



Council Chamber
580 Pacific St.
and ZoomTeleconference
Monterey, California

Monterey City Council
Special Meeting Agenda

Council Special Meeting

Wednesday, September 29,
2021

7:00 PM

City Council

Clyde Roberson, Mayor
Dan Albert, Councilmember
Alan Haffa, Councilmember
Ed Smith, Councilmember
Tyler Williamson, Councilmember

City Manager

Hans Uslar

IMPORTANT NOTICE: The City of Monterey is committed to the safe public attendance of its public meetings and seeks to continue to offer virtual methods for public participation options. Governor Newsom's Executive Order N-29-20 remains in effect, providing greater flexibility for agencies holding public meetings during the COVID-19 (coronavirus) pandemic.

Details for public participation in this City Council meeting:

- **BEFORE THIS MEETING**, members of the public may submit comment(s) to cityclerk@monterey.org until ½ hour before the start of the meeting. These messages will not be read aloud during the meeting but are made available to the Council and public at monterey.org/submitted-comments. All comments received become part of the record.
- **DURING THIS MEETING**, members of the public may attend and participate:
 - **In-person (location listed above), with masks required for all, regardless of vaccination status**, except those who are younger than two years old or have a medical condition that prevents wearing a mask.
 - **Online via ZoomGov Webinar live (no time delay):**
 - Join on a computer or smartphone: <https://monterey.org.zoomgov.com/j/1601253340>
 - Or join by telephone: Dial 833-568-8864 (Toll Free), 669-254-5252 (Campbell, Calif.) or 646-828-7666 (New York, NY). If one number doesn't work, please try another.
 - Enter Webinar ID: 160 125 3340 #
 - If prompted to enter a participant ID, press #
 - To "raise your hand" dial *9. Once called upon, dial *6 to unmute.
 - Need more help or seeking guidance on making public comments? Read our ZoomGov [Meeting Instructions](#).
 - This meeting will also stream live for viewing only on youtube.com/cityofmonterey (10 second delay) and on Comcast Channel 25 (up to 90 second delay).

CALL TO ORDER

***** Evening Session Agenda *****

PLEDGE OF ALLEGIANCE

CONSENT ITEMS
CONSENT AGENDA consists of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Councilmember may request that an item be placed on the regular agenda for further discussion.

Resolutions

RESOLUTIONS are passed to express the policy of the Council on certain items or programs, or are passed to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution. Resolutions only require one reading and are approved when "passed and adopted."

1. Authorize the City Manager or His Designee to Execute an Intergovernmental Support Agreement Amendment with the U.S. Army Garrison Presidio of Monterey on Behalf of the Presidio Municipal Services Agency to Extend the Contract Term and Establish 5th Option Period (Not a Project Under CEQA per Article 20, Section 15378 and Under General Rule Article 5, Section 15061) ***PMSA***

***** End of Consent Agenda *****

STUDY SESSION

STUDY SESSION items are used to provide information to the City Council and answer their questions to clarify issues. Study Sessions provide a setting for informal discussions between staff, consultants, board, commission, committee members and the City Council regarding specific programs, projects or policies. Council does not take formal action on the items.

2. Receive Presentation about Rent Control in California and Potential Rent Stabilization Measures that could be Implemented in the City of Monterey, and an Overview of the City's Current Housing Program (Not a Project under CEQA per Article 20, Section 15378 and General Rule Article 5 Section 15061)

*****Adjourn to Closed Session (See additional agenda)*****

ADJOURNMENT

Members of the public have the right to address the City Council on any item on the Agenda, before or during its consideration [G.C. §54954.3(a)]. The Mayor will formally open the floor for public comment on items such as "Public Appearance" and "Public Hearings." Comment may be made via the method described in the Important Notice (re: COVID-19) at the top of the agenda.

Writings distributed for discussion or consideration on these matters within 72 hours prior to the meeting, pursuant to Government Code § 54957.5, are available at: <https://monterey.org/submitted-comments>

Information distributed to the Council at the Council meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.

City Council Meetings are cable cast live and videotaped for replay on Monterey's Government Access Channel 25 by Access Media Productions (AMP).

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES:

- Voicemail: (831) 646-3799
- Fax: (831) 646-3793
- Email: suggest@monterey.org
- WebPage: <http://www.monterey.org>



The City of Monterey is committed to including the disabled in all of its services, programs and activities. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 646-3935.

