

LIGHTHOUSE SPECIFIC PLAN  
August 28, 2014

**01 Introduction, Page 7, line 4 & 5**

*"...residences, retail shops, services and jobs in close proximity."*

I was surprised to see jobs in this list. How are jobs different from retail and services?

**01 Introduction, Page 12,**

- first paragraph, line 8 - typos

*"...corridors, providing one ~~of~~ or two access points to the ~~p~~Peninsula..."*

- First bullet – do we need all three words? What are we trying to say?

*"Text and diagrams showing the distribution, location and extent of all land uses, including open space."*

- Second bullet – similar question to the first bullet

*"Proposed distribution, location, extent and intensity of major components of ..."*

**03 Challenges & Opportunities**

**Page 23** Spelling error

*" The Harry Greene ~~House~~ Mansion..."*

**Page 29, Transit Service**

First Paragraph

- The abbreviation BRT is not explained. Possible mention of its nickname, Jazz?
- 'jump lanes' are not explained.

Second Paragraph

- What is the 'Monterey Branch Line?' It serves what communities?
- If this is an 'existing conditions' discussion, then Light Rail belongs in a separate paragraph.
- Since Bus Rapid Transit is more likely in the next few years, why not put the emphasis there?

**Page 30,**

- 2/3 down in first paragraph

*"...make walking along the corridor **difficult**. Although traffic **congestion** has improved..."*

Is 'difficult' the best word? It takes a little longer to cross the street, but I don't label that 'difficult.'

We eliminated traffic collisions at intersections, but congestion is still a challenge.

- Second paragraph

Are lane widths and parking widths standard? After the discussion of Lighthouse, it leaves the reader wondering.

**Parking, First Paragraph**

Add the year the Citywide Transportation and Parking Study was conducted/adopted?

**Page 32**

Italicize **bullets** of General Plan policies.

**Paragraph below bullets, 3<sup>rd</sup> line**

*"...plans prepared for Lighthouse Avenue, Downtown, Lighthouse Avenue/Foam Street and the Waterfront."*

Was the first mention of Lighthouse Avenue supposed to be North Fremont?

**03 Challenges & Opportunities**

**Page 33**

**Second column, top paragraph**

*"...found that two very limited reaches of sanitary sewer mains could experience surcharge conditions."*

- What does 'surcharge condition' mean?
- Since neither of the sewer lines is in the Planning Area, why mention this?"

**Second column, second paragraph**

- 3<sup>rd</sup> line: "For the fiscal year 2014/15..."
- Last sentence: "~~Therefore~~, it is anticipated..."

**Page 34**

**First paragraph, last 2 lines**

*"...and construct the necessary system-wide sewer rehabilitation projects."*

Are any of the necessary system-wide r. projects in Lighthouse/Foam area?

**Utility Undergrounding**

*"PG&E funding may be available... for Foam Street."*

It was #6 on the city's priority list several years ago. How many projects are ahead of it?

When might that PG&E funding actually be available for this project?

How likely is this to happen?

**Page 35**

**Storm Water Collection**

- What does '*non-point surface water runoff*' mean? Do we need technical terms in the Specific Plan? If so, could it be put in plain English or defined?
- Does any of the storm water from the Planning Area end up in "*local lakes*?" If so, which? If not, why mention it?

Pacific Grove has been installing a system of monitoring valves that direct storm water flow between sanitary sewer and storm drains. Monterey needs to do something similar. Will that happen in Cannery Row, hence no mention for Lighthouse/Foam? Will there be any installation implications upstream that would involve the Planning Area?

**Second column, second paragraph: spelling 'z' instead of 'x'**

*"Based on this prioritization, the City..."*

**Second column, third paragraph**

- Italicize actual General Plan language.
- What does 'ROW' mean?
- Will the following be required included on submitted drawings? Part of Design Guidelines?

*"Building coverage and paved surfaces must be minimized and thoughtfully incorporated within the site's system of natural/vegetated areas, porous pavements and bioretention basins."*

**Page 36**

**Top of Second column** What is this saying?

*"...reopening the PCRs if program findings require a [what?]..."*

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**Page 37**

**First Paragraph**

*"...develops new program approaches to locally to properly manage...."*

**Middle of Second Paragraph**

- *"In 2012, the Regional Board Joint Effort team will propose new, long-term..."*

Is the year, 2012, wrong, or is the verb tense wrong? It's 2014.

- What is the current condition for storm water program at this writing?

**Solid Waste**

- Are C-2 properties & mixed use required to provide recycling bins? R-3?
- Are there any 'opportunities' to mention? Restaurant grease traps?

**Page 38**

**Climate Action Plan**

**Last Paragraph**

- What is the Ordinance No. of the City's Climate Action Plan?

**Page 39**

**Second paragraph**

"Figure 7 6?"

*Comments submitted by  
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