



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

March 14, 2019

NOTICE IS HEREBY GIVEN that the City of Monterey has prepared a Negative Declaration, pursuant to the requirements of CEQA, for the Garden Road Zone Amendment.

The proposed Negative Declaration and Initial Study, as well as referenced documents, are available for review at the City of Monterey, Planning Office, Colton Hall, 1st Floor, 570 Pacific Street, Monterey, CA 93940 and on the City website at: <https://monterey.org/Services/Community-Development/Planning>. In accordance with time limits mandated by State law, written comments on this Negative Declaration and Initial Study will be accepted from:

March 18, 2019 – April 18, 2019

A public hearing for this project will be held on: April 23, 2019 (Planning Commission) and May 21, 2019 (City Council).

Project Title: Garden Road Zone Amendment

Lead agency name and address: City of Monterey, 580 Pacific Street, Monterey, CA 93940

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 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).

For reviewing agencies:

The City of Monterey requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Agency Name: City of Monterey
Contact Person: Fernanda Roveri, AICP, Associate Planner
Phone Number: 831-242-8788

The project site is not located on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision f) of that section.

For Additional Information / Return Comments to:

Fernanda Roveri, AICP, Associate Planner
City of Monterey Planning Office
Colton Hall, 1st Floor
580 Pacific Street
Monterey, CA 93940
Phone: (831) 646-3885

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Molly Erickson

Via Email to:

e: Planning Commission
Planning Secretary
Association of Monterey Bay Area Governments, P. O. Box 809, Marina, CA 93933-0809
Brad Slama, 31 Seca Place, Salinas, CA 93908
CA Department of Fish and Wildlife, 20 Lower Ragsdale Drive, Suite 100, Monterey, CA 93940
CA Department of Fish and Wildlife Regional Office, 1234 E. Shaw Avenue, Fresno, CA 93710
California Regional Water Quality Control, 895 Aerovista Place, Suite 101, San Luis Obispo, CA 93401-7906

California Native Plant Society, Mary Ann Matthews, 2 Via Milpitas, Carmel Valley, CA 93924-9630

Caltrans District 5, 50 Higuera Street, San Luis Obispo, CA 93401-5415
Caltrans Division of Aeronautics

LandWatch of Monterey County, P.O. Box 1876, Salinas, CA 93902

League of Women Voters, Executive Director, P.O. Box 1995, Monterey, CA 93942

Louise J. Miranda Ramirez, OCEN Tribal Chairwoman, P.O. Box 1301, Monterey, CA 93942

Molly Erickson, P.O. Box 2448, Monterey, CA 93942-2448

Monterey Bay Air Resources District, 24580 Silver Cloud Court, Monterey, CA 93940

Monterey Commercial Property Owners, Bob Massaro, P.O. Box 1953, Monterey, CA 93942

Monterey County Airport Land Use Commission, 1441 Schilling Place, Salinas, CA 93901

Monterey County Health Department, 1270 Natividad Road, Salinas, CA 93906

Monterey County LandWatch, P.O. Box 1876, Salinas, CA 93902

Monterey County Planning, 1441 Schilling Place, Salinas, CA 93901

Monterey District Superintendent, Department of Parks and Recreation, 2211 Garden Road, Monterey, CA 93940

Monterey One Water, 5 Harris Ct, Monterey, CA 93940

Monterey Peninsula Water Management District, P.O. Box 85, Monterey, CA 93942

Monterey Regional Airport District, Chris Morello, 200 Fred Kane Drive, Suite 200,

Monterey, CA 93940

Native American Heritage Commission

Rachel Hawkins, EMC Planning Group, 301 Lighthouse Ave # C, Monterey, CA 93940

Sierra Club, Ventana Chapter, Rita Dalessio, Chair, 16 Via Las Encinas, Carmel Valley, CA 93924

Slama L Keith & Jannette Trs Et Al, 2600 Garden Road, Monterey, CA 93940

Transportation Agency for Monterey County, 55 Plaza Cir B, Salinas, CA 93901

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City of Monterey Planning Office as well as the City's Website: <https://www.monterey.org/Services/Community-Development/Planning>