



# Monterey County Zoning Administrator

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## Agenda Item #1

Legistar File Number: 16-1360

December 08, 2016

**Introduced:** 12/1/2016

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

### **PLN160199 - Leon**

Public hearing to consider action on a Minor Amendment to a previously-approved Use Permit (ZA-7286) expanding an existing parking lot by 28 parking spaces.

**Project Location:** 9621 Citation Court, Monterey unincorporated (Laguna Seca Office Park), Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Addendum to the Laguna Seca Office Park Final Environmental Impact Report per Section 15164 of the CEQA Guidelines.

### RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- a. Consider an Addendum together with the Final Environmental Impact Report for the Laguna Seca Office Park (EIR No. 80-109); and
- b. Approve a Minor Amendment to a previously-approved Use Permit (ZA-7286) to allow construction of 28 additional parking spaces for an existing office building located at 9621 Citation Court.

A draft resolution with findings and evidence supporting this recommendation is attached for consideration (**Exhibit B**). Staff recommends approval subject to eleven (11) conditions.

### PROJECT INFORMATION:

**Planning File Number:** PLN160199

**Owner:** Ron and Albena Leon

**APN:** 173-121-008-000

**Zoning:** VO/B-6-UR-D-S (Visitor Serving/Professional Office; with Building Site 6, Urban Reserve, Design Control, and Site Plan Review Zoning District Overlays)

**Parcel Size:** approximately 0.926 acres

**Flagged and Staked:** Not Applicable

### SUMMARY:

The Monterey County Zoning Administrator approved an office building in 1989 as part of ZA-7286. 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.

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. 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.

Based on review of the proposed project, and as described above, County staff finds that the parking lot expansion would not intensify the existing permitted uses. Adding parking spaces for an existing use would not generate additional traffic or create additional water demand, and would not result in a cumulative impact or be growth inducing. 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. In conclusion, staff finds that this project does not warrant additional environmental review and staff recommends the Zoning Administrator approve the project as proposed and conditioned. See **Exhibit A** for a detailed discussion of the project.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Monterey County Regional Fire Protection District

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.

Prepared by: Joe Sidor, Associate Planner, x5262  
Reviewed by: Brandon Swanson, RMA Services Manager, x5334  
Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Exhibit A - Discussion

Exhibit B - Draft Resolution

- Recommended Conditions of Approval
- Site and Utility Plan, Grading and Drainage Plan, and Details

Exhibit C - Vicinity Map

Exhibit D- Public Hearing Request

Exhibit E - Addendum to the Laguna Seca Office Park Final Environmental Impact Report (EIR No. 80-109)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Brandon Swanson, RMA Services Manager; Ron and Albena Leon, Property Owners; Bestor Engineers, Inc. (Pat Ward), Agent; Mike Weaver, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch, Project File PLN160199