Notification 30 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II]. Later requests will be accommodated to the extent feasible. For communication-related assistance, dial 711 to use the California Relay Service (CRS) to speak to City offices. CRS offers free text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. If you require a hearing amplification device to attend a meeting, dial 711 to use CRS to talk to the City Clerk's Office at (831) 646-3935 to coordinate use of a device.

Upcoming city meetings are listed at <http://isearchmonterey.org>

More information is available by calling (831) 646-3935



Council Agenda Report

Date: 9/29/2021

Item No.: 1.

FROM: Steve Wittry, Public Works Director
Prepared By: Tom Levendowski, Public Works Administrative Services Manager

SUBJECT: Authorize the City Manager or His Designee to Execute an Intergovernmental Support Agreement Amendment with the U.S. Army Garrison Presidio of Monterey on behalf of the Presidio Municipal Services Agency to Extend the Contract Term and Establish 5th Option Period (Not a Project Under CEQA per Article 20, Section 15378 and Under General Rule Article 5, Section 15061)
PMSA

RECOMMENDATION:

That the City Council adopt a resolution to authorize the City Manager or his designee to execute an Intergovernmental Support Agreement Amendment with the U.S. Army Garrison Presidio of Monterey (Army) on behalf of the Presidio Municipal Services Agency (PMSA) to extend the contract term and establish the 5th option period.

POLICY IMPLICATIONS:

This action is consistent with Council policy to approve contractual agreements exceeding \$75,000.

FISCAL IMPLICATIONS:

The Army has notified the City of its intent to enter into a fifth annual option period for the term of October 1, 2021 to September 30, 2022. The following are the estimated cost reimbursement amounts for Option Period 5 of the Intergovernmental Support Agreement (IGSA).

Service	Quantity	City of Monterey	City of Seaside	Total
Scheduled Facilities Maintenance and Repairs	12 months	\$9,960,903	\$880,125	\$10,841,028
Unscheduled Facilities Maintenance and Repairs	To be determined	\$3,262,469	\$25,000	\$3,287,469
Estimated Total		\$13,223,372	\$905,125	\$14,128,497

The City of Monterey's current adopted budget is sufficient to cover the estimated cost for scheduled maintenance services. The estimated monthly billing for scheduled maintenance and repairs for the City of Monterey is \$830,075 and \$73,344 per month for the City of Seaside.

The Army anticipates unscheduled maintenance and repairs of \$3,287,469. The most common types of unscheduled maintenance and repairs are emergency events and special projects that exceed a cost of \$2,500 per work order. Funding for each emergency or project will be handled through an administrative amendment to the IGSA to ensure proper cost tracking and billing. Any project award that exceeds \$350,000 will be brought to the City Council for approval.

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.

In some cases, these subsequent discretionary projects may also require environmental determination in accordance with the National Environmental Policy Act.

ALTERNATIVES CONSIDERED:

The Council could choose not to authorize the City Manager to execute an IGSA amendment, however, this alternative is not recommended. The current IGSA is set to expire on September 30, 2021. Without the Council’s approval to amend the agreement, there would be no agreement in place to bill the Army for services beginning October 1, 2021.

DISCUSSION:

The Presidio Municipal Services Agency (PMSA) has been providing base installation maintenance and repairs services to the Presidio of Monterey (POM) and Presidio of Monterey Annex (POMA) since 1998. These two installation sites are known as the U.S. Garrison Presidio of Monterey. POM is located in the City of Monterey and POMA is located in the City of Seaside.

On October 11, 2016, the first and original IGSA was signed for a term of no more than five years. Federal legislation in 2016 only allowed an IGSA term to be five years. The legislation has since changed and IGSA’s may have a term of no more than ten years. The new longer term is allowing the original IGSA to be amended and permit another year of maintenance and repair services. Furthermore, on August 4, 2021, the Director of IMCOM (U.S. Army Installation Management Command) Training in Fort Eustis, Virginia approved the Army’s request to extend the original IGSA to March 31, 2023.

Staff of both the City of Monterey and Army have been working on developing a second IGSA for the past three months. This second IGSA will supersede the original IGSA, however, additional time is needed to complete the development and negotiation process. The new IGSA will likely be executed in early spring of 2022.

In accordance with Section 6 of PMSA’s Joint Powers Agreement, the City of Monterey has been designated as the Lead Agency to execute and administer the programs undertaken by PMSA. Therefore, signatory authority resides with the Monterey City Manager and must be authorized by the Monterey City Council since the IGSA exceeds \$75,000.

