

NEW MONTEREY AREA PLAN



CITY OF MONTEREY
OCTOBER 1991

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**NEW MONTEREY
AREA PLAN
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MONTEREY CITY COUNCIL

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Don Edgren
Ruth Vreeland

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RESOLUTION NO. ~~91-185~~

RESOLUTION ADOPTING THE NEW MONTEREY AREA PLAN
AS AN ELEMENT OF THE CITY OF MONTEREY GENERAL PLAN

WHEREAS, the City Code and the Monterey General Plan encourage the development of area plans to translate city-wide goals, policies, programs, and land use recommendations from its General Plan into more specific neighborhood recommendations; and

WHEREAS, this Area Plan is an element of the City General Plan and should be used by City Staff, the Planning Commission, and City Council in determining zoning and subdivision consistency with the General Plan when considering all proposed public and private development projects; and

WHEREAS, adoption of the Area Plan will result in minor changes to the Land Use Element of the General Plan relating to Open Space and Commercial designations; and

WHEREAS, the City Council has adopted criteria for adopting Area Plans and staff has reviewed the plan to assure that the plan complies with those criteria; and

WHEREAS, the Planning Commission held three public hearings on this Area Plan; and

WHEREAS, the City Council held five public hearings on this Area Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE MONTEREY CITY COUNCIL that the New Monterey Area Plan is hereby adopted as an element of the City General Plan, and the Land Use Element of the General Plan is amended to be consistent with the New Monterey Area Plan.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this 24th day of October, 1991, by the following vote:

AYES: 3 COUNCILMEMBERS: CANEPA, VREELAND, ALBERT

NOES: 0 COUNCILMEMBERS: NONE

DISQUALIFIED: 2 COUNCILMEMBERS: EDGREN, OUTZEN
Because of conflict of interest:

ATTEST:

APPROVED:


/s/ CYNTHIA PARHAM
City Clerk thereof


/s/ DANIEL ALBERT
Mayor of said City

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NEW MONTEREY AREA PLAN

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1.0 PREFACE

The New Monterey Area Plan was originally adopted in 1980. It had a target life of 15 years; however, development has occurred at a faster rate than anticipated, and the number of units constructed between 1980 and 1990 exceeds the build-out capacity of the plan. This plan is an update of the 1980 plan and will guide development of the neighborhood for the next 10 years.

The general direction of this plan is:

- o The existing residential General Plan and zoning designations will remain unchanged.
- o The attributes which make the neighborhood a desirable place to live will be enhanced.
- o The conditions which detract from the neighborhood will be diminished.

In summer, 1989, a door-to-door neighborhood survey was conducted in New Monterey. Surveys were also mailed to absentee land owners. A total of 2,314 surveys were distributed, and 1,137 were returned, for a 49% response rate. In the R-1 areas, 643 of 1,025 surveys were returned, for a 62% response. In R-3 areas, 445 of 1,289 surveys were returned, for a 35% response. Surveys included both residents and absentee landowners. The survey questionnaire covered a wide variety of subjects including what residents like and don't like about the neighborhood and the adequacy of City policies and services within the neighborhood.

In late 1989 and early 1990, City staff held several meetings with the New Monterey Area Plan Committee to review changes which have occurred since adoption of the 1980 plan and to review issues raised in the survey process. Policies for New Monterey were adopted, based on the survey and neighborhood meeting input.

2.0 INTRODUCTION

2.1 WHAT IS AN AREA PLAN?

Under State planning law, each city is required to adopt a General Plan to guide the long-range development of the city. Each General Plan must contain seven elements which, together, compose an integrated set of goals, policies and action programs. In addition to the seven required elements, a city can adopt additional discretionary elements or address any other subjects which, in the judgement of the City Council, relate to the physical development of the city. The Monterey City Code and the General Plan both provide for adoption of area plans. The General Plan provides that “area plans should be adopted as part of the General Plan in the same manner as elements. They translate the general, citywide goals, policies, programs and land use recommendations into more specific recommendations for particular areas of the city.” The City Code provides, in part, that area plans should “relate the city-wide policies and programs of the General Plan to particular neighborhoods or other areas of the city” and that “policies and implementation programs ...should be more specific and for a shorter time period than the General Plan.”

