


PLN170765 – McIntosh
Laguna Seca Office Park GDP & Lot 5 Apartments

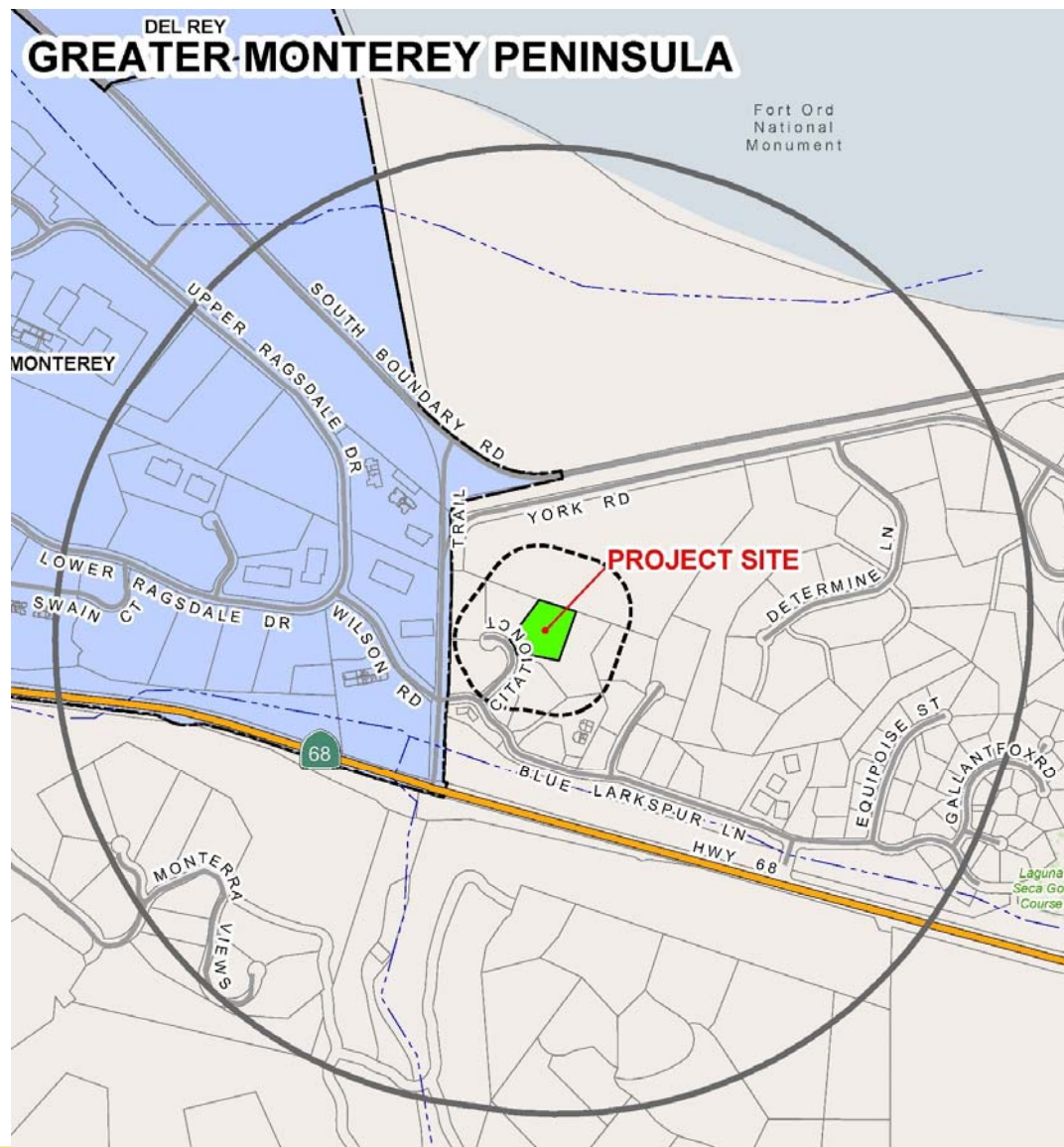
County of Monterey  Housing & Community Development