It is recommended that City Council authorize the City Manager or his designee to execute the required amendment to the original IGSA so services may continue until a new IGSA is completed. The City Attorney will review the amendment for final form and content prior to the City Manager signing.

TL/ja

Attachments: Resolution

e: Rafaela King, Finance Director
Ryan Stewart, General Services Superintendent

Writings distributed for discussion or consideration on this matter within 72 hours prior to the meeting, pursuant to Government Code § 54957.5, will be made available at the following link: <https://monterey.org/Submitted-Comments>.

RESOLUTION NO. ___ - ___ C.S.

A RESOLUTION OF THE COUNCIL OF THE CITY OF MONTEREY

AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN INTERGOVERNMENTAL SUPPORT AGREEMENT AMENDMENT WITH THE U.S. ARMY GARRISON PRESIDIO OF MONTEREY ON BEHALF OF THE PRESIDIO MUNICIPAL SERVICES AGENCY TO EXTEND THE CONTRACT TERM AND ESTABLISH 5TH OPTION PERIOD *PMSA*****

WHEREAS, the Presidio Municipal Services Agency (PMSA) has been providing municipal services to U.S. Army Garrison Presidio of Monterey since 1998;

WHEREAS, on October 11, 2016, PMSA entered into a five-year Intergovernmental Support Agreement with the Army, which expires on September 30, 2021;

WHEREAS, on August 4, 2021, the Director of IMCOM Training in Fort Eustis, VA approved the Army's request to extend the original IGSA to March 31, 2023;

WHEREAS, the City of Monterey is designated as the Lead Agency in accordance with Section 6 of the PMSA's Joint Powers Agreement and as such is the agency with signatory authority to execute the agreement on behalf of PMSA;

WHEREAS, amending the current IGSA has a value greater than \$75,000;

WHEREAS, the City Attorney or her designee will review the IGSA amendment for final form;

WHEREAS, subsequent discretionary projects may also require environmental determination in accordance with the National Environmental Policy Act; and,

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONTEREY that it hereby:

1. Approves the proposed Intergovernmental Support Agreement amendment with the U.S. Army Garrison Presidio of Monterey, establishing the 5th Option period effective October 1, 2021 through September 30, 2022, so maintenance and repairs services may continue, without interruption.
2. Authorizes the execution of the Intergovernmental Support Agreement amendment by the Monterey City Manager or his designee, as well as any future amendments to the Agreement that are administrative in nature, on behalf of the PMSA, through March 31, 2023.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this _____ day of _____, 202____, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED:

ATTEST:

Mayor of said City

City Clerk thereof



Council Agenda Report

Date: 9/29/2021

Item No.: 2.

FROM: Kimberly Cole, AICP, Community Development Director
Prepared By: Grant Leonard, AICP, Administrative Analyst

SUBJECT: Receive Presentation about Rent Control in California and Potential Rent Stabilization Measures that could be Implemented in the City of Monterey, and an Overview of the City's Current Housing Program (Not a Project under CEQA per Article 20, Section 15378 and General Rule Article 5 Section 15061)

RECOMMENDATION:

Receive Presentation about Rent Control in California and Potential Rent Stabilization Measures that could be implemented in the City of Monterey, and a general overview on the City's current housing program.

POLICY IMPLICATIONS:

Maintaining and increasing access to affordable housing supports the City's on-going housing efforts, including those intended to serve extremely low, very low and low-income residents.

FISCAL IMPLICATIONS:

There is no direct financial impact from receiving the presentation about rent control in California and the potential rent stabilization measures in the City of Monterey. It is unknown what the financial impact would be to develop and implement a rental control program within the City, although the cost would likely be substantial and require increased staff levels to manage the new program.

ENVIRONMENTAL DETERMINATION:

The City of Monterey staff 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(b)(5)). 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 is a report on PY2015-16 CDBG funded activities and this matter has 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:

The City Council may elect not to receive the presentation.

DISCUSSION:

The City of Monterey currently experiences both high housing costs and a low inventory of affordable housing units. Further exasperating this condition is the Peninsula's shortage of available water for development and the restriction on California American Water's (Cal Am) ability to set new water meters.

Background

In 2019, the City prepared two housing reports that outlined some of the challenges facing the City's rental community, the Vulnerable Communities Needs Analysis and the Regional Analysis of Impediments to Fair Housing Choice.

