



P. O. Box 2642 Monterey, CA 93942

March 20, 2018

RE: [Approve 711 Belden Street; Architectural Review Application ARP-18-0003 for Preliminary and Final Architectural Review of a Second Story Addition to the Single-Family Dwelling at 711 Belden Street; Applicant Susan Bailey; Owner Mimi Gitchev; R-3-5 Zoning District; Exempt from CEQA Requirements Per Section 15301, Class 1](#)

Architectural Review Committee  
City Hall  
Monterey, CA 93940

Dear Members of Architectural Review Committee:

We see by the story pole staking that the proposed addition to 711 Belden places the second floor wall immediately above the front wall of the new garage with a deck projecting toward the street beyond that.

New Monterey, since adoption of our area plan in 1991, has consistently worked to reduce boxy forms, looking for modulation of massing as outlined in ARC's *Guidelines for Single Family Dwellings*. [New Monterey's Area Plan Urban Design Section states: Program 2B: Architectural Review Committee *Guidelines for Single Family Dwellings in Design Review Areas* shall apply to developments in R-1 areas and for R-3 developments with a single-family house and secondary unit.]

The City Attorney questioned the method of adoption of those guidelines several years ago, but said ARC could still reference them. The guidelines show setback of second floor additions to provide more modulation.

The goal is that new development be compatible with the built environment, that it look like it belongs and it doesn't look like an exception. The property is on the high side of the street, with the new garage projecting 5' closer to the street than the rest of the structures in this block. The new garage floor will be 3.5' above street grade. The new addition will be visible, prominent, and out of character with the rest of the block.

We ask that the front wall of the proposed addition be set back 3'-4' from the garage front wall plane.

Sincerely,

Nicole Capps, President  
New Monterey Neighborhood Association

c: NMNA Board