



October 9, 2018

Michael Dawson, Chair
Planning Commission
City of Monterey
580 Pacific Street
Monterey, CA 93940

Subject: Item 2 Recommend Garden Road Zone Amendment Application TM-17-0462 to Allow Mixed Uses (Residential and Commercial) and Multifamily Residential Uses in Certain Properties Located South of Garden Road, and Certify Mitigated Negative Declaration; Applicant Brad Slama; I-R-130-RA-ES Zoning District; Industrial General Plan Designation; Mitigated Negative Declaration Circulated (Recommended for Tabling)

Dear Chair Dawson and Planning Commissioners:

LandWatch Monterey County supports the proposed zoning amendment to allow mixed uses (residential and commercial) and multifamily residential uses in certain properties located along Garden Road.

The zoning amendment is consistent with LandWatch's smart growth principles because it allows for infill residential use consistent with efficient and compact urban development and because it encourages higher density, multifamily residential development that typically increases affordability. The amendment would allow applicants to convert existing buildings within the project site into residential units at a conversion rate of one multi-family residential unit per 900 square feet of existing building area. The amendment would add a cap allowing no more than 40% of existing building square footage to be converted. The amendment would also allow new construction at a rate of one multi-family residential unit per 2,000 square feet of parcel area. Based on the existing zoning regulations and zoning amendment criteria, it was determined that a total of 405.58 residential units could be created through new development or conversion of existing building space in the project site.

We commend the City of Monterey for this far-sighted approach to more sustainable planning and urge the Planning Commission to support the amendment.

Sincerely,

A handwritten signature in black ink that reads "Michael DeLapa". The signature is written in a cursive style.

Michael DeLapa
Executive Director