needed, will be located in a library or fire substation.

Library – A library is located at the western end of the Town Square, adjacent to the main entrance. The library is sized to serve the entire East Garrison community at build out of Track Zero and beyond (approx. 3,100 units). Program elements include standard library functions, a community room, and an historical interpretive center. The Monterey County Free Libraries will be the operator.

Public Uses (PU)

The Salinas Rural Fire District (SRFD) will serve East Garrison. They require a new fire station on a one-acre site to service the new community. SRFD’s preferred site is at the southeast corner of the intersection of Inter-Garrison and West Camp Roads. The Development Plan includes a site (one acre plus) for the fire station at this key intersection (see Public Facilities Plan Fig. 3.9). The existing sewage pump station is also designated as Public Use.

Parks (P) and Open Space (OS)

A substantial portion of the Plan Area, approximately 50 acres or 20% of the land area, is reserved for parks and open space, including natural areas. The system is designed to serve a broad cross-section of residents by providing a diverse mix of active and passive recre-

ational opportunities. It is also designed to be in compliance with the County Subdivision Ordinance and State of California's Quimby Act. For a detailed description of the parks and open space network see Section 4.6.



FIGURE 3.9 Public Facilities Plan

3.3 DEVELOPMENT PROGRAM

As stated previously in this chapter, the development program consists of a mix of uses including commercial, residential, and institutional uses. In addition to the land use allocations presented earlier, this subsection contains a detailed breakdown of the mix of housing types proposed for East Garrison.

Housing Unit Mix

Table 3.2 contains the proposed housing mix for East Garrison. This mix is intended to appeal to a broad spectrum of current and prospective residents of the area, particularly those in the very low- to moderate-income categories.

HOUSING MIX			
APPROXIMATE UNIT SIZES (SF)	APPROXIMATE PERCENTAGE	APPROXIMATE NO. OF UNITS	TYPE
1,300 to 3,200	56	780	Single-Family Detached
1,300 to 2,000	16	227	Townhouses
500 to 1,200	20	280	Condo/Loft/Apartments
1,100 to 1,975	8	113	Live/Work
Totals	100	1400	
450 to 850	n/a	70 (water permitting)	Accessory (Carriage House) Units

TABLE 3.2 Housing Mix

3.4 PHASING

3.4.1 Phasing Description

The Plan Area is divided into three phases and a Town Center defined by the location of primary streets. The phase boundaries, development ideas, and land uses are summarized in this section. The East Garrison Pat-

tern Book (Appendix A) provides development standards and design guidance. The phases described in this section are subject to future refinements as detailed development plans are finalized.