- The majority of Monterey residents are renters, with 65.9% of housing units occupied by renters.
- Of the 65.9% of housing units occupied by renters, 35.3% are occupied by low or moderate income households.
- 50% of the City's housing units are multi-family
- 62% of multi-family housing had five or more units
- 87.6% of the City's housing stock was constructed before 1990

Data that was used to inform the Vulnerable Communities Needs Analysis and the Regional Analysis of Impediments to Fair Housing Choice showed that:

- The average rental cost for a studio was \$1,289
- The average rental cost for a 1-bedroom was \$1,734
- The average rental cost for a 2-bedroom was \$2,236
- 51.8% of renters reported experiencing housing problems, such as living in overcrowded conditions or living in substandard conditions
- 23.6% of renters were severely cost burdened by rent

According to RentCafe.com, the current average rent in Monterey is \$2,263, and rents have increased by 6% over last year. Although this is unofficial, aggregated data from an online source, it does reflect the upward trend in rents for Monterey. Forthcoming 2020 Census data will provide official data on rental rates within the City.

Presentation Overview

Based on a suggestion by Council Member Williamson, the Council tasked staff to organize and present a study session about various aspects of rent control.

The City partnered with Goldfarb & Lipman to provide an informational presentation about rent stabilization measures available to cities in California. The presentation will:

- Provide an overview of rent control and just cause for eviction
- Provide an overview of legal landscape

- Review of city's police powers
 - Limitations on rent control ordinances
- Explain the Costa Hawkins Rental Housing Act and Ellis Act
- Explain the Tenant Protection Act of 2019
- Outline policy options:
 - Enact a rent control and just cause ordinance
 - Build upon the Tenant Protections Act of 2019
 - Pass a Tenant Relocation Assistance Ordinance
 - Provide landlord-tenant mediation
- Discuss other Rent Control considerations:
 - How to fund the program?
 - Who monitors compliance?
 - What kinds of education and outreach are provided?
- Discuss Rental Registries
 - Data required
 - Monitoring and updating

Existing Housing Programs

The City's Housing Programs Office currently provides a variety of ongoing housing programs with an annual Community Development Block Grant budget of approximately \$1.5 - \$2 million. These funds are restricted to specific programs and income levels based on Federal regulations. On-going programs include:

- Administration of the Community Development block Grant (CDBG) programs
 - Public Service grants to non-profits
 - Home repair grants and loans to low-income home owners
 - Public infrastructure grants to repair City parks and non-profit owned public facilities
- Administration of the Purchase and Resale Program for affordable home ownership
 - First-time Home Buyer Program
 - Down Payment Assistance Program
- Administration of the City's Affordable Rental Housing Program
- Management of the HOME funded Casa De Estrella Apartments

For decades, the City has been suggesting and implementing a variety of housing programs and measures. Similarly, in 2018, the Monterey Bay Economic Partnership addressed a multitude of housing issues and solutions. A comparative status of these efforts is outlined in Attachment 1 and reflects the decisions made by Monterey City Councils.

In addition to the regular housing programs, the Housing Programs Office has undertaken several special projects including:

- Administration of the Emergency Rental Assistance Program
- Updating the City's Housing Element by 2023
- Working with non-profit developers to redevelop four City-owned properties to provide 150 new affordable units within Downtown Monterey.

The Housing Programs Office currently has three full time employees to administer the programs and special projects. Adding a new and complicated program, such as rental stabilization regulations, would require adding additional staff to manage the new program.

Conclusion

Staff recommends that the City Council receive the presentation about rent control in California and the potential rent stabilization measures in the City of Monterey.

KC/GL

Attachment: 1. Monterey Bay Economic Partnership Recommendation and City of Monterey Policy

e: Housing Interest List
 Property Management Companies
 All Business Associations
 All Neighborhood Associations

Writings distributed for discussion or consideration on this matter within 72 hours prior to the meeting, pursuant to Government Code § 54957.5, will be made available at the following link: <https://monterey.org/Submitted-Comments>.