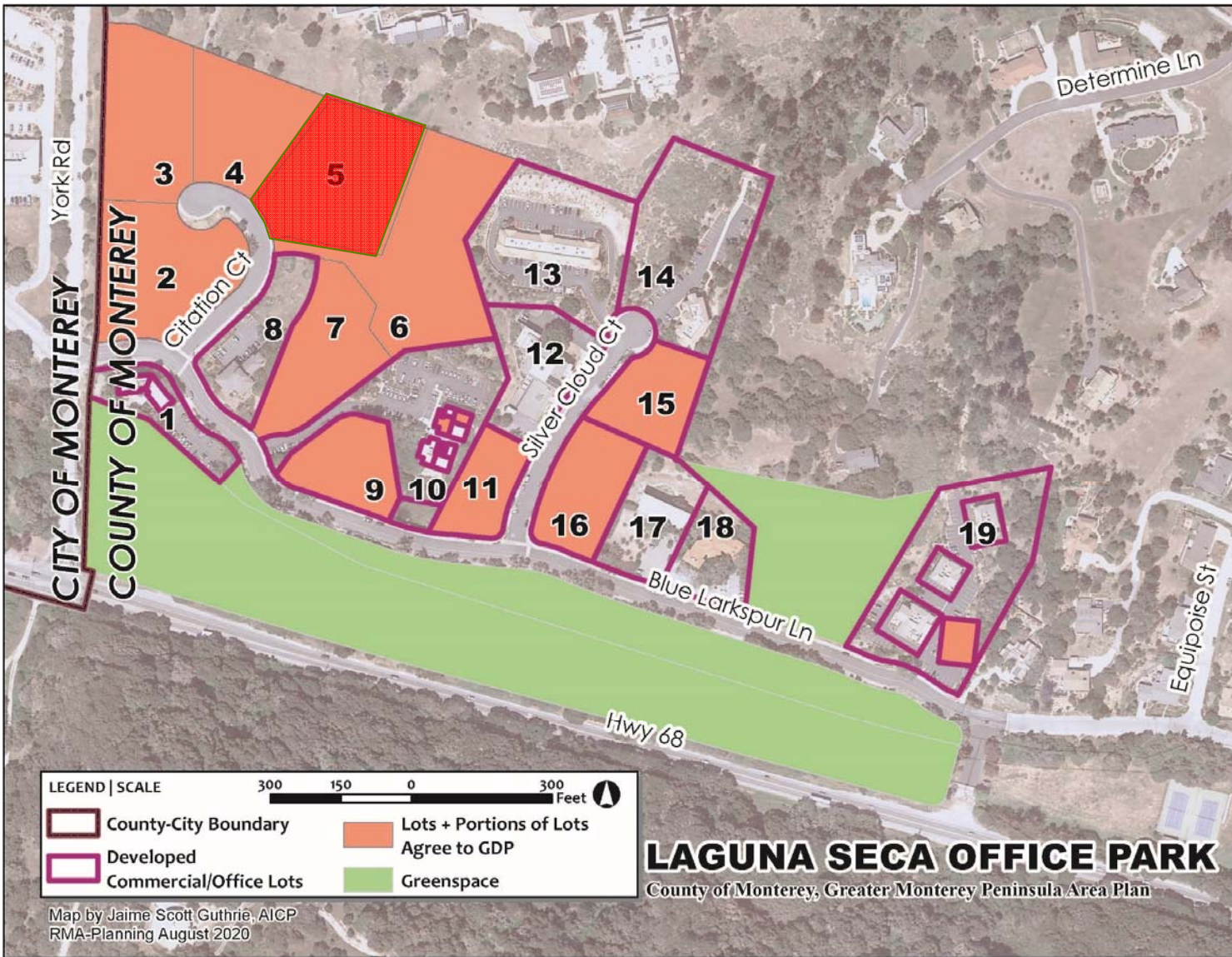
BOARD OF SUPERVISORS – 9 February 2021

Jaime Scott Guthrie, AICP, Associate Planner

VICINITY & LOCATION

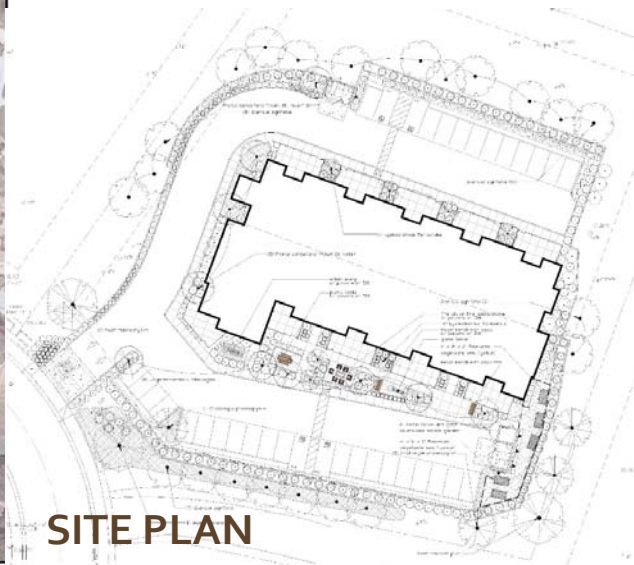
- Laguna Seca Office Park (LSOP) – approx. 54 acres – GMP Area Plan
- VO/B-6-UR-D-S
- Adjacent to City of Monterey, Ryan Ranch





PROJECT

- General Development Plan
- 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 - 35%

MINIMUM OBLIGATION (4.9 units equivalent)

- (1) Low Income, (1) Moderate Income, (1) Workforce 1, and (1) Workforce 2, built onsite or offsite; and
- In lieu fee of \$247,500 for 0.9 unit, or (1) Workforce 2 unit built onsite or offsite

2010 GP - 35% + Concession

RECOMMENDATION by HAC & PLANNING COMMISSION APPROVAL

- (1) Very Low Income
- (2) Moderate Income
- (1) Workforce 2
- AND-
- Waive 0.9 unit in lieu fee obligation

28.57% (4 affordable units)

2010 GP - 35% + Concession + \$\$\$ Incentive

THIRD ALTERNATIVE

- (1) Very Low Income
- (2) Moderate Income
- AND-
- Waive 1.9 units in lieu fee obligation

21% (3 affordable units)

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 includes a Use Permit and Design Approval to allow construction of an apartment building instead of a an office building.

