



# NEW MONTEREY

## Neighborhood ASSOCIATION

P. O. Box 2642 Monterey, CA 93942

March 20, 2018

RE: Agenda Item 3 Approve 300 Cannery Row, Architectural Review Application ARP-18-0075 for Preliminary and Final Architectural Review of the Restoration of a Potentially Historic Structure within the Cannery Row Conservation District: Applicant: Paul E. Davis; Owner: 300 Cannery Row, LLC

Architectural Review Committee and Historic Preservation Commission  
City Hall  
Monterey, CA 93940

Dear Members of Architectural Review Committee and Historic Preservation Commission:

As you consider the proposed reuse of the historic structure at 300 Cannery Row, we believe consideration should be given to the following:

- 1) The roll-up door for the ground-level retail space was not included on the set of plans submitted to Planning Commission. The plans that were part of the Planning Commission's packet were dated 2010.

Did the Planning Commission approve retail doors or roll-up door in the approved Use Permit? Does it matter to you which is part of the final building, roll-up door or windowed doors?

- 2) Cannery Row CLUP limits additions above 35' height to coverage up to 40% of the building outline. In this case, 40% of the building footprint is 2893 sq ft.
  - a. The two units shown are 2232 sq ft.
  - b. Circulation on the floor plan for the 5<sup>th</sup> floor is shown as 848 sq ft, but is not included in the coversheet square footage chart.
  - c. The chart on the plan coversheet shows Courtyard on the 5<sup>th</sup> floor as 630 sq ft. Where is the 5<sup>th</sup> floor Courtyard?

Is there access from the elevator to the units? Or is there only stairway access?

Is the circulation pathway shown on the floor plan under roof? If the circulation pathway is not under roof, is there a doorway into the building?

What is the actual square footage of the 5<sup>th</sup> floor addition? Is it within the allowed 40% coverage?

- 3) The Use Permits issued for 300 Cannery Row and 258-270 Foam Street, the latter being where parking for the mixed use component of the project is provided, approved 100% density bonus for the two properties together. The density bonus for 300 Cannery Row alone was not given specifically in the written material submitted.
  - a. The CLUP states that mixed use projects shall not exceed a density of 30 units per acre (pg 94). This project proposes to amend the CLUP to remove that limitation.
  - b. The General Plan Land Use Element states that maximum allowed residential density in commercial areas is 30 units per acre with possible incentives.

- c. 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) The minimum 20% inclusionary units are promised, location unspecified.
- d. 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).)

We are told that reuse of an Historic property is justification for this unspecified density bonus. Is it?

- 4) We support the proposed color conditions of approval.
- 5) We support the commissions' decision regarding siding materials.
- 6) If the proposed number and placement of windows and choice of materials is considered historically compatible, we support the commissions' decision.
- 7) We note that the City continues to use the Mean High Tide line of November 1972. Even if California Coastal Commission continues to use data that old, we wonder the validity for the City to rely on it. The scientific community is documenting rapid sea level rise. Our permitting process should use the latest information to weigh potential property damage risk.

Is the proposed wave deflection structure adequate?

We appreciate the thoughtful consideration you give to this project. Preservation and viable use of Monterey's historic structures is important – for the historic conservation district, for the residents and businesses of Cannery Row, and for Monterey as a whole.

Sincerely,

Nicole Capps, President  
New Monterey Neighborhood Association

c: NewM NA Board