Policy Matrix MBEP Recommendation and City of Monterey Policy		
1. Scale All Fees by Square Foot, Not Per Unit		Done
In 2020, the City of Monterey repealed Monterey City Code section 33-29, which established the City’s only impact fee, for Parks. The City also sent letters to regional agencies to change their fee structures.		X
2. Defer Development Impact Fees Until Certificate of Occupancy		Done
The City’s Park Fee was its only development impact fee, and the City repealed it in 2020 and sent letters to regional agencies to change their fee structures.		X
3. Enhanced Bonus Density Provision		
MBEP Policy Recommendation	City of Monterey Policy	Done
Allow a preference for subsidy vouchers in the inclusionary housing units	Requires policy direction from Council. Current Inclusionary Housing Ordinance does not address vouchers. The City started an economic study as required by State law in 2019 but halted this effort due to the drastic economic changes of COVID that would invalidate the study effort. Staff does not anticipate updating the Inclusionary Housing Ordinance until the economic situation is more stable.	Future Work Effort – waiting for a more normal economic situation for valid study required by State law
Allow market rate developers the option to pay in-lieu fees and require acceptance of subsidy vouchers	Current Inclusionary Housing Ordinance allows an in-lieu fee but the fee has not been established. The City started an economic study as required by State law in 2019 but halted this effort due to the drastic economic changes of COVID that would invalidate the study effort. Staff does not anticipate updating the Inclusionary Housing Ordinance until the economic situation is more stable.	Future Work Effort – waiting for a more normal economic situation for valid study required by State law

Create a rental bonus – jurisdictions structure an additional bonus on top of inclusionary housing bonuses for project that are guaranteed to be rental projects.	Requires policy direction from Council.	Requires policy direction
4. Reduce Parking Requirements		
MBEP Policy Recommendation	City of Monterey Policy	Done
Greatly reducing – ideally eliminating entirely – parking minimums in downtown zones, combined with parking districts where needed.	In 2015 the Council adopted the Downtown Specific Plan, which reduced the parking requirement to: <ul style="list-style-type: none"> • Minimum 0.5 spaces per residential unit • Maximum 2 spaces per residential unit • Shared parking allowed • In-lieu fees allowed 	X
Reducing parking requirements in other locations served by walkable amenities and public transit.	The City Council adopted the North Fremont Specific Plan and the Lighthouse Area Specific Plan but parking requirements were not reduced in these planning areas due to public concerns. Current Parking Requirements: Lighthouse: <ul style="list-style-type: none"> • 1 space per residential unit • Shared parking allowed • In-lieu fees allowed for smaller lots only North Fremont: <ul style="list-style-type: none"> • 1.5 spaces per residential unit • Each unit shall have assigned space • No shared parking allowed • No in-lieu fees allowed Cannery Row: <ul style="list-style-type: none"> • 1 space per residential unit • In-lieu fees allowed 	X (considered but not adopted)

Reducing parking requirements in other locations served by walkable amenities and public transit	Completed for Downtown Monterey as described above.	X
Making a working bonus density ordinance, so that the lower parking requirements required by state bonus density law are available to projects that can work financially.	City amended its Density Bonus Ordinance	X
Incentivizing commercial property owners to share existing parking with nearby residential projects where appropriate.	As stated above, parking options are already offered as follows: Downtown: Shared parking allowed Lighthouse: Shared parking allowed North Fremont: No shared parking allowed Cannery Row: No shared parking allowed	X (partially adopted except for North Fremont)
5. Reducing Commercial Space Requirements		
MBEP Policy Recommendation	City of Monterey Policy	
Allow housing behind and above any first-floor commercial/retail space, requiring at most only a certain depth of commercial space along the primary street frontage. Outside of core downtowns, allow street frontage space to be a construction type and design that can allow for conversion between residential use, live-work space, and retail uses, allowing demand to drive use over time.	Policy changes under consideration. This is a lower priority for the Planning Office at this time.	Under consideration

