



Council Agenda Report

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SUBJECT: Review Concept and Provide Initial Policy Guidance for a Potential Planned Community Multi-Family Housing Project to Construct Up to 200 Units with Twelve New Two-Story Buildings on the Southwest Intersection of Barnet Segal Lane and Iris Canyon Road (Not a Project under CEQA Article 20, Section 15378 and under General Rule Article 5, Section 15061)

RECOMMENDATION:

That the City Council provide initial policy guidance on a proposal to increase density from very low residential to medium density residential on vacant lots located on the southwest intersection of Barnet Segal Lane and Iris Canyon Road. After receiving initial policy guidance on this concept, the next steps would be for applicants to apply for a rezone to a Planned Community district pursuant to City Code section 38-56. This action is not approving a specific project or zoning amendments, and it is not binding on future decisions regarding this proposal.

POLICY IMPLICATIONS:

Amendment to the General Plan would be necessary to change the Residential category from Very Low Density Residential to Medium Density Residential.

FISCAL IMPLICATIONS:

Applicants paid \$1,520.50 for this conceptual review. This represents approximately 3% of the City's actual costs of fully processing this application, including an EIR for CEQA review.

ENVIRONMENTAL DETERMINATION:

The City of Monterey determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) CCR, Title 14, Chapter 3 (CEQA Guidelines), Article 20, Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or any reasonably foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

ALTERNATIVES CONSIDERED:

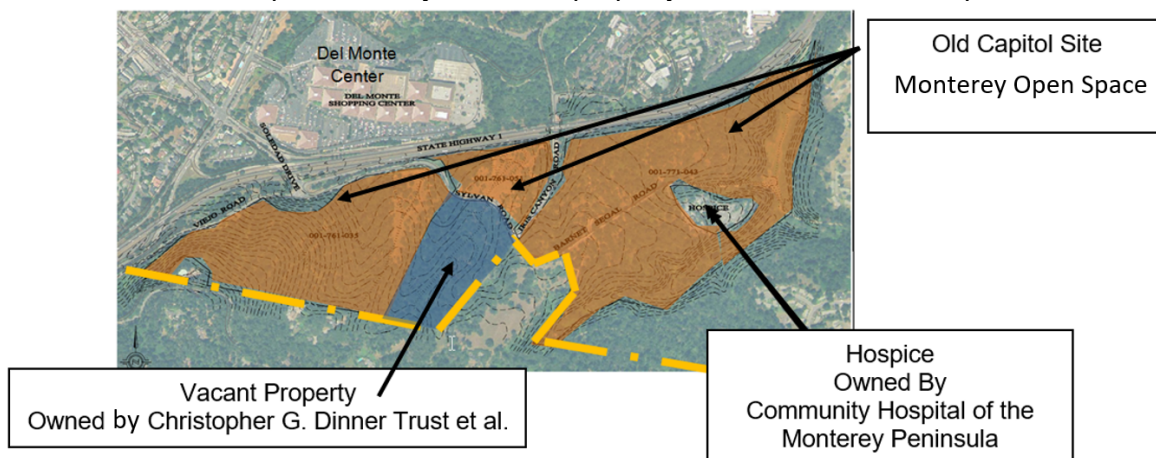
No alternatives are recommended as the purpose of the meeting is to discuss possible policy preferences and/or alternatives.

DISCUSSION:

Background

The applicant for this conceptual review is Paul Davis, and the owner of the property is Christopher Dinner. (Application CR-20-186.) The two subject parcels for this proposal, combine to equal 18 acres (Attachments 1 & 2). The subject site abuts the City owned Old Capitol Site, which equals 135 acres.

Figure 1: Contextual map of the subject vacant property relative to the Old Capitol Site.



The City rezoned the Old Capitol Site to Parks and Recreation on November 5, 2019. The City Council agreed to accept the dedication, transfer of the Old Capitol Site to the City of Monterey for parkland purposes as well as to amend the General Plan Map from Very Low Density Residential to Parks and Open Space and to amend the Zoning Map from Planned Community to Open Space.