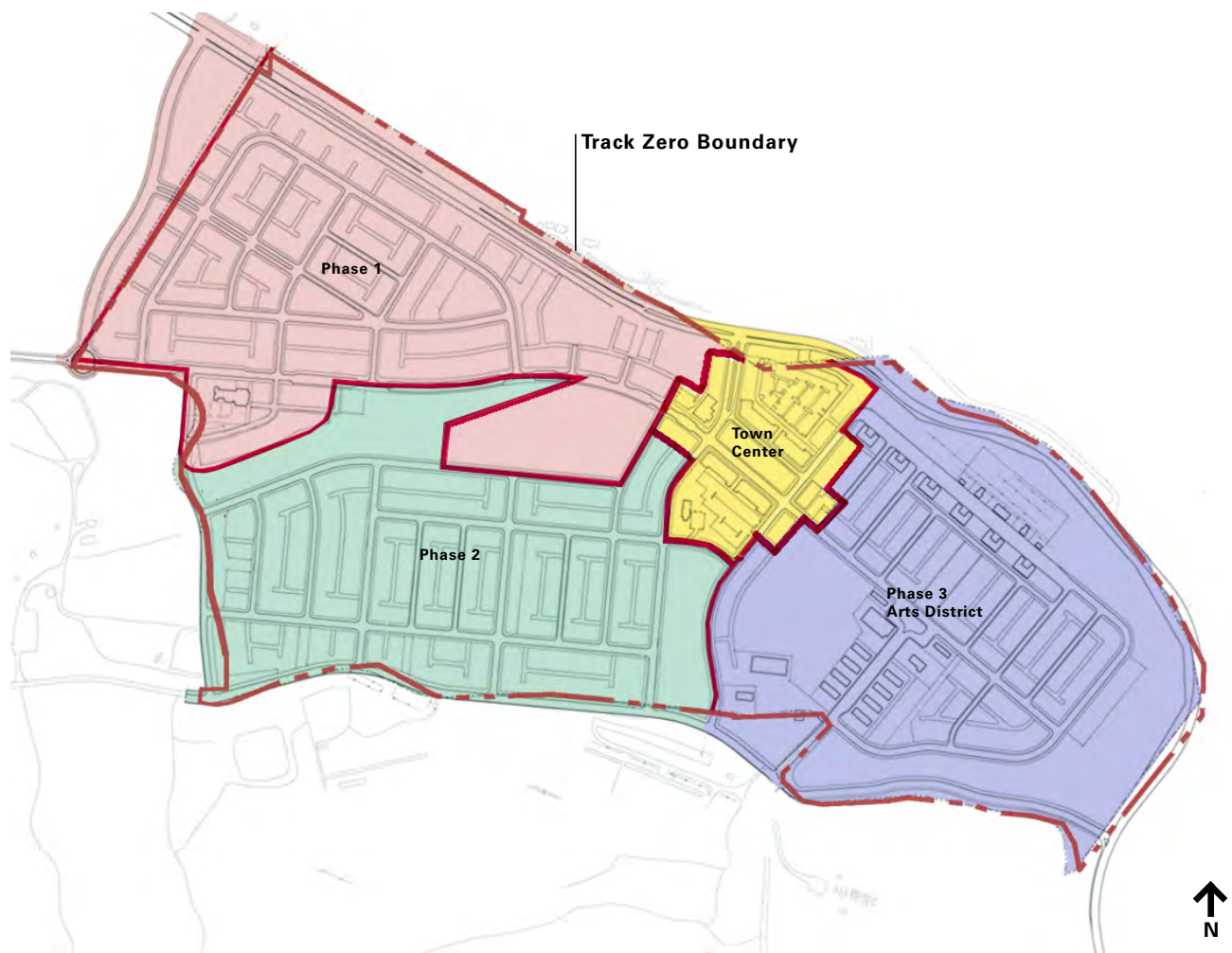


FIGURE 3.10 Illustrative Phasing Diagram



FIGURE 3.11 Illustrative view of apartment residences

3.4.2 Phase I Neighborhood

General Description

This phase extends from Reservation Road to the north, just east of the new main entrance, Inter-Garrison Road to the south and the Track Zero boundary to the west. A kidney-shaped housing block at the intersection of Inter-Garrison and West Camp Roads is also included in this phase. Phase 1 is at the high point of the property and includes approximately 70 acres within Track Zero at East Garrison.



FIGURE 3.12 Proposed Phase 1 Neighborhood

Land Use

The Phase 1 Neighborhood will include single-family detached, single-family attached, and multi-family attached residential dwelling units. The neighborhood will also include a proportional share of inclusionary housing and live/work units, within an easy walk of the future Town Center retail and transit stops. Unique to Phase 1 is a community park that will be linked to a network of parks, greenways, and areas of natural open space. The path and bikeway system will be an extension of this network, connecting the area to the Town Center, Phase 2 and 3 Neighborhoods, the CSUMB Campus, and the BLM trail system.

Access will be from the new main entrances at Inter-Garrison and Reservation Roads. The rolling topography of this portion of the Plan Area will require substantial grading to accommodate the narrow lot development program. Grading of the Phase 2 Neighborhood and off-site infrastructure improvements, including the street connecting Inter-Garrison and Reservation Roads will also occur in Phase 1.

PHASE 1 NEIGHBORHOOD LAND USE

LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	32.5	333	10
Residential High – 1 (RH-1)	3.4	65	19
Public Use	1.2		
Open Space	3.7		
Parks	3.8		
Streets	16.7		
Lanes	4.3		
Reservation Road	7.3		
Total	72.9	398.0	

TABLE 3.3 Phase 1 Neighborhood Land Use



FIGURE 3.13 Illustrative view of Town Center

3.4.3 Town Center

General Description

The Town Center will include approximately 16 acres in the center of the Plan area. This phase will be bounded on the east, west, and south by the three other phases. Reservation Road will define its northern edge.

The Town Center will be built out over the span of the three phases. The commercial program will be responsive to market demands.



FIGURE 3.14 Proposed Town Center

Land Use

This phase of the community will contain primarily commercial uses in the Town Center. The Master Developer will ensure construction of 34,000 square feet of commercial space. The Specific Plan will accommodate up to 75,000 square feet. It is anticipated that the minimum required commercial space will be constructed concurrent with Phases 1, 2, and 3 build-out.

Housing in the Town Center will occur exclusively in lofts and/or apartment/condominiums above retail space and live/work units.

The Town Center area will contain the community's Town Square. This public space will be the primary gathering place for residents and visitors to East Garrison. The Town Square will serve as a venue for hosting community events, festivals, and concerts.

TOWN CENTER LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Town Center	7.9	40	5
Live/Work	2.2	49	22
Public Use	0.1		
Open Space	0.2		
Parks	1.0		
Natural	0.1		
Streets	4.1		
Lanes	1.0		
Total	16.6	89	

TABLE 3.4 Town Center Land Use



FIGURE 3.15 Illustrative view of neighborhood park

3.4.4 Phase 2 Neighborhood

General Description

Phase 2 will include approximately 73 acres in the southwest portion of the Plan Area. A former military cantonment site, the existing topography is generally characterized by a large area, graded flat, in the middle of Track Zero, and a gentle 0–20% uphill slope towards West Camp Road and Watkins Gate Road. This area is defined by West Camp Road to the west, the Inter-Garrison hill to the north, Chapel Hill Road to the east, and the Track Zero boundary to the south.



FIGURE 3.16 Proposed Phase 2 Neighborhood

Land Use

The Phase 2 neighborhood will include single-family detached, single-family attached, and multi-family attached units. Higher density units will be located near the Town Center and parks. The terraced topography will be graded to accommodate street connections and the single-family detached and attached development program. Streets lined with irrigated park strips will link the community park and the large slope greenway to other parks and open space in this phase.

Phase 2 shares street frontage with the Monterey Bay Youth Camp along Watkins Gate and West Camp Roads. In deference to this low-impact use, a transitional zone will be established between the proposed Youth Camp area and the residential neighborhoods. This zone will include the street right-of-way, and a natural landscape buffer (greenway).

