


PLN170765 – McIntosh

Laguna Seca Office Park GDP & Lot 5 Apartments

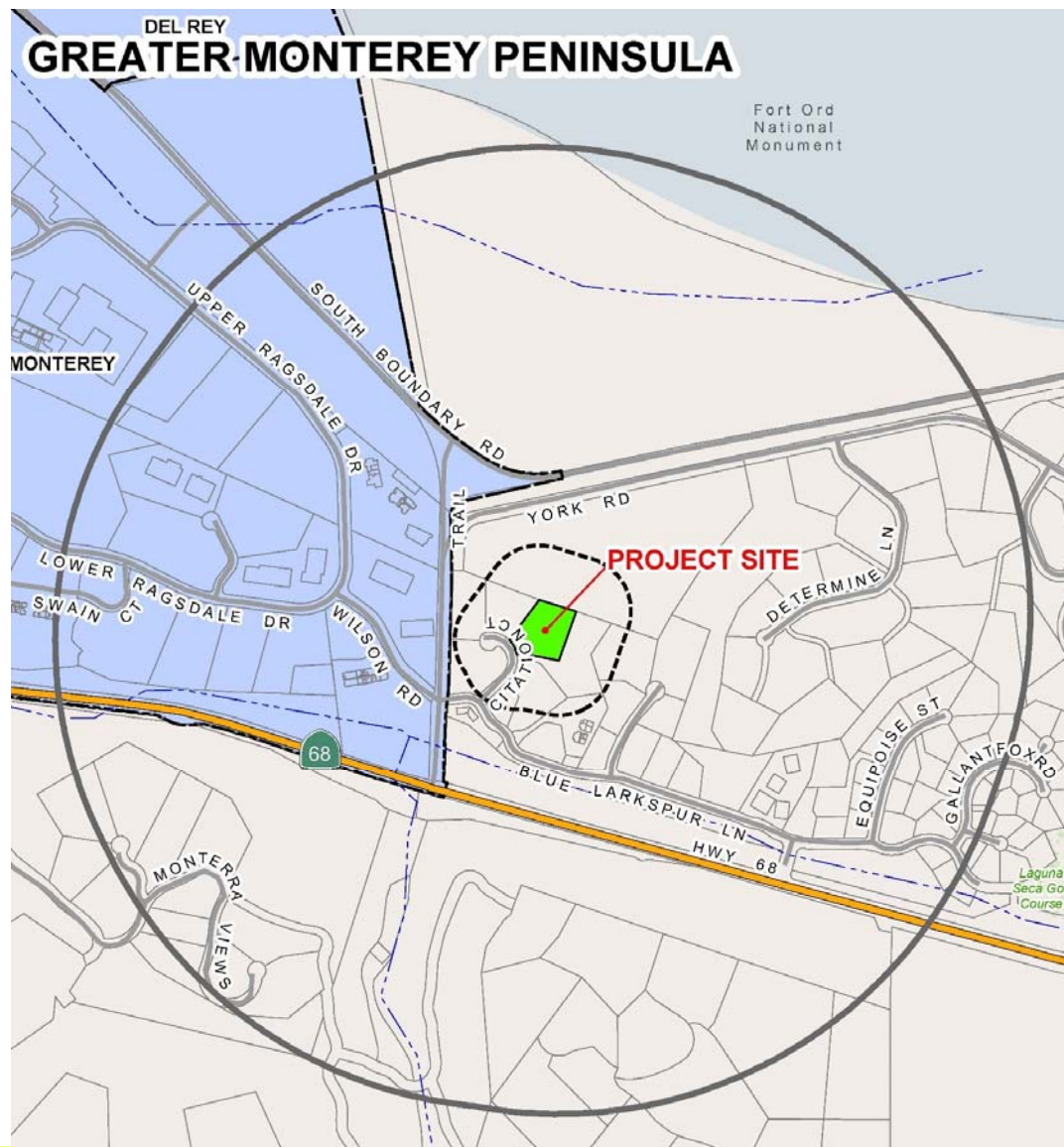
County of Monterey  Housing & Community Development

