Herondo Neighborhood

The Herondo Neighborhood currently accommodates the city’s higher density and larger format residential development. Multiple connections to nearby neighborhoods, community parks, and the Greenbelt are provided throughout Herondo Neighborhood.

Future Vision

The intent is to preserve the scale and building form of this neighborhood and maintain connections and access to nearby amenities. To ensure a diverse range of housing formats and building types, this area will be protected for larger format apartment complexes and townhouses. Permeability through the large apartment blocks should continue to be improved, allowing residents to walk to the Greenbelt and the beach.

Intended Distribution of Land Uses

This area will retain higher density residential development patterns. Along Monterey Boulevard, multi-family housing coexists with townhouses and duplexes.

Desired Form and Character

Building Design and Orientation

• Condominium and apartment building styles are common in this area, with larger building types than most neighborhoods.

• Most buildings are three stories tall, and are oriented towards the street, with primary entrances to apartments connected directly to the sidewalk.

• Parking access is provided internal to blocks, along alleys or underground in order to reduce curb cuts and disruptions to the pedestrian realm.

Public Realm Design

• Block sizes are larger than elsewhere in the city. Front setbacks are moderate, allowing space for well maintained public frontages with ample lawns and landscaping.

• Low fences should be permitted, but walling off apartments or condominium complexes from the street is discouraged. Second Avenue and Herondo Street provide the quickest access to Pacific Coast Highway and other surroundings areas for all transportation modes.

• The facilities and field at South Park are a source of recreation and leisure for residents, and many building complexes provide additional recreational amenities and open space on-site to serve residents of each complex.

To achieve the intent, the City should **preserve** the scale and building form of this neighborhood and **maintain** connections and access to nearby amenities.