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City of Monterey
PEEC DIVISION

August 31, 2016

Honorable Mayor & City Council Members
City of Monterey
580 Pacific Street
Monterey, CA 93940

Dear Honorable Mayor & City Council Members,

The Lighthouse plan will serve as a guide for future development along the Lighthouse Avenue and Foam Street Corridors.

The Land Use and Development section in addressing parking requirements requires additional language and clarification. It provides in Section S – 2.11 page 54; “No additional parking is required, when the use of an existing building changes or intensifies”. We agree that is appropriate. However, if a building is demolished and replaced it does not address the situation where the parking requirements should clearly state that no new or additional parking is required where existing buildings are replaced.

The present land use is made up of a number of older structures, and with this provision there is no encouragement nor would it be practical to remove existing structures as it would require new or shared parking to be provided.

In closing, I suggest that if a structure is removed, a credit be given that recognizes the existing parking rights.

Yours Truly,

Frank P. Donangelo
The Cannery Row Company