Proposed Project Concept

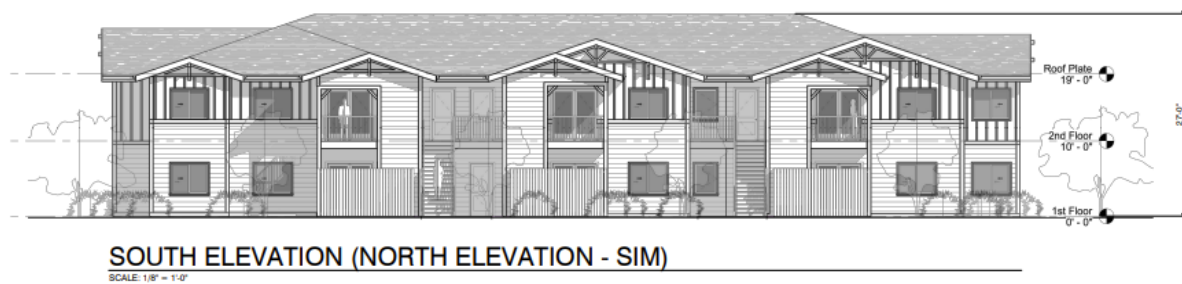
This concept proposal at the site includes 200 dwelling units. The project site is vacant, and the applicant states that he is in the process of procuring water access with up to four wells. Because the proposed development is clustered, much of the site would remain vegetated, including a 271-foot rear setback as a scenic easement. Approximately one eighth of the site would have buildings, with 25% floor area ratio (FAR).

The proposal includes 17 buildings with generally 12 units in each, with six units on each floor, among three floor plan types. (See typical elevation with Figure 2.) Also included within the proposed buildings is an office and community room.

Following is the proposed unit breakdown:

- 1 Bedroom units: 68
- 2 Bedroom units: 129
- 3 Bedroom units: 3

Figure 2: Typical elevation of proposed two-story multi-family housing.



A minimum of 40 units would be deed restricted as affordable with this proposal. A total of 539 parking spaces are included with the initial concept drawings, though the number of parking spaces is likely to decrease with further design iterations (Attachment 1).

Analysis

Planning

Plans for this proposal are conceptual in scope and are not inclusive of enough detail to warrant a full planning review. Water is proposed to be provided with a well, which requires tremendous investment and involves multiple agencies and processes, including review with the State Water Resources Control Board as well as a Major Utility Water Facility Use Permit. Further, environmental review would be required prior to review for a Planned Community proposal to comprehensively assess all environmental impacts. This conceptual review is intended to be a touchpoint to inform the property owner as to whether it would be prudent to consider future investment and timeline commitment.

Density:

The total number of dwelling units in a Planned Community (PC) Plan cannot exceed the maximum number permitted by the General Plan density. The current General Plan designation allows 36 housing units at this site. In determining the maximum number of units for a PC Plan, undevelopable land and land devoted to existing public and private streets are excluded. Portions of land considered undevelopable include areas with slopes in excess of 25% and land containing rare and endangered species, as generally defined in the City of Monterey's General Plan and as specifically determined during the environmental review process. Only a small portion of the site exceeds the 25% slope standard that requires Planning Commission approval for development, which can be seen as darkened polygons on page A1.1, Attachment 1.

The submitted conceptual plan does not contain enough information for thorough density analysis, though a gross calculation of approximately 11 units per acre confirms that a General Plan amendment would be necessary. For this proposal to go forward, the General Plan designation would need to be changed from Very Low Density Residential to Medium Density Residential. Residential categories for the General Plan and Land Use Plan Map is divided into the following three sub-categories:

Very Low Density Residential. This category applies to single-family residential areas where the average density is less than two dwellings per acre. The intent of this designation is to provide for housing in areas with scenic and natural resources. Preservation of scenic and natural resources is a primary goal, and project densities may be within the range as necessary to protect these resources.

Low Density Residential. This category applies to single-family residential areas where the average density is between two to eight dwellings per acre.

Medium Density Residential. This category applies to multiple-family residential areas where the average density is from eight to thirty dwellings per acre. Residential land uses in this category include duplexes, condominiums, and apartments.

Though it was possible for the Old Capitol Site to become parkland due to the gift from the Pebble Beach Company, the same is not currently true for the Dinner site.

Housing Policy:

Developed units may count towards the City's required number of housing units associated with the Regional Housing Needs Assessment (RHNA). Specifically, the 40 affordable units would contribute to goals for low and moderate units. The remaining 160 units would likely contribute to the category "above moderate" income levels (Figure 4).