6. Local Funding Sources for Affordable Housing		
MBEP Policy Recommendation	City of Monterey Policy	Done
<p>The Monterey Bay Region should look at best opportunities for generating revenue to subsidize more affordable housing production – not taxes- such as dedicating a portion of Transient Occupancy Taxes, Cannabis Revenues, or establishing a Commercial Linkage Fee as several San Francisco Bay Area cities have done. UC Berkeley’s Urban Displacement Project (http://www.urbandisplacement.org/policy-tools-2) has catalogued affordable housing policies including housing related funding measures across the Bay Area.</p>	<p>TOT funds: Requires policy direction from Council. This should most likely be an assignment to the City’s Finance Department if pursued.</p>	<p>Requires policy direction</p>
	<p>Cannabis Revenues: Cannabis sales are being considered and use of revenues can be considered as part of that effort.</p>	<p>Cannabis Ordinance Underway</p>
	<p>Commercial linkage fee: Requires policy direction from Council. This should most likely be an assignment to the City’s Finance Department if pursued.</p>	<p>Requires policy direction</p>
7. Comprehensive Pro-ADU Policies		
<p>The City Planning Commission has completed its deliberations on a proposed new ordinance that will be reviewed by the City Council in October 2021.</p>		
MBEP Policy Recommendation	City of Monterey Policy	Done
<p>Annual production goals, with continued policy change as success relative to the goals is evaluated</p>	<p>Goals could be established in upcoming Housing Element Update.</p>	<p>Consider as part of Housing Element update</p>
<p>Significantly lower impact fees for ADUs, including avoiding water and sewer fees due to the property already having such connections.</p>	<p>The City has repealed the Parks Fee.</p>	<p>X</p>
<p>Deferral of all impact fees until Certificate of Occupancy.</p>	<p>The City has repealed the Parks Fee.</p>	<p>X</p>

No owner occupancy requirements.	Revised State law does not allow owner occupancy of ADUs until 2025. Owner occupancy is required for junior accessory dwelling units. New ADU Ordinance will be reviewed by the Council in October 2021.	X
Further lowering parking requirements	New State law basically eliminates parking requirements for accessory dwelling units in Monterey. New ADU Ordinance will be reviewed by the Council in October 2021.	X
Easy online tool for assessing a property's eligibility and requirements under zoning rules.	New online tool would need to be developed once ordinance is adopted. Ordinance is scheduled for Council review in October 2021.	Will Implement After ADU Ordinance Adopted Fall 2021
Sustained public education	Sustained public education effort will be initiated when new ordinance is adopted. New ADU Ordinance will be reviewed by the Council in October 2021.	Will Implement After ADU Ordinance Adopted Fall 2021
Actively working with local lenders to encourage the financing of ADUs	Staff will pursue working regionally with other cities to encourage lenders to finance ADUs once ordinance is adopted. New ADU Ordinance will be reviewed by the Council in October 2021.	Will Implement After ADU Ordinance Adopted Fall 2021
8. Update Traffic Analysis		
MBEP Policy Recommendation	City of Monterey Policy	DONE
California is moving toward analyzing traffic impacts in the "vehicle miles traveled" framework rather than the "level of service" framework.	City adopted new Vehicle Miles Traveled Policy in compliance with State Law.	X

9. Zoning for Density, Including Optimizing Height Limits & Density Calculations.		
MBEP Policy Recommendation	City of Monterey Policy	
Setting height limits in downtowns and other denser areas to the financially efficient heights for 3-over-1 (i.e. three residential stories built over one commercial story) and 5- over-2, roughly 50 and 85 feet respectively.	<p>City amended its height limits as part of the Downtown Specific Plan to allow 3 over 1.</p> <p>Current height limits in the downtown include:</p> <p>Alvarado District: 4 stories</p> <p>East Village District: 3 stories</p> <p>Pearl District: 3 stories</p> <p>All other districts: 2 stories</p>	X
Requiring only modest upper-story setbacks, and especially in downtowns, allowing high FAR (floor area ratio) – in these locations a FAR limit is often not needed at all given that total lot coverage after setbacks, articulation requirements, and height limits are observed is often ideal.	<p>No FAR maximums are required in the Downtown, North Fremont, and Lighthouse areas.</p> <p>The Lighthouse Specific Plan requires 12-foot 3rd story setbacks</p> <p>The North Fremont Specific Plan requires 15' upper story setbacks along Bruce Lane and 5'-10' first story setbacks for residential uses adjacent to a street</p> <p>Cannery Row:</p> <ul style="list-style-type: none"> • Waterside FAR – 2 • Opposite side of Waterfront – 3 • 10' side streets only 	X
Removing units-per-acre density limits, instead limiting density by height, FAR, and parking requirements. This enables projects to build more, smaller units in the same building size.	<p>City amended the Downtown Specific Plan to remove the per site density limit and instead there is an overall cap for the district.</p> <p>The height standard now limits density. Parking requirements have also been minimized.</p>	X
Reducing the commercial space requirements is also a core part of optimizing zoning. Outside of core downtown areas, allowing a part of a mixed-use project's ground floor to be residential.	<p>Policy changes under consideration. This is a lower priority for the Planning Office at this time.</p>	Under consideration