



December 2, 2019

Mayor Clyde Roberson
Monterey City Council
Pacific and Madison
Monterey, CA 93940

Subject: Amend Downtown Specific Plan to Create a Density Cap Overlay for a 7.4-Acre Area Bounded by Anthony, Figueroa, Del Monte, and Camino El Estero to: 1) Allow Density to be Calculated Collectively Among Certain Parcels to Not Exceed 30 Dwelling Units Per Acre; and, 2) Increase Allowable Height to Four Stories ([staff report here](#))

Dear Mayor Roberson and City Council Members:

LandWatch Monterey County supports the proposed Downtown Specific Plan Density Overlay Cap, which allows up to 30 dwelling units per acre and increase allowable height to four stories. Indeed, we support increasing the density to 40 dwelling units per acre to allow for small, more affordable units. LandWatch also supports the proposed requirement that only projects that include at least 50% of the floor area dedicated to residential units would be allowed to build four-stories.

These provisions yield substantial public benefits, specifically they:

- Offer the City more opportunities for in-fill and the creation of more affordable housing.
- Help the City meet its fair share allocation of 650 units in the Regional Housing Needs Analysis (RHNA) and begin to address the critical shortage of affordable housing within the City.
- Reduce the City's very significant jobs/housing imbalance.

Census data show that more than 19,000 workers commute each day into Monterey, many of them for low wage jobs in hospitality (see graph below). Presumably the affordable units will be available to people who work in Monterey but are unable to afford to live there.

We do not support capping the total number of units at 222 because this would be counterproductive to achieving the City's goals for climate-friendly affordable housing.

We commend the City for continuing to address zoning and land use regulations that encourage in-fill, greater density, and more sustainability. LandWatch urges you to expand this overlay throughout the City.

Sincerely,

Michael DeLapa
Executive Director

