



P. O. Box 2642 Monterey, CA 93942

April 13, 2018

RE: Amend the Cannery Row Local Coastal Land Use Plan to Allow Residential Uses 1) on the First Floor; and 2) Exceed 30 Dwelling Units per Acre (Exempt from CEQA per Public Resources Code Section 21080.5)

City Council
City Hall
Monterey, CA 93940

Dear Mayor Roberson and members of City Council:

New Monterey Neighborhood Association wishes to go on record opposing the proposed changes to the Cannery Row Local Coastal Land Use Plan. The amendments attempt to increase density and change the character of Cannery Row.

This highly successful historic commercial/industrial district has always had a residential component. Commercial is the primary purpose of the area and a major economic driver of the City. Mixed use is allowed under the City's General Plan and the Cannery Row Local Coastal Land Use Plan is consistent in providing for that type of use.

What is being requested (deletion of "...if the City finds that the **residential units are subordinate** to the other uses permitted in the land use plan.") changes the character direction of the area. Other areas of the city are and should be primarily residential. Not Cannery Row.

We see no reason that **residential use** should be permitted **on the first floor** of a mixed use building on Cannery Row. To have quiet enjoyment of one's residence is an important part of feeling safe and comfortable. For purchasers of waterfront condominiums, privacy and comfort effect desirability and resale value. When unknown parties are walking by one's front door day and night, a residence becomes more like a visitor accommodation and less like home. Commercial uses are more limited when immediately adjacent to residences. Residential uses should continue to be separated from and subordinate to commercial uses for owner comfort and area economic viability.

Deletion of reference to 30 units per acre in the Cannery Row Local Coastal Land Use Plan is an attempt to get around the city's maximum density policy.

- Note that the General Plan Land Use Element states that maximum allowed residential density in commercial areas is 30 units per acre with possible incentives.
- The General Plan Housing Element Incentives section allows density bonuses in excess of 25% if the project exceeds the City's inclusionary housing percentages. (Program i.1.2) That is the only exception listed.
- City Code Section 38-112.5 Density Bonus C. Definitions 16. Maximum Allowable Residential Density states that if density allowed under the Development Code is inconsistent with the density allowed under the Land Use Element of the General Plan, the General Plan density shall prevail. (Govt Code Sec. 65915(o)(2).)

Since Monterey's density policy is 30 units per acre in commercial areas and will continue to be, we see no reason to delete it from the Coastal Land Use Plan.

The proposed changes to the Cannery Row Local Coastal Land Use Plan are the result, not of a public outcry to fix a flaw in the plan, but rather to allow a developer to add more units. Current policy results in distribution of effects of traffic and parking from new housing units over the Mixed Use Neighborhood of Cannery Row and Lighthouse business districts. Existing policy has been well thought out and is consistent with General Plan, Area Plans, Specific Plans and City Code.

We urge the City Council to deny the proposed amendments to the Cannery Row CLUP.

Sincerely,
Nicole Capps, President

Cf: City Manager