This Area Plan identifies policies and programs that require City Council appropriation or result in an increased or new level of city services. Such items will be referred to the appropriate budget review process. They are identified in the text with an asterisk (*). They are also listed in Chapter 6.0 for easy referral. This list will be reviewed annually for items to be considered for funding in the annual City budget.

2.2 WHAT DOES AN AREA PLAN DO?

The Area Plan gives direction to both the City and the neighborhood on the growth and development of the neighborhood over the next ten years. The plan should be reviewed annually and updated as needed to reflect the current desires of the neighborhood and to assure that the plan is consistent with ongoing city-wide policies.

3.0 THE PLANNING AREA

New Monterey is the largest neighborhood in the city. It consists of 295 acres of hillside overlooking Cannery Row and Monterey Bay. Area boundaries are Pacific Grove to the northwest and southwest, the Presidio of Monterey to the southeast, and Cannery Row to the northeast. The primary features of New Monterey are its residential nature, grid street pattern, hillside slopes, ocean views, sea breezes, fog, and its complex physical and social mixture.

In contrast to its name, New Monterey is one of the oldest neighborhoods on the Monterey Peninsula. The first subdivision in the neighborhood was recorded by W.C. Little in 1886. Since that time, it has been substantially built out. There is very little vacant land in New Monterey, and most new development in the past twenty years has taken place by removal of a house in order to build apartments or larger houses.

New Monterey is a residential neighborhood. The General Plan (Figure 1) and zoning (Figure 2) are exclusively residential, except three commercial lots which are developed with commercial use (two lots on the Corner of David and Hawthorne and one lot on Hawthorne between Drake and Dickman). There is a small commercial area at Taylor and Prescott, and there are scattered commercial uses on the Bay side of Hawthorne Street.

