

New Monterey Neighborhood Association

Final Monthly Meeting Minutes

Hilltop Park Center

March 12, 2018

7:00 pm

I. CALL TO ORDER

President Nicole Capps called meeting to order at 7:05pm

Board present: Nicole Capps, Laurie Hambaro, Sharon Dwight, Bruce Orinstein

Nicole thanked Laurie for her work as 2017 president.

14 guests

Nicole introduced Bob Faulis from CRPD.

II. GUEST SPEAKER

Bob Faulis, Cannery Row Plaza development

- Location is between El Torito and Chart House
- 30K sq ft restaurants and fish market
- 259 parking places (mostly building up from the current big parking lot across the street.
- 100K retail space, about 30 shops (6 million people come by due to MBA, so Bob is confident any business that gets built here will be ultra successful)
- 51 condo's (parking below the buildings) for the 3 acre parcel, which is below allowed density,
- Total of 4 buildings: Parking, restaurants condo's
- HOA will be about 1K month, which will be hard for the low income housing units
- Bob has affinity to area, he grew up here
- Concept will include a history center, a 3rd meeting place for people to interact (draw people in from rec trail), meeting rooms,
- Financing has been difficult on this iconic property where the first cannery was built.
- Break ground Jan-July 2019, taking time for proper design, then a year to build.
- Exterior design will be driven by historical review committee, not yet decided.
- No blasting, drilling only for construction.
- DeSal plant on site: sub surface intake, puts salt water into high pressure pump, works like a big filter with salt left behind. Will use 60K gal day. 10 year expectation for the plant unless new water is available sooner. Outflow TBD. Feed the salt to brine shrimp in tanks?
- Solar panels may create a zero effect for electricity.
- Mean group height will be 35 feet, keeping the heights similar to current buildings on CR
- Use permit received and valid for 2 years, Coastal Commission approved, coastal permit in process.
- Down time for roads and rec trail TBD, but Bob has history of minimal disruption.
- Traffic mitigation plan TBD but Bob is loaning money to the city to create.
- Check out the website at www.canneryrowplaza.com
- Bob thanked us for inviting him to speak to our group.

NEW BUSINESS

A. City Council to consider amending Cannery Row Local Coastal Land Use Plan

- CC meeting was postponed. The property is just to the right of the Monterey Plaza Hotel.
- Access will be from ground floor to the property.
- A change in the local coastal land use plan will be necessary for this project to move forward.
- Currently zoned for commercial, not the residential as proposed.
- 2 separate properties, total 60 housing units per acre, many units on the ground level.

- Board agreed to not send the proposed letter until CC calendars this project and we have a chance to see what they have to say about the project.

B. Residential Property Inspection Program to a Residential Property Report Plan

- Tomorrow the planning commission meets to repeal and replace property inspections for homes at time of sale.
- Letter created to consider not making this change.
- Motion by LH and 2nd by BO to send the letter and passed unanimously.

C. 700 block of Spencer second story setback

- Sharon noticed a netting showing new proposed construction.
- Sharon suggested we send a letter requesting the setback be as zoned per city guidelines.
- This has not hit the agenda so Nicole will be on the lookout for this so we can ensure this meets city guidelines.

D. Regular meetings with Elizabeth Caracker (City of MRY planning)

- Ties into the 300 Cannery Row project

IV. OLD BUSINESS

A. 300 Cannery Row, 258-270 Foam Street Mixed Use

- NMNA board did not initially react within guideline times.
- We met, sent the letter, but missed the appeal as we missed their deadlines.
- Discussions with Kim Cole: We must update the practice of obtaining info prior to the meetings so we must find a way to learn about all projects in proper time frame.
- City needs only 72 hours notice to the public for these developments prior to their approval meetings. Our goal is learn about developments prior to the 72 hour notices.
- Laurie nominated by SD and 2nd by NC to obtain this info for us.

B. Survey question of the month for social media

- Originally Tim's idea, and Tim in LV feeding the homeless with youth.
- Question is in the latest Newsletter: Do you support the proposed changes to the Cannery Row CLUP?

C. Membership purge date?

- Some members have not paid for many years. Question: When do we stop sending information to these unpaid former members?
- If people get the communications for free, what is their incentive to pay dues?
- Active discussion from the audience
- LH made motion that we purge pp after 2 years for mail and leave electronic delivery as is, 2nd by BO and approved unanimously.

D. Letter to Airport Board re: noise mitigation

- Sharon put into newsletter suggesting neighbors complain when they have noise issues, it helps!

E. Letter to City Council re: cell equipment

- 5G small cell towers
- 13 towers proposed for Monte Vista neighborhood

- Expecting HUGE number of requests from cell phone companies to install on public poles in neighborhoods for “adequate” capacity.
- Should there be an upper limit of the number of cell towers?
- At what point are there enough cell towers?
- LH made motion and SD 2nd we send the letter as written by Sharon questioning impact and proliferation and passed unanimously.

F. 860 Wave Street Appeal

- Originally approved by planning commission and appeals made and honored...the appeals upheld and the miniature golf Course will not be built.

V. **APPROVAL OF MINUTES** February 12, 2018 meeting minutes

- LH motioned and BO 2nd to approve the minutes, approved unanimously.

VI. **APPROVAL OF TREASURER’S REPORT** for February

- Memberships plus donations 28 renewals plus \$125.
- Report accepted by president Nicole.

VII. **CITY MEETINGS (Topics of possible interest to New Monterey)**

A. **City Council:**

- **Tim Barrett welcomed Dave and Fran Foote, new neighbors at Prescott & Terry.**
- **Introduced Dan Albert, also on the City Council**
- **Feedback requested on SLO Money central coast, designed for new businesses to bolster our economy. Event was last TUE, 60pp in audience. Many entrepreneurs, investors, attended. Will meet monthly.**
- **One primary role of CC is oversight of the budget. Fee increases considered.**
- **Authorize finance director to adjust fees for police department, tabled until next month so they could do due diligence research. (Officer fee for resolving a “Fixit Ticket” among other things.)**
- **Should fees be increased individually or based on an index?**
- **Discussion ensued:**
- **Consensus was there should be continued Council oversight.**
- **Tim and Dan both commented that we generate a LOT of letters and ALL are received and reviewed.**

B. **PC: Residential Property Inspections**

C. **ARC:**

D. **HPC:**

E. **ZA:**

F. **Home Occupation Permits:**

G. **Parks & Rec:**

H. **Disabled Access Committee:**

VIII. **REPORTS**

A. **NIP: Questions?**

- Last CC meeting went until 1am reviewing the projects!
- Sharon offered to be available to answer any/all questions regarding NIP.
- New street signs are in progress and within 60 days all signs will be replaced. Unanimous round of applause from the audience!

B. CERT:

C. NMBA, CRBID: Report from Nancy Runyon

- Aaron Rogers is new president of NMBA and here in attendance.
- They meet first WED of the month at 9am
- Planning new events, like Cinco de Mayo plus other events during the year.

D. Airport Liaison

E. POM:

IX. COMMENTS

A. Members & Public

- Historic Monterey asked Gerry Low to tell us on March 31 there will be an induction of Chong Moi.
- Gerry will be doing tours showing Chinese history and helping chart the Chinese migration into the US.
- Howard from airport board reconfirmed the importance of calling in with complaints of noise.

B. Board Members

Adjourned at 9pm.

Next Monthly Meeting: Monday, April 9, 2018