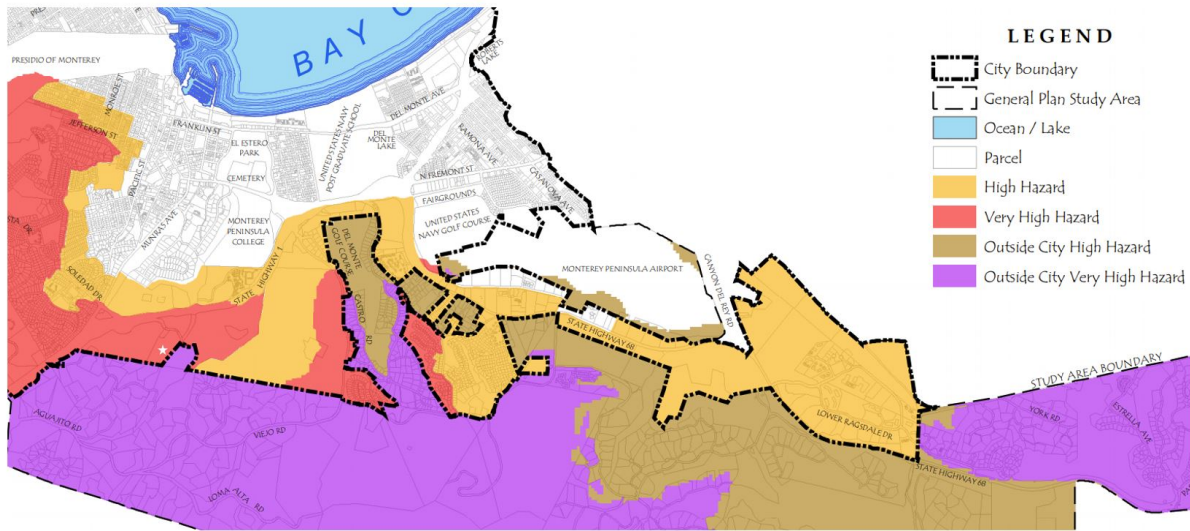
Figure 4: Current Monterey RHNA table.

City of Monterey			
Income Group	Total RHNA	Building Permits Issued	Remaining RHNA Goal
Very Low	157	19	138
Low	102	0	102
Moderate	119	2	117
Above Moderate	272	66	206
Total	650	87	563

Fire Hazard Zone and Habitat Issues:

The site is within a Very High Fire Hazard (Figure 5). Barnet Segal would provide exits for future residents via Soledad Drive or Iris Canyon Road. Fire hazard issues would need to be carefully considered as part of the project review. Additionally, the project triggers a biotic study to evaluate impacts on possible sensitive habitats including the Monterey Pine forest and individual species.

Figure 5: City of Monterey Map 14, Fire Hazard Severity Zones, subject site starred.

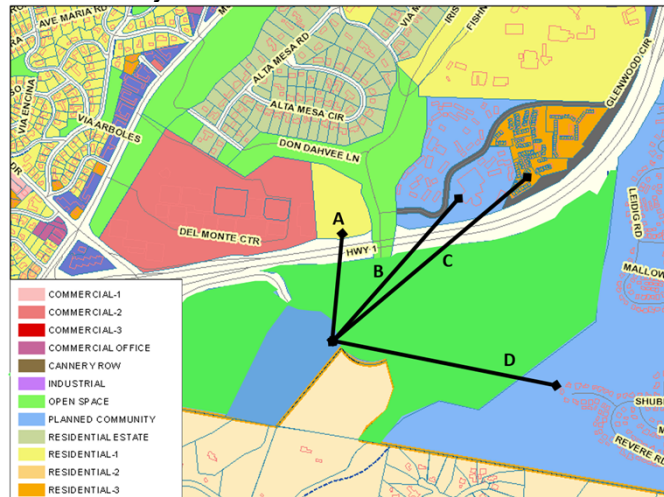


Context:

Residential properties are significantly distant from the Dinner site (Figure 6). *Merrill Gardens at Monterey*, a 98-unit senior living facility and shown with the letter (A), is located at least 900 feet away from the subject property. More than 2,000 feet away from the subject site is the 10-acre *Park Lane* site (B), with 140 existing units, 40 new independent living units coming soon, and an additional 145 beds to serve those with assisted living and memory care needs.

Footprints on the Bay, an 8.63-acre condominium site is shown with the letter (C) and it is approximately a half-mile away from the subject site. The condominium was permitted in 2005 and is home to 212 units, 42 of which are deed-restricted as affordable. *Footprints on the Bay* is designated Medium Density Residential with the General Plan. *La Mesa Military Housing Complex*, shown as letter (D) was constructed as a Planned Community and is also approximately a half-mile away from the subject property. This site is designated Low Density Residential in the General Plan.