Primary access to the neighborhood will be from the main entrance and the reopened entrance at the foot of Watkins Gate.

PHASE 2 NEIGHBORHOOD LAND USE

LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	33.0	406	12
Residential High - 1 (RH-1)	3.2	65	20
Open Space	9.2		
Parks	4.1		
Streets	19.0		
Lanes	4.1		
Total	72.6	471.0	

TABLE 3.5 Phase 2 Neighborhood Land Use



FIGURE 3.17 Illustrative view of Residential High-2 (RH-2) Land Use

3.4.5 Phase 3 Arts District

General Description

This phase includes the first site developed by the military at East Garrison. It is characterized by a flat mesa that transitions into a steep escarpment. Approximately 25 preserved buildings from the Second World War will be reused. The approximately 82-acre area is defined by the Track Zero boundary and the Town Center and Phase 2 Neighborhood boundaries.



FIGURE 3.18 Proposed Phase 3 Arts District

Land Use

The Phase 3 Arts District will have the most diverse set of land uses in the Plan Area. Residential uses will be adjacent to the mixed-use Town Center and the multi-cultural arts destination (cultural land use). Artists' uses will be in existing structures that will be preserved and reused. The neighborhood will include 65 new deed-restricted inclusionary residences. Sited along the central green space or adjacent to the Town Center, and dedicated to artists, these new units will be designed as live/work lofts.

The mesa portion of this site will be developed for residential purposes. The relatively flat topography of this area will require minimal grading. The steep escarpment at the edge will be preserved as natural open space, separated from development by a new linear greenway. This area will be linked to the Town Square by bike paths and streets with landscape edges.

Primary access to the neighborhood will be from the main entrance and the reopened entrance at the foot of Watkins Gate.

PHASE 3 NEIGHBORHOOD LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	14.5	227	16
Residential High - 2 (RH-2)	7.3	150	21
Cultural	8.8		
Live/Work	1.9	65	34
Open Space	11.1		
Parks	3.8		
Natural	12.8		
Streets	15.9		
Lanes	2.6		
Reservation Road	3.6		
Total	82.3	442	

TABLE 3.6 Phase 3 Arts District

3.5 GENERAL LAND USE REGULATIONS

3.5.1 Purpose and Applicability

The purpose of this section is to provide land use development standards that apply throughout the East Garrison Plan area. The following sections describe property development standards including permitted uses, height limits, parking requirements, and live/work unit restrictions. Additional development standards

are included in Section 4 Infrastructure, the East Garrison Pattern Book (Appendix A), and the East Garrison Historic District Design Guidelines (Appendix B). Table 3.7 provides a matrix of land uses and additional corresponding development standards.

ADDITIONAL LAND USE/DEVELOPMENT REGULATIONS	
LAND USE CATEGORIES	CORRESPONDING DEVELOPMENT REGULATIONS
RM – Residential Medium	Pattern Book (Appendix A)
RH-1 – Residential High 1	Pattern Book (Appendix A)
RH-2 – Residential High 2	Pattern Book (Appendix A)
TC – Town Center	Pattern Book (Appendix A). Note: for Chapel rehabilitation guidelines see Pattern Book (Appendix A).
LW – Live/Work	Pattern Book (Appendix A)
CL – Cultural Land Use	East Garrison Historic District Design Guidelines (Appendix B) Note: for Battle Simulation Building and Theater rehabilitation guidelines, see Pattern Book (Appendix A)
PU – Public Use	None
P – Parks	Section 4.6 Parks and Open Space Network
OS – Open Space	Section 4.6 Parks and Open Space Network

TABLE 3.7 Additional Land Use/Development Regulations

3.5.2 Permitted Uses

This section sets forth the uses permitted within each of the land use designations listed below and described in Section 3.2. The location of each land use is shown on Figure 3.6, Land Use Plan.

The following symbols indicate if the use is permitted and the type of permit, if any, required for a given use type within a specific land use designation:

- Not Permitted (empty cell)
- P** Permitted
- P#** Permitted with limitations (specified by footnote)
- ZA** Permitted with Use Permit approved by Zoning Administrator
- U** Permitted with Use Permit approved by Planning Commission
- AP** Permitted with Administrative Permit

The abbreviations used in the Matrix shall correspond to the following land use designations:

- RM** Residential Medium
- RH** Residential High
- TC** Town Center
- LW** Live Work
- OS** Open Space
- P** Parks
- PU** Public Use
- CL** Cultural

The following additional regulations shall apply:

- Land Uses shown in the matrix as “Permitted” shall require a Zoning Clearance.
- Any use requested as an accessory use, which is listed in the matrix as a principal use, shall be processed in accordance with the indicated requirements for the principal use.
- Proposed uses not listed in the matrix are prohibited unless determined by the Planning Director to be of similar density, intensity, and character to a permitted use.

