



NEW MONTEREY

Neighborhood ASSOCIATION

P. O. Box 2642 Monterey, CA 93942

February 13, 2018

RE: 300 Cannery Row and 258-270 Foam Street Mixed Use Projects

Planning Commission
City Hall
Monterey, CA 93940

Dear Planning Commission Members:

You are seeing this application for two mixed use projects for the first time today. They are in two planning areas, creating two commercial spaces, fifteen housing units and parking. We hope that you will take your time to consider the many aspects of this complex development before taking action.

After discussion at our monthly meeting last night, residents of New Monterey raised the following concerns:

- 1) The proposed density of 60 units per acre is double the General Plan standard of 30. The community is not served by jamming so many people together. State mandated goals can be met by adhering to the 30 unit per acre standard. If we are serious as a community about creating housing for people who live and work here (instead of warehousing as many vacation rentals as possible onto a parcel), we will keep the density down and allow some common area where people can relax and possibly socialize.
- 2) The height of the Foam Street structure will take the only view of the water left to people who live in lower New Monterey. 230 Lighthouse took most of people's views. There is supposed to be view sharing.
- 3) Is there water to build all of the units proposed at 300 Cannery Row?
- 4) If the applicant hopes to get water from the City's allocation, we believe strongly that 100% of units built with 'public' water should be low income affordable units.
- 5) We note that the finished building on Foam Street has no setback of the third floor, there is a projecting element over the sidewalk, and the building is flush with back of sidewalk. This property is within the Lighthouse Specific Plan area and is subject to design guidelines set for that district. The third floor needs to be set back and consideration given to providing more pedestrian-friendly frontage for both business and resident access.
- 6) The ADA parking solution seems contrived and unreasonable to meet the needs of someone who is disabled. Whether carrying parcels or conducting business in the commercial area, a disabled person will find the parking is distant and a lift next to the Recreation Trail impractical and subject to vandalism.
- 7) Conditions of Approval should include a requirement that parking stay in the same ownership as the condominiums.
- 8) Modifying the Coastal LUP to allow residential on the first floor of the 300 Cannery Row building is not a good idea. Residential on the first floor doesn't belong there.
- 9) Are the proposed changes to the exterior of the historic structure going to compromise the historic value of the property?

We request that the Planning Commission continue this item before taking action to allow more time to fully consider the complexities of this proposal.

Sincerely,

Nicole Capps, President
New Monterey Neighborhood Association

cf: NMNA Board