



October 21, 2019

Terry Latasa, Chair  
Planning Commission  
City of Monterey  
580 Pacific Street  
Monterey, CA 93940

Subject: Item 6 [Recommend that the City Council Amend the Old Capitol Site General Plan Designation from Very Low Density Residential to Parks and Open Space and Zoning from Planned Community to Open Space and Determine that the General Plan is Consistent with the Proposed Land Dedication \(Negative Declaration Proposed\)](#)

Dear Chair Latasa and Planning Commissioners:

LandWatch Monterey County supports the proposed amendment to rezone the Old Capitol Site from *very low density residential* to *parks and open space*, as well as the proposed negative declaration.

The rezoning proposal is consistent with LandWatch's smart growth principles because

- The project fulfills the proposed mitigation measures for the Pebble Beach Company's Morse Place Townhomes affordable housing project, which required dedication of the Old Capitol Site as a park.
- The amendment rezones the property to protect Monterey pine forest and endangered Yadon's piperia that are found on the site.
- The Pebble Beach Company previously committed to the U.S. Fish and Wildlife Service to preserve 16 acres of Monterey pine forest habitat containing Yadon's piperia as part of a separate agreement with USFWS.
- The amendment replaces low density residential (urban) sprawl that is not close to urban services or transportation with a park that can be enjoyed by the entire community.
- The rezoning will have negligible –indeed positive -- environmental impacts.

We commend the City of Monterey for its approach to sustainable planning and urge the Planning Commission to support the general plan amendment.

Sincerely,

Michael DeLapa  
Executive Director