

Meeting PC - 7/26/16

Agenda Item # 2

Nancy Runyon
1195 Hoffman Avenue
Monterey, CA 93940

RECEIVED

JUL 26 2016

City of Monterey
PEEC DIVISION

July 26, 2016

RE: Lighthouse Specific Plan

Dear Planning Commissioners:

I am unable to attend the Planning Commission meeting on July 26, 2016 due to a pre-scheduled medical procedure but feel I must stress one more time what is important to me and all that I talk to who live, shop or just drive through the Lighthouse Avenue District.

As I have stated at earlier meetings, I appreciate the work of staff and especially the ARC for listening to the concerns of the neighborhood. After years of work on the Lighthouse Specific Plan, I have three remaining areas of concern: **Daily Traffic Congestion (Gridlock); Safe Parking; and Preservation of Residential Views.** All of these issues are worsened by increased density of developments.

Below are my comments on the current draft of the Lighthouse Specific Plan:

O.1.2 ~~O.2.2~~ Limits ground floor uses on Lighthouse to commercial use. Why?

There is at least one building existing on Lighthouse with residential use on the ground floor. Why do we limit that possibility in the future? While unlikely, with a front courtyard or lobby, residential could be possible also on the first floor.

S.2.3 ~~G.2.9~~ **Protecting at least part of an existing residential view.**

This is extremely important to the residents of New Monterey. Many have paid high prices for their homes expecting the Lighthouse district buildings to never be higher than 35 feet. Adding the "when feasible" to the last sentence saying views should be shared is troublesome and could entirely negate the Standard. Does this mean if you are an important business, like the Aquarium, or offering a service to the community like low-income or Senior Housing, they would be able to take all of an uphill residential property owner's view?

S.2.8: Parking Requirements

Adequate on-site parking for residents, employees and patrons is extremely important for any new development in the Lighthouse Area. I was surprised to learn in meetings and hearings that employees can purchase passes to park all day in the 90 minute spaces on the cross streets. That is where the locals want to park when we drive down to shop or dine. Parking on Lighthouse is not safe and difficult to use. You only have to be trapped in your parking space once on Lighthouse between 4 and 6pm to never park there again.

Then I learned that hotels are valet parking in the Cannery Row Garage as well as the tourists, employees and Cannery Row shoppers. But this garage is also to offer parking for Lighthouse Avenue businesses? This certainly won't work on weekends.

When Lighthouse Avenue is gridlocked, the traffic overflow moves up the hill into the residential streets blocking driveways and polluting the air with cars inching toward the tunnel. We feel trapped in our homes every afternoon and have to schedule our lives around the Lighthouse traffic.

I am pleased that the Lighthouse Specific Plan has historic overlays. But why not an **Open Space Overlay or zoning on Scholze Park**? Does the City plan to demolish the beautiful historic Senior Center to develop it in the future?

My hope is that the new Lighthouse Specific Plan will improve the current problems and not add to them. Please require adequate parking for any development. 25 and 35 foot height limits with protect existing residential views, control density and therefore help to mitigate the traffic problems.

Thank you for considering my comments carefully,

Nancy Runyon, via email

nancy@nancyrunyon.com

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JUL 26 2016

City of Monterey
PEEC DIVISION



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

June 28, 2016

RECEIVED

JUN 30 2016

CITY OF MONTEREY
PLANS AND PUBLIC WORKS

Kimberly Cole
City of Monterey
580 Pacific St
Monterey, CA 93940

Subject: City of Monterey Lighthouse Specific Plan
SCH#: 2016051074

Dear Kimberly Cole:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on June 27, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016051074
Project Title City of Monterey Lighthouse Specific Plan
Lead Agency Monterey, City of

Type MND Mitigated Negative Declaration

Description The City of Monterey proposes: Adoption of the Lighthouse Specific Plan, Repeal of Lighthouse Area Plan, Rezoning Portions of the Lighthouse Specific Plan Area from Community Commercial (C-2), Public Semi Public, Residential Single Family (R-1-15) to Planned Community Lighthouse, Amend Monterey Code to Delete Lighthouse Area and New Monterey Parking District from Monterey City Code Chp 38 Article 18 Sec 38-114.G and Chp 32 Article 7 Sec 32-67 and Amend Monterey City Code Chp 38, Article Sec 38-114.F to Reference the Downtown Parking District.

Lead Agency Contact

Name Kimberly Cole
Agency City of Monterey
Phone (831) 646-3759 **Fax**
email
Address 580 Pacific St
City Monterey **State** CA **Zip** 93940

Project Location

County Monterey
City Monterey
Region
Lat / Long
Cross Streets David and Reeside Ave
Parcel No. multiple
Township **Range** **Section** **Base**

Proximity to:

Highways 1, 68
Airports Monterey Peninsula
Railways
Waterways Pacific Ocean
Schools
Land Use PLU: Commercial, mixed use, parks
GPD: Commercial and public/semi public

Project Issues Archaeologic-Historic; Traffic/Circulation

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 05/27/2016 **Start of Review** 05/27/2016 **End of Review** 06/27/2016