

*Eric and Holly Smith  
414 Belden Street  
Monterey, CA 93940*

April 4, 2016

Attention: Kimberly Cole ~ [cole@monterey.org](mailto:cole@monterey.org)  
Architectural Review Committee (ARC)  
City of Monterey Planning Division  
580 Pacific Street  
Monterey, CA 93940

RE: Lighthouse Avenue Specific Plan (Building Height Limit)

Dear Ms. Cole,

We hereby submit this letter of record to be provided to the ARC members for the upcoming meeting to be held Wednesday, April 6, 2016 by the ARC to review the draft Lighthouse Avenue Specific Plan, in addition be entered into the official record.

As homeowners in the New Monterey neighborhood, which overlooks Lighthouse Avenue and the Monterey Bay, we strongly support the need to maintain the existing height limits for residential and commercial buildings. Lighthouse Avenue Business District existing building heights should be kept at 25 feet for 2 story and 35 feet for 3 story building development. Building heights protect ocean views and property values for all. Having height limits maintains the natural terrain, views and historic appearance of Monterey and New Monterey. Higher-rise buildings would ruin the charm of Lighthouse Avenue and its historical reference to Cannery Row. The traffic is already a major problem for this busy tourist destination, and having high rise buildings will diminish the tourist draw, as they are seeking the charm of the area and the views of the bay we all share. If Monterey does not protect this height restriction, our beloved Monterey could end up looking like La Jolla, Ca. ~ buildings on top of buildings that are extremely unattractive, and have ruined the charm of the once lovely seaside town. Let's learn from that mistake, and continue the future development of New Monterey in a controlled manner that will preserve the character that is the lure of the tourists and residents who live in the area. **Keep the current existing height limit for development in the Lighthouse district of 25 feet for 2 story and 35 feet for 3 story buildings.**

Sincerely,

Holly and Eric Smith  




Mary-Kathryn Salameh &lt;msalameh@monterey.org&gt;

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## Lighthouse Avenue Specific Plan Update

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Howard Fosler  
To: msalameh@monterey.org

Fri, Apr 1, 2016 at 2:51 PM

Architectural Review Board

City of Monterey

Dear Board Members,

I will be unable to attend your forthcoming meeting concerning the Lighthouse Avenue Specific Plan Update. In February, I addressed the City Council about my concerns and I have included a copy to this email of my address in the hopes you will read it and take it into serious consideration.

It is very discouraging when the City administration and its boards fail to follow the will of the people who live in respective neighborhoods who are affected by decisions the City makes. It is especially true after those citizens have tried so hard to make their desires known only to have them ignored.

Please put the requirements I requested in the new document in order to protect the quality of life that is slowly slipping away here in New Monterey in spite of the efforts of so many people to protect it.

Thank you,

*Howard Fosler*

720 Terry Street

New Monterey

**CONCERNS OF NMNA ABOUT THE LH SPECIFIC PLAN PROCESS.docx**

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City of Monterey  
PEEC DIVISION

CONCERNS OF NMNA ABOUT THE LH SPECIFIC PLAN PROCESS

MY NAME IS HOWARD FOSLER, I LIVE IN NEW MONTEREY AND I AM REPRESENTING NEW MONTEREY NEIGHBORHOOD ASSOCIATION.

OUR ASSOCIATION IS VERY CONCERNED THAT THE CURRENT DRAFT OF THE LIGHTHOUSE SPECIFIC PLAN FAILS TO INCLUDE A NUMBER OF AGREEMENTS WE THOUGHT WERE DECIDED IN THE NUMEROUS COMMITTEE MEETINGS LAST YEAR.

THE MOST AGREGIOUS OF THESE IS THE FAILURE TO INCLUDE **SPECIFIC** HEIGHT NUMBERS IN THE CURRENT DRAFT. WE INSISTED AND WE THOUGHT HAD THE CONCURRENCE OF THE COMMITTEE AND STAFF TO INCLUDE **25 FEET** FOR TWO STORY AND **35 FEET** FOR THREE STORY BUILDINGS IN THE TEXT OF THE PLAN.

IN THOSE DISCUSSIONS WE BELIEVED WE ALL AGREED TO INCLUDE THE **NUMBERS AND REQUIRE A USE PERMIT REVIEW** FOR EXCEPTIONS. IN FACT, WE WANT A USE PERMIT FOR ANY BUILDING OVER TWO STORIES AND WE THOUGHT THAT WAS AGREED TO AS WELL.

YOU MUST REMEMBER THAT THE PEOPLE IN NEW MONTEREY ARE VERY LEERY OF EXCEPTIONS TO WHAT WE THOUGHT WAS AN AGREEMENT. FOR A LONG TIME OUR CURRENT SPECIFIC PLAN WAS LARGELY IGNORED BECAUSE IT WAS "OLD". WE ARE GIRDING TO RESIST FUTURE DISREGARD OF OUR NEW SPECIFIC PLAN WHEN WE INSIST THAT THE DEFINED HEIGHT LIMITS BE SPECIFIED IN THE NEW PLAN AND THAT A USE PERMIT BE REQUIRED FOR BUILDINGS OVER TWO STORIES. WE ARE NOT AGAINST THREE STORIES, WE WANT TO CONTROL THEM WITH MORE THAN JUST AN UNSPECIFIED SETBACK AND AN ARC REVIEW.

AND HERE WE FIND, AMONG OTHER THINGS THAT WERE NOT AS WE THOUGHT HAD BEEN AGREED TO, THAT THE ARGUABLY MOST CONTROVERSIAL ONE, WAS DROPPED. DELETED. VANISHED.

WE INTEND TO PURSUE THIS OMISSION AND SEVERAL OTHER SIMILAR OMISSIONS WITH THE ARC AND THE PLANNING COMMISSION AND WE HOPE TO HAVE THEM ALL RESOLVED BEFORE THE PLAN COMES TO YOU FOR REVIEW AND APPROVAL. IT APPARENTLY IS GOING TO TAKE MUCH MORE OF OUR CLOSE ATTENTION TO BE CERTAIN THAT WHAT YOU ULTIMATELY GET IS WHAT WE THOUGHT WE ALL, ESPECIALLY THE PEOPLE WHO LIVE IN NEW MONTEREY, THOUGHT WE AGREED TO.

THANK YOU.

Other issues:

- Parking.** 1/unit is not enough, especially for two br units.
- View Sharing.** Not sufficiently clear.
- Affordability Housing.** Required over 30 units.
- No more** jam through, avoid the rules developments on LH Ave.

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