

Project Description:

The project site encompasses 54.4 acres (2,369,664 square feet) and 52 parcels, as shown in Project Location Map. The project is a City of Monterey Zoning Ordinance and General Plan amendment to allow multifamily residential uses in certain properties located on the south side of Garden Road, which are currently zoned I-R-130-RA-ES. The zoning amendment would allow applicants to convert existing buildings within the project site into multifamily residential units at a conversion rate of one multifamily residential unit per 900 square feet of existing building area. The amendment would also allow new construction at a rate of one multifamily residential unit per 2,000 square feet of parcel area.

The current I-R district development regulations allow for a maximum 40% lot coverage for one-story structures and a maximum 30% lot coverage for structures of two or more stories. Based on the existing zoning regulations and zoning amendment criteria described above, it was determined that a total of 405 residential units would represent approximately 24% of the capacity for new development or conversion of existing building space into multifamily use. This zoning amendment would place a cap of 405 residential units on Garden Road, including conversion and new development. The density would be limited to 30 dwelling units per acre.

To ensure compatibility between residential and industrial uses, the project site (52 parcels) would be included in a newly created overlay zone allowing multifamily residential uses. The new overlay zoning designation would change the zoning of the 52 parcels from I-R-130-RA-ES to I-R-130-RA-ES-MF (Industrial, Administration, and Research District-130,000 Square Feet of Minimum Lot Area-Religious Assembly-Emergency Shelter-Multifamily Residential Overlay District).

The MF Overlay would require the following changes to Monterey City Code (MCC) Section 38-41 "Supplemental Regulations Applicable to I-R Districts" to ensure compatibility between uses:

2. Fences and Walls. The maximum height of a fence or wall shall be eight feet, except in a required front or corner side yard abutting a street where the maximum height shall be three feet.
 - a. Adjoining an R District ~~of~~ Existing Residential Use. A six-foot-high solid wall (three feet high within 15 feet of a street property line) shall adjoin the property line of an existing ~~ground-floor~~ residential use or an R district.

The MF Overlay will require the addition of Article 16C – Multifamily Residential Overlay District – to Monterey City Code Chapter 38. Article 16C will prescribe land use and development regulations to ensure harmony between land uses and the provision of necessary amenities to future residents. Such regulations will include:

- Limit conversion of existing buildings into residential units to a rate of one multifamily residential unit per 900 square feet of existing building floor area;
- Limit new construction to a rate of one multifamily residential unit per 2,000 square feet of parcel area;
- Limit the total number of residential units in the Multifamily Residential Overlay District on Garden Road to 405 units;
- Prohibit Mixed Use on any single parcel, or within a single building;
- Open space requirements;
- Automobile and bicycle parking requirements;
- Laundry and storage requirements; and,
- Lighting and noise standards.

Future multifamily residential development would therefore require the following City of Monterey Planning Department permits:

- Conditional Use Permit for any number of multifamily residential units, and,

- Preliminary and Final Architectural Review Permits.

Future projects would also require other City permits such as tree removal permits and storm water review, if necessary, and building permits.

Lastly, the zoning amendment would require a General Plan amendment to allow residential uses in the industrial land use area. The Land Use Element would require the following amendment:

Policy b.2. Follow the existing policy directions in the Highway 68 Plan and Old Capitol Site Memorandum of Understanding for residential development south of Highway 1. Workforce housing on the City owned Ryan Ranch **and**, mixed use housing in the Ryan Ranch Business Park, **and multifamily housing on the south side of Garden Road** may be considered in order to provide housing in proximity to a major employment center.