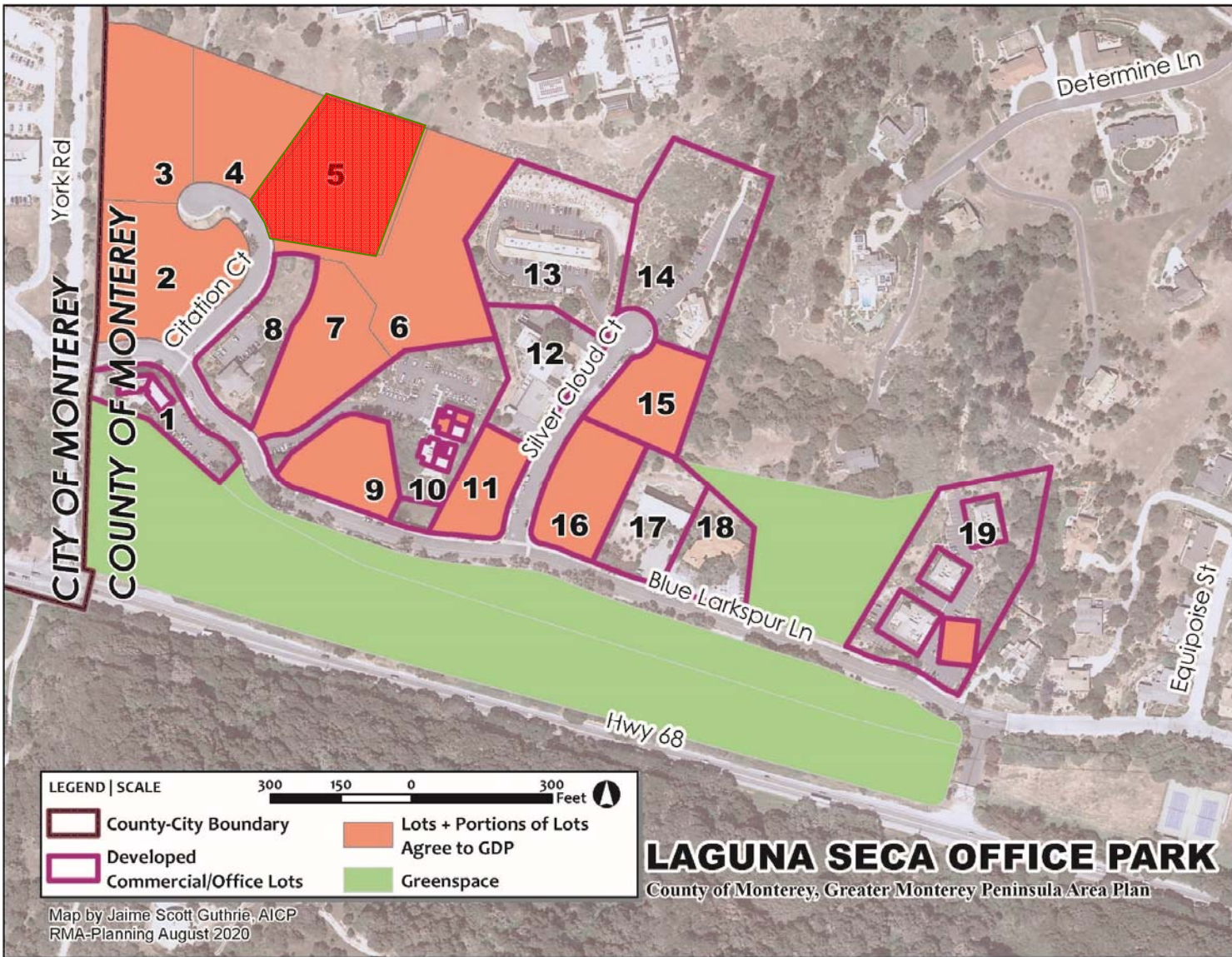
BOARD OF SUPERVISORS – 23 February 2021

Jaime Scott Guthrie, AICP, Associate Planner

VICINITY & LOCATION

- Laguna Seca Office Park (LSOP) – approx. 54 acres – GMP Area Plan
- VO/B-6-UR-D-S
- Adjacent to City of Monterey, Ryan Ranch





PROJECT

- General Development Plan (GDP)
- Lot 5 apartments
- PC approval



INCLUSIONARY, AFFORDABLE, & WORKFORCE HOUSING

2010 General Plan Policies



- DES (LU-1.19) – 35%
- Affordable Housing (LU-2.13) – 25%

Monterey County Code

- Inclusionary Housing Ordinance (Chapter 18.40) – 20%

ALTERNATIVES for AFFORDABILITY HOUSING PROVISION

	2010 GP DES	TITLE 18.40	DENSITY BONUS LAW			TOTAL UNITS	@	%
	Policy LU-2.19	+ 1 unit credit (resid. devel.)	+ Concession for 1 Very Low Unit	+ \$\$\$ Incentive	=			
Minimum Obligation	√	√				4.9		35
Planning Commission Approval & HAC Recommendation	√	√	√			4.0		28.57
3 rd Alternative	√	√	√	√		3.0		21
4 th Alternative	√	√	√	√√		2.0		14
Applicant Proposal		√		√		2.0		20

Staff Recommendation

- Deny the Appeal of the Planning Commission decision;
- Certify that the Board considered an Addendum together with the LSOP FEIR;
- Approve a General Development Plan for certain lots in the LSOP; and
- Approve an Amendment to the Combined Development Permit that subject to provision of 4 inclusionary units and Density Bonus Law concession.