- Non-residential uses permitted under the Live/Work (LW) land use category are also permitted as ground floor uses along Sherman Avenue (water permitting).
- Square footage for the permitted Town Center (TC) land uses are capped according to projected water demand (see Table 4.10 Projected Water Demand).
- A Use Permit is required if a Risk Management Plan from the County Health Department is also required. A Risk Management Plan (RMP) is required for acutely hazardous materials, such as gas chlorine (100 pounds) and anhydrous ammonia (500 pounds).
- An Administrative Permit is required if a Business Response Plan from the County Health Department is also required. A Business Response Plan is required for regular hazardous materials that exceed the following thresholds:
 Liquids: 55 gallons
 Solids: 500 pounds
 Compressed gases: 200 cubic feet

Notes

- (1) Art Park and Town Square Only
- (2) Permitted on Single-Family Lots per Pattern Book (Appendix A) development standards (water permitting)
- (3) Permitted along street adjacent to Live/Work (LW) land use only
- (4) Permitted subject to approval by Sheriff and CSD and/or Homeowners Association
- (5) Permitted subject to limitations set forth in the Monterey County Zoning Ordinance
- (6) Permitted with no outdoor storage
- (7) For artists who live in the unit only
- (8) Fire Arts are not permitted in Live/Work units (arts requiring the use of an open flame)

TABLE 3.8 PERMITTED USES

Land Use Categories		RM	RH	TC	LW	OS	P	PU	CL
A	Open Space								
1	Active Recreation					P	P		
2	Natural Resources Preservation					P			
3	Athletic Fields, Court Sports, Public Restroom						P		
4	Tot Lots and Playgrounds		P			P	P		
B	Agricultural Production and Sales								
5	Community Gardens, including Roof Gardens	P	P	P	P		P		P
6	Open Air Farmers Market			P(1)			P(1)		
7	Festivals, Weddings, and Special Events			P(4)		P(4)	P(4)		
C	Residential Uses								
8	Accessory (carriage house) Units	P(2)							
9	Family Day Care Homes (6 or fewer persons)	P	P	P	P				
10	Group Residential Facilities			U					
11	Home Occupations	P(3)	P(3)	P(3)	P				
12	Live/Work Units			P(4)	P(5)				
13	Multi-Family Rowhouse Dwelling Units	P	P	P	P				
14	Multiple-Family Dwellings (condos, flat apartments, townhouses)	P	P						
15	Residential Care Facilities (6 or fewer persons)	P	P	P					
16	Residential Care Facilities (7-12 or more persons)	U	U	U					
17	Residential/Mixed-Use Buildings			P					
18	Senior Citizen/Congregate Care Housing		U						
19	Single-Family Dwellings	P	P						
20	Two-Family Dwellings (duplex)	P	P						
21	Bed & Breakfast Inns	U	U	P					
D	Civic Uses								
22	Botanical Gardens/Demonstration Gardens			P		U	P		
23	Community Center/Meeting Center		P	P					P
24	Clubs, Lodges and Fraternal Organizations			P					P
25	Cultural Exhibits and Museums			P	P				P
26	Fire Station, Paramedics	P	P	P			P		P
27	Government Offices and Facilities			P			P		P
28	Libraries			P					
29	Public Recreation Facilities			P		P	P		P
30	Police Community Field Office			P				P	
31	Post Office			P					
32	Public Utility Distribution & Trans. Facilities	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	P	P
33	Public Utility Installations (major)	U	U	U		U	U	U	U
34	Religious Facilities	U	U	P					P
35	Tourist Information Facilities			P	P				
36	Transportation Facilities			ZA					
37	Vocational/Trade Schools			ZA					
38	Educational Facilities	P	P	P		P	P	P	P

Land Use Categories		RM	RH	TC	LW	OS	P	PU	CL
E	Office Uses								
39	Banks, Savings and Loans, and Other Deposit Institutions			P					
40	Business and Professional Offices			P					
41	Medical and Dental Offices, Clinics, and Laboratories			P					
42	Mortgage Companies			P					
43	Real Estate Offices			P	P				
F	Retail Trade Establishments								
44	Antique Shops			P	P				P
45	Apparel Stores			P	P				
46	Art Galleries (art sales)			P	P(7)				P
47	Art Supply Stores			P	P				P
48	Bakeries (retail)			P					P
49	Bicycle Shops			P	P				P
50	Book Stores			P	P				P
51	Camera and Photographic Supply Stores			P					
52	Cell Phones and Pagers			P	P				
53	Consignment Shops			P					
54	Computer and Software Stores			P					
55	Confectionery Shops			P					
56	Convenience Stores w/o Fuel Pumps			P					
57	Delicatessens			P					
58	Department Stores (10,000 SF maximum)			P					
59	Drug Stores and Pharmacies			P					
60	Fabric, Sewing and Needlework Stores			P					P
61	Florist Shops			P	P				P
62	Florist Stands			P	P				P
63	Furniture and Home Furnishings Stores			P					
64	Garden Supply and Retail Nurseries			P					
65	Gift, Novelty, and Souvenir Shops			P	P				P
66	Golf Cart Sales (indoor only)			P					
67	Grocery (10,000 SF maximum)			P					
68	Hardware Stores (10,000 SF maximum)			P					
69	Health Food Stores			P					
70	Hobby, Toy, and Game Shops			P	P				
71	Home Appliance Stores			P					
72	Ice Cream/Frozen Yogurt Stores / Eating Establishments			P	P				P
73	Jewelry Stores			P	P				P
74	Lighting and Lighting Supplies			P	P				
75	Liquor Stores			U					
76	Luggage and Leather Goods Stores			P	P				
77	Music Stores (recordings)			P	P				P
78	Musical Instrument Stores			P	P				P

