

# Exhibit A

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## **EXHIBIT A DISCUSSION**

### Project Description and Setting

In 1989, as part of ZA-7286, the Monterey County Zoning Administrator approved an office building and associated parking on Lot 8 of the Laguna Seca Office Park. Pursuant to County parking regulations in 1989, the site was developed with 20 parking spaces for the approximately 6,000 square feet of office floor area in the 7,444 square foot building (1 space required per 300 square feet of office floor area). Subsequently, in 2009 as part of PLN090125, the Zoning Administrator approved an Amendment to ZA-7286 for conversion of the building's first floor to a deli and restaurant. The converted uses increased the number of required parking spaces; however, no new spaces were proposed or approved in 2009. Additionally, since 1989, the County's parking regulations have been revised and now require 1 parking space per 250 square feet of office floor area. Based on current parking standards, the site requires a minimum of 40 parking spaces. To accommodate the existing permitted uses (office, deli, and restaurant) and to bring the site into compliance with current parking standards, the applicant requests approval to construct a 28-space expansion to an existing 20-space parking lot, resulting in a 45-space parking lot (with 43 standard parking spaces and 2 accessible spaces). Three existing parking spaces will provide an area for connectivity between the two parking areas. No new businesses or uses are proposed for the site as part of this project.

The proposed project is located on a 0.926-acre parcel, which is Lot 8 of the Laguna Seca Office Park. The Laguna Seca Office Park, approved by the County on May 8, 1984, consisted of a rezoning (PC-3734), General Plan Amendment (PC-3834), and Subdivision (No. 755). Prior to project approval, the County certified a Final Environmental Impact Report (FEIR) on February 22, 1984. The FEIR analyzed the proposed commercial subdivision, including the potential impacts associated with future construction of 260,000 square feet of professional office buildings on the resultant 19 office park lots. Lot 8 is located at the corner of Citation Court and Blue Larkspur Lane, both private roads, and surrounded by Lots 2, 5, 6, and 7 of the Laguna Seca Office Park. Ryan Ranch commercial properties are located across York Road to the west, and York School is located to the north. Residential properties are located to the east (Laguna Seca Ranch Estates) and south (York Highlands) of the Laguna Seca Office Park. Highway 68, a designated scenic highway, is also located to the south between Laguna Seca Office Park and York Highlands. Access to the project site from York Road is via Blue Larkspur Lane and Citation Court. Both Blue Larkspur Lane and Citation Court are part of the private road network that serves the Laguna Seca Office Park and Laguna Seca Ranch Estates.

### Design and Site Plan Review

Pursuant to Monterey County Code Chapters 21.44 and 21.45 (Title 21 Zoning Ordinance), the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character, and a Site Plan Review Zoning District ("S" zoning overlay), which regulates review of development, where by reason of its location, it has the potential to adversely affect or be adversely affected by natural resources or site constraints. The project site is in proximity to Highway 68, a designated scenic highway; however, existing topographical and structural

features effectively screen the proposed project site, and existing trees and vegetation on adjacent parcels and along the highway further screen the site from the view of travelers on the highway. The proposed development would not involve removal of any trees on the site. The parking lot expansion would be located northeast of the existing parking lot. A new driveway would be located at the northwest end of the new parking lot, providing access along Citation Court. Although the proposed site is well-screened from Highway 68, to provide for consistency with Condition No. 9 of the original Use Permit (ZA-7286), a condition of approval is included requiring the submittal of a Landscape Plan for this project (see Condition No. 4). Though not required to reduce visual impacts to a common public viewing area, including Highway 68, landscaping around the proposed parking area would reduce visual impacts to the adjacent private roadways. As proposed and conditioned, the project would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area, assures protection of the public viewshed, is consistent with the neighborhood character of the surrounding office park, and assures visual integrity.

#### Request for Public Hearing

Pursuant to Monterey County Code, Minor Amendments are considered and determined by the Director of Planning, unless an interested party requests a public hearing for the project. After noticing for the administrative review, RMA-Planning staff received a request for public hearing (**Exhibit D**), and the item was set for public hearing before the Zoning Administrator. The concerns expressed by the requestor involve possible impacts to traffic, visual resources, and water use. The requestor also claimed the project would be growth inducing and result in a cumulative impact, and requested additional environmental review. However, the requestor submitted no evidence to substantiate the claims of possible impacts.

Based on review of the proposed project, and as described above, County staff finds that the proposed parking lot expansion would not change the existing gross built area on the parcel, would not intensify the existing permitted uses nor generate additional traffic, would not result in a cumulative impact or be growth inducing. Furthermore, existing topographical and structural features, along with existing trees and vegetation, effectively screen the proposed project site from Highway 68. Staff conducted a site inspection the evening of November 14, 2016, and verified that the project on the subject parcel conforms to the applicable plans and policies, and that the project would not result in visual impacts to Highway 68. In this case, the concerns expressed by the party requesting a public hearing are unfounded, and no new information has been presented to warrant further environmental review.

#### Environmental Review

The County has prepared an Addendum (see **Exhibit E**) to the previously-certified Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to the Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not require major revisions to the adopted FEIR (EIR No. 80-109). Pursuant to CEQA Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions, or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review.

#### Greater Monterey Peninsula Land Use Advisory Committee

The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. The LUAC will review the proposed project at a duly-noticed public meeting on December 7, 2016; therefore, the recommendation of the LUAC will not be available in time to include in this staff report. County staff will inform the Zoning Administrator of the LUAC's recommendation at the Zoning Administrator public hearing on December 8, 2016.

#### Recommendation

Staff recommends the Zoning Administrator certify that an Addendum has been considered together with the Final Environmental Impact Report for the Laguna Seca Office Park (EIR No. 80-109), and approve a Minor Amendment to a previously-approved Use Permit (ZA-7286) to allow a 28-space expansion of an existing parking lot, based on the findings and evidence.

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