



April 5, 2019

Monterey City Mayor and Councilmembers
Monterey City Planning Commissioners
c/o Monterey City Clerk
City of Monterey
580 Pacific Street
Monterey, CA 93940

Subject: 2220 North Fremont Street Mixed-Use Project

Dear Mayor Roberson, City Councilmembers and Planning Commissioners:

LandWatch Monterey County is delighted to support the unanimous decision of the City's Architectural Review Committee to approve the 40-unit mixed-use building proposed for 2200 North Fremont Street. As the project moves to the Planning Commission and City Council, we offer two recommendations:

- To reduce building costs and encourage affordability-by-design, the City should approve the project without further conditions.
- To address neighborhood concerns about parking, the City should encourage the project applicant to work with Monterey-Salinas Transit and the Transportation Agency of Monterey County to coordinate programs or planning that encourage building residents to forgo cars and use public transportation or bicycles.

The project is consistent with the five fundamental principles that guide LandWatch's work, including the first "to provide affordable housing for local working families, located within mixed-income neighborhoods." An infill project in close proximity to retail shops, services and jobs and with easy access to transit and bicycle routes and a welcoming pedestrian environment, this is the ideal climate-friendly, smart growth development. LandWatch also joins the Monterey Peninsula Chamber of Commerce and the Monterey Bay Economic Partnership who are on record in support.

The project will help the City meet its fair share allocation of 650 units in the Regional Housing Needs Analysis (RHNA). Previously, LandWatch has supported important and meaningful housing policies in Monterey, including the [Garden Road Zoning Amendment](#) to allow mixed uses (residential and commercial) and multi-family residential uses in certain properties in Monterey and [Monterey's policy of allocating limited water supplies](#) to mixed use housing and commercial projects, not to commercial projects solely. These policies, in combination with the 2200 North Fremont Street project, will move Monterey towards achieving its housing goals.

The City's approval of the project will also demonstrate the kind of leadership that will ensure a better future for Monterey residents – not just the immediate neighbors, but the next generation of residents, their children, and future generations. As Seattle Mayor Mike McGinn said, "It is an uncomfortable truth that we need to make a dramatic transition away from driving and toward walking, biking and electrified transit. That requires far more than personal choice, it will take sustained system change - which requires elected leaders to lead."

LandWatch urges Monterey to lead by approving 2200 North Fremont Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael DeLapa". The signature is fluid and cursive, with the first name "Michael" and last name "DeLapa" clearly distinguishable.

Michael DeLapa
Executive Director