Land Use Categories		RM	RH	TC	LW	OS	P	PU	CL
79	News Dealers and Newsstands			P	P				P
80	Paint, Glass, and Wallpaper Stores			P	P				P
81	Party Supplies			P					
82	Pet Shops			P					
83	Radio, Television, and Electronic Stores			P					
84	Shoe Stores			P					
85	Solar Energy Equipment Sales			P					
86	Specialty Stores			P	P				P
87	Sporting Goods Stores (10,000 SF maximum)			P					
88	Stationery Stores (5,000 SF maximum)			P					
89	Supermarkets (10,000 SF maximum)			P					
90	Swimming Pool and Spa Stores			P					
91	Thrift Shops			P	P				P
92	Tile and Flooring			P					
93	Variety Stores (10,000 SF maximum)			P					
94	Video Stores (sales and rentals)			P	P				P
95	Vision and Eyeglass Center			P	P				
96	Vitamin and Supplement Shops			P	P				
97	Water (Bottled) Sales			U or ZA	U or ZA				P
98	Wine Shop			P	P				
G									
99	Animal Grooming			P					
100	Appliance Repairs			P					
101	Art / Music / Rehearsal / Dance Studios			P	P				P
102	Barber Shops/Beauty Salons			P	P				
103	Child Day Care Facilities (7 or more persons)	P	P	P	ZA			U	P
104	Clothing Rental			P					
105	Costume Rental			P					
106	Dry Cleaning and Laundry			ZA					
107	Equipment Rentals (light)			U					
108	Home Maintenance Services			P					
109	Interior Decorating Services			P	P				
110	Laundromats			ZA					
111	Locksmiths			P					
112	Manicurist Salons			P					
113	Pet Boarding/Kennels			U					
114	Photo Finishing Services			P					
115	Picture Framing Stores			P	P				P
116	Shoe Repair Shops			P					P
117	Spa Retreat/Day Spa			P	U				P
118	Spiritualist Readings			P	P				P
119	Tailor Shops			P	P				
120	Tanning Salons			P					
121	Taxidermists			P	ZA				

Land Use Categories		RM	RH	TC	LW	OS	P	PU	CL
122	Travel Agencies			P	P				
123	Treatment Centers (substance abuse w/o overnight facilities)			U					
124	Vocational or Business Trade Schools (less than 30 students)			P					
125	Vocational or Business Trade Schools (30 or more students)			U					
126	Wholesale Repairs			P					
H									
Business Services									
127	Advertising Services			P	P				
128	Blueprinting and Photostating Services			P					
129	Building Maintenance Services			P					
130	Business Equipment Rentals			P					
131	Catering Services			P	P				
132	Commercial Art and Graphic Design Services			P	P				P
133	Computer and Data Processing Services			P	P				
134	Copying and Printing Services			P	P				
135	Courier Service			P	P				
136	Delivery Service			P	P				
137	Lithographic Services			P					
138	Motion Picture Studios (small)			P	P				
139	Office			P	P				P
140	Office Equipment Sales			P	P				
141	Parcel Delivery Services (drop-off only)			P	P				
142	Personnel Services			P	P				
143	Photoengraving and Finishing Services			P	P				
144	Photographic Studios			P	P				P
145	Plant and Landscaping Maintenance Services			P (6)	P				
146	Postal and Mailbox Rental Services			P	P				
147	Recording Studios			P	U				P
148	Security Systems Services			P	P				
149	Sign Services			P	P				
150	Silk Screen Printing Services			P	P				P
151	Telephone Answering Service			P	P				
152	Vending Machine Sales and Services			P					
I									
Commercial Recreation and Large Assembly Facilities									
153	Amusement Arcades and Games (indoor facilities)			P					
154	Bed and Breakfast Inns			P					P
155	Coffee Shops / Gallery			P	P				P
156	Dance/Gymnastic/Yoga/Aerobic Studios			P	P				P
157	Exhibition and Convention Facilities (15,000 SF maximum)			U					U
158	Hotels and Motels (30 rooms maximum)			P					
159	Movie Theaters			ZA					P
160	Night Clubs, Bars, Taverns, and Lounges			P					U
161	Participant Sports and Health Clubs			P					
162	Playhouse			P					P
163	Restaurants (w/bars or cocktail lounges)			ZA					P
164	Restaurants (w/o bars or cocktail lounges; beer and wine only)			P					P
165	Sidewalk Cafes Associated with Restaurants			P	U				P

Land Use Categories										
J	Special Use Classification	RM	RH	TC	LW	OS	P	PU	CL	
166	Concession Stands			P			ZA			
167	Creative Signs			P	P				P	
168	Kiosk Businesses (must not require water)			P	P				P	
169	Recycling Facilities (small collection facilities)			P			ZA	ZA		
K	Arts									
170	Painting			P	P				P	
171	Sculpture			P	P (8)				P (8)	
172	Mixed Media			P	P				P	
173	Photography			P	P				P	
174	Graphic Design			P	P				P	
175	Lithography			P	P				P	
176	Print Making			P	P				P	
177	Sketching			P	P				P	
178	Drawing			P	P				P	
179	Web Design			P	P				P	
180	Architecture			P	P				P	
181	Design			P	P				P	
182	Filmmaking			P	P		ZA		P	
183	Cartoonist			P	P				P	
184	Animation			P	P				P	
185	Graphic Novelist			P	P				P	
186	Native American Crafts			P	P				P	
187	Playwrite / Screenwriter			P	P				P	
188	Fashion Design			P	P				P	
189	Hair Design			P	P				P	
190	Makeup Design			P	P				P	
191	Museum Design			P	P				P	
192	Calligraphy			P	P				P	
193	Poetry			P	P				P	
194	Creative Writing			P	P				P	
195	Story Telling			P	P				P	
196	Acting			P	P				P	
197	Singing			P	P				P	
198	Performance Art			P	P				P	
199	Comedy			P	P				P	
200	Improv Artist			P	P				P	
201	Musician			P	P				P	
202	Juggler			P	P				P	
203	Circus Arts (no animals)			P	P				P	