Figure 6: Zoning and context of subject site.



Public Works and Parking

Traffic:

The average daily traffic (ADT) on Barnet Segal is 820 (2017 count). With 200 units proposed, the estimated increase is 1,464 vehicle trips per day, which represents a 178% increase in ADT. Barnet Segal is a narrow street with no sidewalks, bike lanes, or shoulder. There are currently no bike or pedestrian connections to the proposed site. No parking is permitted on Barnet Segal from Iris Canyon to Westland House driveway due to lack of improved shoulders and narrow lanes. The posted speed limit on Barnet Segal is 40 mph.

The proposed development will likely increase trips at the following intersections: Barnet Segal and Iris Canyon, Barnet Segal and Hwy 1/Soledad and Soledad/Munras. It will potentially increase daily trips at Iris Canyon and Glenwood Circle, Iris Canyon and Don Dahvee/Iris Canyon, El Dorado/Fishnet, and Iris Canyon/Via Mirada/Fremont.

Public Right-of-Way Improvements:

The California Streets and Highways Code discusses how the public right-of-way can be developed as a part of the whole of this project, including but not limited to pavement, curb, gutter, sidewalk, sidewalk crossings, curb ramps, signage, striping, and any necessary stormwater and sanitary sewer conveyance infrastructure necessary in the vicinity of the project to adequately connect and operate City infrastructure as a result of this project. This may also include capacity analyses and related infrastructure upgrades of existing City infrastructure downstream to accommodate the upstream project. Additionally, any new public improvements' impervious surfaces developed as a part of this project are subject to the Post Construction Requirements (PCR) structural stormwater controls. (See City Standard Details link, and PCR requirements below)

Utilities:

- A. Sanitary Sewer – A capacity analysis of the existing sanitary sewer system shall be performed to assess the adequacy of the existing system and identify improvements that may be required to accept new wastewater flows from this project. One-time City sewer connection fees to connect 200 new residential apartments to the City sanitary sewer system will be approximately \$600,000.
- B. Storm Drains – An analysis of existing storm drain infrastructure shall be prepared to determine whether the existing system is adequate to convey the proposed stormwater flows and to identify system improvements that may be required.
- C. Water Supply – Water supply for the project is not discussed on the conceptual drawings. It is understood that wells will be employed as the water supply system for this project.
- D. Electrical, Gas, Telecommunications Connections: As part of a utility plan for the development, connections to existing public utility service lines will be required. New utility connections and the expansion of public utility mains shall be constructed underground (subsurface).

Post-Construction (Stormwater Quality) Requirements:

This project concept results in the creation of new impervious surfaces and requires compliance with the *Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region* (PCRs) established by the Central Coast Regional Water Quality Control Board (Resolution No. R3-2013-0032). All new impervious surfaces created under this project are subject to the site design, water quality treatment, runoff retention, and peak management standards of the PCRs. Because this project concept will result in the creation of

greater than 22,500 square feet of new impervious surface, facilities will be required to be constructed to treat, retain, and detain stormwater runoff to mitigate the impact of this development on water quality. Facilities constructed to meet these requirements are required to be encumbered in a legal agreement between the City and the property owner in which the owner commits to maintaining these facilities in perpetuity. This requirement is attached to the property deed and will apply to any future owners. The operation and maintenance of public stormwater treatment facilities that will be required to be installed to treat the public infrastructure typically become the responsibility of the City, at additional cost to Public Works' operating budget.

Staff's recommendation is for Councilmembers to share policy guidance with the Applicant. If the Council supports the proposal for further analysis, then Applicant will apply to the Planning Commission for a General Plan amendment along with CEQA review. A Planning Commission amendment recommendation will be presented for further Council deliberation and possible adoption in the future. Either in tandem with the amendment or subsequently, the Applicant will also apply to the Planning Commission for review of a proposed Planned Community, which requires Council adoption. Following these steps, review by the Architectural Review Committee is required prior to building permit entitlement.

AF & AR:cbk

Attachments: 1. Applicant Plans
 2. Applicant Narrative

e: All Neighborhood Associations
 All Business Associations
 Pebble Beach Company

Writings distributed for discussion or consideration on this agenda item, pursuant to Government Code § 54957.5, are posted at <https://monterey.org/Submitted-Comments> within 72 hours of the meeting.