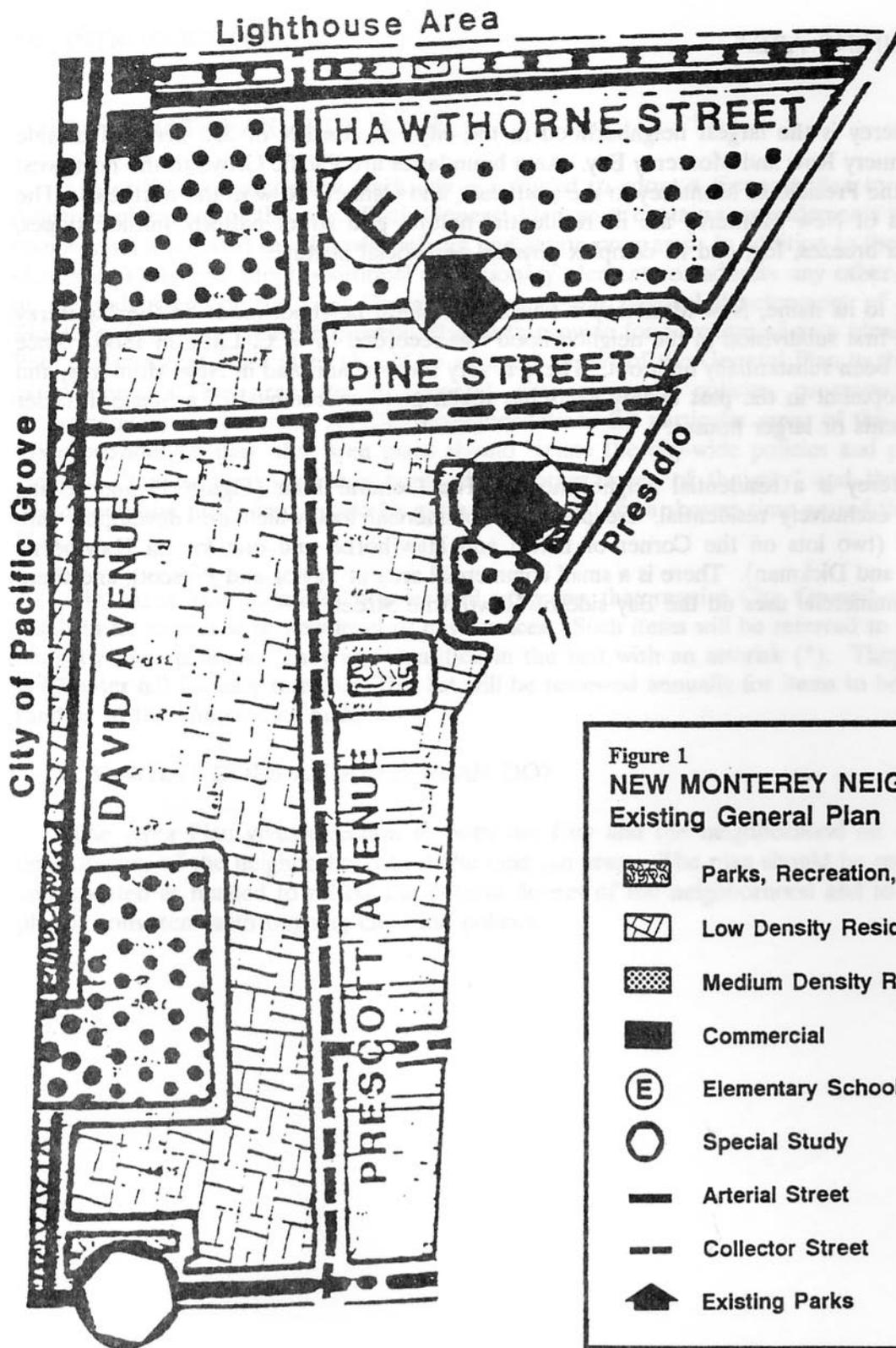


Figure 1
NEW MONTEREY NEIGHBORHOOD
 Existing General Plan

-  Parks, Recreation, Open Space
-  Low Density Residential (2-8 du/ac.)
-  Medium Density Residential (8-30 du/ac.)
-  Commercial
-  Elementary Schools
-  Special Study
-  Arterial Street
-  Collector Street
-  Existing Parks