	Land Use Categories									
	RM	RH	TC	LW	OS	P	PU	CL		
204			P	P				P		
205			P	P				P		
206			P	P (8)				P (8)		
207			P					P		
208			P					P		
209			P	P				P		
210			P	P				P		
211			P	P				P		
212			P					P		
213			P					P		
214			P	P				P		
215			P	P				P		

3.5.3 Height Limits

This section sets forth the building height limit and permitted number of stories within each of the land use designations described in Section 3.2. Building heights specified in this Specific Plan comply with the requirements of the FORA Plan. The location of each land use is shown on Figure 3.6 Land Use Plan. Table 3.9 documents East Garrison building height regulations. The maximum dimension from finished grade to finished first floor elevation shall not exceed 42 inches.



FIGURE 3.19 New construction at CSUMB

HEIGHT LIMITS						
LAND USE CATEGORIES	DESCRIPTION	A	B	C	D	E
RM (detached single-family)	Residential Medium	2 stories plus a 3rd floor tower (note 1)	12 feet	11 feet	NA	35 feet
RM (attached townhouse)	Residential Medium	3 stories	12 feet	11 feet	NA	45 feet
RH-1	Residential High 1	3 stories	12 feet	11 feet	NA	45 feet
RH-2	Residential High 2	4 stories	12 feet	11 feet	11 feet	50 feet (note 2)
TC	Town Center	3 stories	16 feet	11 feet	NA	45 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	NA	35 feet
CL	Cultural Land Use	2 stories	12 feet	NA	NA	35 feet
PU	Public Uses	2 stories	16 feet	NA	NA	45 feet
P	Parks	1 story	NA	NA	NA	25 feet
OS	Open Space	1 story	NA	NA	NA	25 feet

TABLE 3.9 Height Limits

TABLE CATEGORY KEY

- A Permitted number of stories
- B Maximum dimension between finished 1st and 2nd floor elevations
- C Maximum dimension between finished 2nd and 3rd floor (or tower) elevations
- D Maximum dimension between finished 3rd and 4th floor elevations
- E Maximum building height above finished first floor elevation

NOTES

- 1 3rd floor tower may not exceed 350 sq. ft.
- 2 Height limit includes special features, parapet walls and mechanical equipment
- 3 Towers, special features, parapet walls, and mechanical equipment may extend up to 55 feet

3.5.4 Parking

Parking Standards

Off-street parking shall be provided in the EGSP in accordance with the standards of the Monterey County Zoning Ordinance, subject to Table 3.10 Parking Requirements and to the following supplemental requirements and allowances.

Off-street parking for non-residential land uses shall be constructed in the form of landscaped parking lots; however, the following standards may be used to meet the parking requirements:

- 1 Standard off-street parking stalls shall measure a minimum of 9 feet by 18 feet. On-street stalls shall be a minimum of 22 feet long.
- 2 Shared parking standards may be used to meet the parking requirements of the mixed-use Town Center. The Parking requirement is one off-street space per 250 square feet of non-residential uses.
- 3 Off-street parking need not be on the same parcel as the non-residential use.
- 4 Town Center residential units shall have a minimum off-street parking ratio of 1.25 spaces per unit.
- 5 Shared parking standards may be used to meet the parking requirements of the cultural land uses. The off-street parking requirement is one space per 1,000 square feet of cultural uses. The off-street parking requirement for the theater and the Battle Simulation Building (or their replacements) is one space per 250 square feet. Angled parking along Ord Avenue and Sloat Street may be counted as off-street parking for cultural land uses, including the theater and the Battle Simulation Building (or their replacements).
- 6 The off-street parking requirement for public uses is one space per 250 square feet.

PARKING REQUIREMENTS		
LAND USE CATEGORIES	LAND USE DESCRIPTION	MINIMUM OFF-STREET PARKING REQUIREMENT
RM	Residential Medium	2 per unit (1)
RH-1	Residential High 1	2 per unit
RH-2	Residential High 2	2.25 per unit
TC (non-residential, including Chapel)	Town Center	1 per 250 sf of building space
TC (residential)	Town Center	1.25 per unit
LW	Live/Work	2 per unit
CL (concrete buildings)	Cultural Land Use	1 per 1,000 sf of building space
CL (Theater and Battle Simulation Building, or their replacements)	Cultural Land Use	2 per 250 sf of building space (2)
PU	Public Use	1 per 250 sf of building space (3)
P	Parks	None
OS	Open Space	None

NOTES (1) Accessory (carriage house) units require a minimum of 1 additional parking space. (2) On-street parking along Ord Avenue and Sloat Street may be counted towards the parking requirement. (3) Excluding truck bays.

TABLE 3.10 Parking Requirements

Compact Parking Spaces

A maximum of twenty-five percent (25%) of Town Center spaces may be designated and reserved for compact cars. Stalls for compact spaces shall measure a minimum of 8 feet by 16 feet.

