



## NOTICE OF DETERMINATION

**TO:**

X **Office of Planning and Research**

*For U.S. Mail:*

P.O. Box 3044

Sacramento, CA 95812-3044

*Street Address:*

1400 Tenth Street

Sacramento, CA 95814

**FROM:**

City of Monterey

Planning Office

580 Pacific Street

Monterey, CA 93940

(Fernanda Roveri, AICP, Senior

Associate Planner, 831-242-8788)

X **County Clerk**

County of Monterey

P.O. Box 29

Salinas, CA 93902-0570 (Delivered in person)

**SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources code.***

*State Clearinghouse Number (if submitted to State Clearinghouse): 2018081095*

**Project Title:** Garden Road Zone Amendment

**Project Applicant:** City of Monterey

**Project Location:** Parcels with Industrial (I-R) zoning located on the south side of Garden Road, City of Monterey, Monterey County

**Project Description:** The project site encompasses 54.4 acres (2,369,664 square feet) and 52 parcels. 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.

This is to advise that the City of Monterey ( X  lead agency \_\_\_ responsible agency) has approved the above described project on June 4, 2019, and has made the following determinations regarding the above described project:

1. The project \_\_\_ will  X  will not have a significant effect on the environment.

- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures  were  were not made a condition of approval of the project.
- 4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
- 5. A Statement of Overriding Considerations  was  was not adopted for this project.
- 6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the general public in the City of Monterey Planning Office, 580 Pacific Street, Monterey, CA.



\_\_\_\_\_  
Signature (Public Agency)

\_\_\_\_\_  
Senior Associate Planner

Title Governor's Office of Planning & Research

Date: 6/5/2019\_\_\_\_\_

Date Received for filing at OPR: **JUNE 06 2019**

Fish and Game Fee Exemption  is  is not attached.

**STATE CLEARINGHOUSE**

Monterey County Clerk-Recorder  
Stephen L. Vagnini, County Clerk-Recorder  
168 West Alisal Street, First Floor  
P.O. Box 29  
Salinas, CA 93902

Receipt: 19-29288

ProductName	Extended
CEQA FISH AND WILDLIFE FILING (CEQA)	\$2,404.75
# Pages	2
Document #	27-06062019-054
Document Info:	CITY OF MONTEREY
Filing Type	ND
State Fee Prev Charged	false
No Charge Clerk Fee	false
<b>Total</b>	<b>\$2,404.75</b>
Tender (Check)	\$2,404.75
Check Number	274
Name	City of Monterey

PLEASE KEEP THIS RECEIPT FOR  
REFERENCE

6/6/19 1:56 PM counter5

Governor's Office of Planning & Research

**JUNE 06 2019**

**STATE CLEARINGHOUSE**