City of Pacific Grove

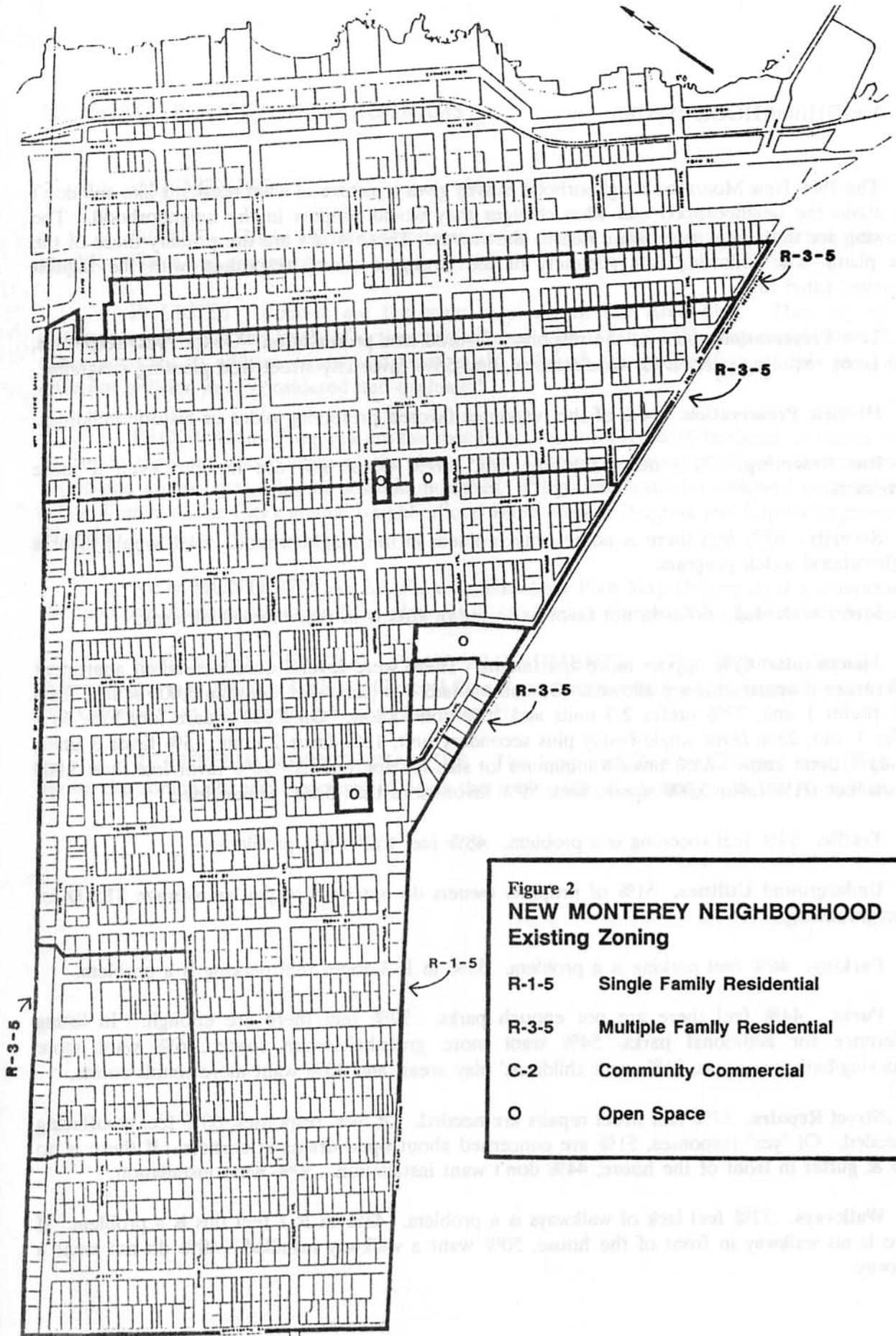


Figure 2
NEW MONTEREY NEIGHBORHOOD
Existing Zoning

| | |
|-------|-----------------------------|
| R-1-5 | Single Family Residential |
| R-3-5 | Multiple Family Residential |
| C-2 | Community Commercial |
| O | Open Space |

4.0 NEIGHBORHOOD ISSUES

The 1989 New Monterey Neighborhood Survey gives a picture of what residents like and don't like about the neighborhood and what changes they would support in the neighborhood. The following are the major issues identified by the survey. These issues are the primary focus of the area plan. The following is a summary of the strongest survey responses, with the highest responses listed first.

Tree Preservation. 88% of the responses favored tree preservation. Of the "yes" responses, 65% favor requiring permits for tree removal, and 56% favor city street tree planting programs.

Historic Preservation. 74% of the responses favored preserving older or historic buildings.

Bus Ridership. 71% never ride the bus. 69% would not use the bus even if more convenient.

Security. 67% feel there is no security problem in the neighborhood. 64% would favor a neighborhood watch program.

Street Widening. 66% do not favor widening of streets in their immediate area.

Apartments. 61% oppose more apartments. There were several questions about apartment preferences if apartments are allowed. On substandard lots (lots with less than 5,000 square feet) 51% prefer 1 unit, 27% prefer 2-3 units and 10% don't know. On 5,000 square foot lots, 38% prefer 1 unit, 23% favor single-family plus secondary unit, 12% favor 2 units, 15% favor 3 units, and 11% don't know. 65% favor a minimum lot size for apartments. 10% favor less than 5,000 square feet, 31% favor 5,000 square feet, 59% favor more than 5,000 square feet.

Traffic. 54% feel speeding is a problem. 48% feel traffic is a problem.

Underground Utilities. 51% of property owners do not want to pay an average \$1,000 for undergrounding.

Parking. 46% feel parking is a problem. 55% in R-3 zones feel parking is a problem.

Parks. 44% feel there are not enough parks. 37% feel there are enough. In listing preference for additional parks, 54% want more greenbelts/open space, 46% want more picnicking/barbecue areas, 31% want childrens' play areas, and 30% want more tennis courts.

Street Repairs. 37% feel street repairs are needed. Of "yes" responses, 60% feel resurfacing is needed. Of "yes" responses, 51% are concerned about open drains at corners. If there is no curb & gutter in front of the house, 44% don't want installation. 39% want installation.

Walkways. 37% feel lack of walkways is a problem. 43% in R-1 feel this is a problem. If there is no walkway in front of the house, 50% want a walkway installed. 40% do not want a walkway.