Van Pool and Commuter Car Pool Spaces

The following parking spaces shall be identified and located within 200 feet of a building entrance for the following use:

Office (excluding Live/Work) – One car pool space for every 5,000 square feet; one van pool space for every 10,000 square feet.

Recreational Vehicle Parking

Space permitting, recreational vehicles may only be parked on residential property (RM, RH-1, and RH-2 land uses) for a period not to exceed twenty-four (24) hours. Beyond that, recreational vehicles must be stored outside of the Track Zero boundary in a designated facility. Recreational vehicle parking is prohibited in lanes and also within other land uses (TC, LW, CL, PU, P, OS). Parking is also prohibited in lanes.

Loading Standards

Loading spaces for uses within the Town Center (TC), Live/Work (LW), and Cultural (CL) land use areas will be provided for in accordance with the following allowances and requirements:

- 1 No off-street loading spaces for non-residential uses are required.
- 2 Loading and unloading is permitted within the on-street parking lane of the public right-of-way during off-peak hours (midnight to 10:00 a.m.).
- 3 Loading and unloading areas must be designated and posted.

Parking Lot Landscaping

- 1 The total area required for landscaping within the parking lot is determined by multiplying the num-

ber of spaces by 20 square feet. The minimum landscape area may not be less than 36 square feet.

- 2 Minimum of one 36 square feet (6' x 6') diamond-shaped island or one 114 square feet (6' x 18') island is required for every eight parking spaces. Each island shall be planted with one canopy tree from approved list.
- 3 Each row of parking must be separated from the end driving aisles by a minimum 6 feet wide landscape island. For each end island, install one canopy tree for each 18 linear feet of planting island.
- 4 For every landscape strip between rows of parking, a minimum of one canopy tree must be installed for every 30 linear feet of landscape strip.
- 5 In all landscape areas, low shrubs, ornamental grasses, perennials, annuals, and/or groundcover must be installed in addition to canopy trees. Turf is not permitted. All landscape areas within a parking lot must be irrigated.

Bicycle Parking Areas

Designated bicycle parking areas for Town Center (TC), Cultural (CL) and Residential High (RH) land uses shall be provided in accordance with the following standards:

- 1 Required number of slots:
 - Residential High (RH-1 and RH-2) – .5 spaces per unit
 - Town Center (TC) – 1 space per 20 required parking spaces, minimum 3 spaces/rack
 - Cultural (CL) – 1 space per 20 required parking spaces, minimum 3 spaces/rack
- 2 A sidewalk is required to connect bike parking areas to bike lanes and/or bike trails.
- 3 Equipment racks that allow the bike frame and at least one wheel to be locked to the rack are required.

- 4 Bicycle parking areas must be as well-lit as vehicle parking lots and should be located in areas visible from sidewalks and the intended destination.

3.5.5 Live/Work Units

Live/Work is a mixed-use building type that is designed to accommodate non-residential work areas in addition to, or combined with, living quarters. East Garrison live/work units will have up to 800 square feet of non-residential work area on the ground floor. This non-residential space will be in addition to the other permitted 186,000 square feet of non-residential uses at East Garrison. Approximately 49 live/work units will be located along busy streets within the Town Center and therefore will have commercial shopfronts that can accommodate more intense uses. An additional 65 live/work units will be sited along the Arts Park at the center of the Phase 3 neighborhood. These affordable units will feature ground floor studio space. All live/work units will be two to three stories high. Units will range in size from studios to three bedrooms. On-street parking will be available for visitors. Off-street visitor parking is not required for live/work units.

Permitted Uses

East Garrison live/work units are sited to accommodate a range of low-impact non-residential ground floor uses (see Table 3.8).

Conversion/Subdivision of Live/Work Units

Live/Work units in the LW land use designation shall not be converted to exclusive residential use or exclusive commercial use unless a new land use designation is approved for the area pursuant to a Specific Plan amendment. Live/Work units shall be marketed as mixed-use units. Residents of a live/work unit shall have the right to discontinue a business or non-residential activity and continue living in the unit indefinitely, provided that the integrity of the workspace for

future live/work habitation is maintained. At a minimum, 300 square feet of non-residential space shall be maintained at all times. This space shall be on the ground level along the front of the unit. Subdivision or conversion of live/work units into more than one residential unit is prohibited.

3.5.6 Public Art

Introduction

Public art includes any permanently sited work of art that is accessible to the public 24 hours a day. For the purpose of the policy, “works of art” are considered to be projects of the highest aesthetic quality. East Garrison will have its own resident artist population, dedicated in part to the creation of public art.

Standards

- An East Garrison Art Commission (panel of decision makers) will be established. It is recommended that the Commission decide their own program, procedures, selection process, and criteria for artists and artwork. Initially, the Master Developer will be the leader of the Commission. Other Commission members will include members of the East Garrison artists community, local residents, and business owners.
- Public art shall be designed in collaboration with the architects, landscape architects, and/or engineers when within parks, public spaces, streetscapes, traffic circles, etc.
- Public art must meet ADA requirements and present no traffic safety issues.
- The East Garrison arts community will establish a volunteer program to maintain public art.
- Approval by the Design Review Committee and a building permit, if needed, are required in order to construct public art. No design review by the County of Monterey will be required.

