



Testimony of Michael D. DeLapa, Executive Director, LandWatch Monterey County

Approve Use Permit UP-18-0359 to Allow Density Increase for a Total of 44 Dwelling Units per Acre (Du/a) to Construct a New 3-Story, 40-Unit Mixed-Use Building; Approve Affordable Housing Density Bonus and Incentive for Eight Low Income Housing Units at 2200 & 2210 North Fremont Street; Applicant Paul W. Davis; Owner, Susan W. Ward; Planned Community – North Fremont Zoning District (PC-NF); Commercial General Plan Land Use Designation (Exempt from CEQA Requirements as a Transit Priority Project per Chapter 4.2 Section 21155.4)

Good evening. Michael DeLapa, Executive Director, LandWatch Monterey County.

LandWatch 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.

We offer two recommendations:

- First, to reduce building costs and encourage affordability-by-design, the City should approve the project without further conditions.
- Second, 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 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 “to provide affordable housing for local working families, located within mixed-income neighborhoods.” This infill project is within walking distance to retail shops, services and jobs. It has easy access to public transit and bicycle routes. It is the ideal climate-friendly, smart growth development. LandWatch joins the Monterey Peninsula Chamber of Commerce and the Monterey Bay Economic Partnership who are also on record in support.

The project will enrich the City and the neighborhood. It will replace an empty lot with a mixed-use village that serves the adjacent neighborhoods and visitors. It will increase property values in the neighborhood, and property taxes for the City.

The project will help the City meet its fair share allocation of 650 units in the Regional Housing Needs Analysis. LandWatch also supports [rezoning of Garden Road](#) to allow apartments and mixed uses along Garden Road and [Monterey's policy of allocating limited water supplies](#) to mixed use projects, not to commercial projects solely. These actions, 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 today's, but 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."

Monterey has an opportunity to lead by approving the 2200 North Fremont Street project.

As an aside, based on the testimony of city staff and the project architect, and what I know from my own experience with local governments, I am always surprised at how easy it is to approve bad projects, and how hard it is to approve good ones. This is a good project. I urge you to approve it tonight.