To achieve the intent, the City should **enhance** multi-modal connectivity and access while **preserving** the building form, scale, and orientation in this neighborhood.

**Sand Section Neighborhood**

Today, the Sand Section neighborhood accommodates a range of residential development types, with neighborhood commercial services. The abundance of small, pedestrian-friendly blocks give this area its charm and intimate sense of community.

**Future Vision**

The intent is to enhance multi-modal connectivity and access while preserving the building form, scale, and orientation in this neighborhood. Through new multi-modal connections, convenient access to community parks and the Greenbelt is provided and helps to maintain the compact urban format and highly connected street network of this neighborhood.

**Intended Distribution of Land Uses**

It is appropriate to have small-scale apartments adjacent to single-family homes in this area – an integrated mixture of housing types is what defines the identity of the Sand Section.

**Desired Form and Character**

**Building Design and Orientation**

- Flat, box-like front façades are discouraged in favor of greater articulation.
- Garages and parking are typically accessed through alleyways or driveways that extend behind buildings.
- This area includes prevailing setback requirements for front, side, and rear setbacks that vary from block to block, but provide consistency within each block.

**Public Realm Design**

- Monterey Boulevard is a multi-modal street that permits neighborhood residents to move through the area easily on any means of transportation they choose.
- Sidewalks are provided on all collector streets and are wider along main thoroughfares such as Hermosa Avenue.
- The rear-accessed parking minimizes curb cuts on the street, helping to maintain the public parking supply, as well as the integrity of the sidewalks and the pedestrian environment.
- Bicycle boulevards are abundant in this neighborhood, providing convenient east-west access to the beach, with safe and controlled crossing at intersections along Hermosa Avenue.