Permitted Public Art Sites

- Community Park
- Phase 1 Neighborhood Parks
- Phase 2 Neighborhood Park
- Town Square
- Arts Park
- Bluff Greenway and Park
- West Camp Greenway and Park
- Traffic Circle Island
- At the entrance to the Library and Fire Station
- Sidewalks in the Town Center (must not inhibit pedestrian circulation)

3.5.7 Underground Utilities

All utility distribution facilities (including but not limited to electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be placed underground, except equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, risers from concealed ducts, and poles supporting street lights.

3.5.8 Water Conservation

New developments shall use drought-tolerant landscaping. Installation of low-flush toilets and other low-flow plumbing fixtures is required for all new development.

3.5.9 Sign Regulations

Introduction

The purpose of the Sign Regulations is to produce a consistent graphic standard that supports the overall vision of East Garrison while providing sufficient wayfinding to inform and direct the public.

The following sign standards shall apply in the East Garrison Specific Plan. Illustrations relating to the Sign Regulations can be found in Section 4.6.9 of the Specific Plan and in the East Garrison Pattern Book (Appendix A).

Permit Requirements

A Zoning Clearance is required for each sign that is not an exempted sign. Plot plans and elevation drawings shall be submitted with all Zoning Clearance applications for signs.

Definitions

AWNING SIGN A sign incorporated into the surface of an awning, canopy, or similar device.

HANGING SIGN A sign suspended from a covered porch, covered walkway, decorative pole, or arcade.

ROOF SIGN A sign erected on the roof of a building.

SANDWICH BOARD OR PORTABLE SIGN A moveable folding sign.

WALL SIGN OR WALL-MOUNTED SIGN A sign mounted flat against and projecting less than sixteen (16) inches from the wall of a building.

WINDOW SIGN A pedestrian-oriented permanent sign painted on or attached to the inside of a window.

General

- Signs should be architecturally compatible with a building’s architectural style with regard to size, color, materials and illumination.
- Signs should be located on architectural features specifically designed for them.
- Signs should be creative and emphasize artistic expression especially when located in the town center and Arts District.

Prohibited Signs

The following types of signs are prohibited:

- Portable signs, except sandwich boards permitted in the town center, or temporary off-site real estate signs.
- Moving or rotating signs, banners, and spinners.
- Reflective signs.
- Flashing signs.
- Pole signs.
- Roof signs.
- Signs painted directly onto an exterior wall, fence, fascia or parapet.
- Internally-lit signs.

Exempted Signs

Except as otherwise specified, the following signs are exempt from the sign regulations:

- Governmental signs providing general information to the public, and for control of traffic or similar regulatory purposes. These may include but are limited to street signs, danger signs, and warning signs.
- Memorial tablets or signs, including those indicating names of buildings and dates of construction.
- Signs required to be maintained by law or governmental order, rule or regulation, with a total surface area not exceeding the (10) square feet on any lot. Street address numbers with a total surface area not exceeding two (2) square feet.
- Flags (including flag poles) or seals of the United States of America or the State, or emblems of a civic, philanthropic, educational or religious organization, when such emblems do not exceed four (4) square feet in area and, if freestanding, five (5) feet in height.

- Parking lot or other private traffic directional signs not exceeding four (4) square feet in area per sign. Each lot is permitted one (1) such sign per entrance.
- Signs placed by a utility conveying information on the location of facilities.

Residential Subdivision Identification Signs

- No more than two (2) subdivision identification signs at the entrance on every collector street entering the subdivision.
- Each sign may not exceed 24 square feet in area.
- The maximum height of the subdivision sign may not exceed 6 feet. However, in the event that the developer or builder has elected to utilize walls, pillars or other decorative structures, then all subdivision identification signs must be exclusively located on such structures rather than separate ground signs.

All other residential sign regulations as provided in Chapter 21.60 of the Monterey County Zoning Ordinance shall apply.

Town Center, Live/Work and Artist Loft Signs

The following signs shall be permitted within the TC and LW land use designations (Illustrations can be found in Appendix A: East Garrison Pattern Book):

WALL SIGN One square foot of sign area permitted for each linear foot of street facing building wall. Total maximum area allowed per sign is 120 square feet. All buildings will be allowed a minimum of 32 square feet of total sign area. In the event of multiple occupancy, each occupant shall be permitted at least 24 square feet of attached signage. Attached wall signage shall be located on the specific occupancy identified and is not transferable from one occupancy to another. For arcaded buildings, a wall mounted sign is allowed on the colonnade (face of the arcade) in place of a wall-mounted sign on the building.

HANGING OR PROJECTING SIGN One hanging sign is permitted to extend perpendicular from the street facing building wall and shall not exceed a total area of 8 square feet. A hanging sign may not extend greater than 4 feet from the face of the building. Signs may be lit from above only. Hanging or projecting signs may only be used for ground floor businesses.

AWNING SIGNS Within the town center awnings may not project more than 12 feet from face of building. The hanging or loose valance shall be at least 9 feet above the ground plane.

SANDWICH BOARD One sign is permitted per restaurant announcing specials and retail sales announcing specials.

WINDOW SIGNS Window signs are limited to 25% of the window area. Window signs are restricted to ground floor windows.

Office and Professional Signs

Signs shall be permitted in the TC and LW Zones as provided in Section 21.60.050 (Commercial and Industrial Zoning District Sign Regulations) of the Monterey County Zoning Ordinance.