



Monterey County Planning Commission

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PLN160776 - SHEN JIANJUN ET AL

Public hearing to consider the construction of an approximately 11,260 square foot two-story professional office building on a vacant lot in the Laguna Seca Office Park including the removal of up to 17 oak trees. -

Project Location: 9601 Blue Larkspur Lane, Monterey, Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Consider an Addendum together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) (File No. 80-109, Resolution No. PC-3734).

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Consider an Addendum for Lot 2 together with the Laguna Seca Office Park FEIR pursuant to §15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a) A General Development Plan establishing:
 - i. Uses allowed including up to 10 professional office spaces and water systems facilities serving four or fewer connections;
 - ii. Hours of operation, seven days a week from 7 AM to 7 PM; and
 - iii. 45 parking spaces for the office use.
 - b) Administrative Permit and Design Approval to allow construction of a new two-story professional, 11,260 square foot office building; and
 - c) A Use Permit to allow the removal of up to 17 oak trees.

The attached draft resolution includes findings and evidence for consideration. RMA Planning Staff recommends approval subject to twenty-two (22) conditions of approval (**Exhibit C**).

PROJECT INFORMATION:

Agent: Dale Ellis, Anthony Lombardo & Associates

Property Owner: PLN160776/SHEN JIANJUN ET AL

APN: 173-121-002-000

Parcel Size: 1.768 acres

Zoning: "VO/B-6-D-S-UR" [Visitor Serving/Professional and Office Zoning District with overlays for Urban Reserve, Building Site, Design Control, and Site Plan Review]

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: yes

SUMMARY

An application for construction of a two-story professional, office building (Office Building) on Lot 2 within the Laguna Seca Office Park was submitted by Aaron Tollefson on behalf of the property owners (November 2016). Lot 2 is one of 19 professional serving lots approved in 1983 as part of the Laguna Seca Office Park subdivision.

The project is proposed on a vacant, undeveloped lot on Blue Larkspur Lane, off York Road, on the north side of Highway 68. The street address is 9601 Blue Larkspur Lane. The entrance to the proposed building will be from the Citation Court (cul-de-sac).

The site is zoned “VO/B-6-D-S-UR” [Visitor Serving/Professional and Office Serving in the Urban Reserve Zoning District with overlays for Building Site, Design Control, and Site Plan Review]. “VO” (Visitor Serving/Professional Office) wherein, professional offices are an allowed use subject to a Use Permit in each case. The General Development Plan proposed for Lot 2 (**Exhibit C**) would allow up to 10 professional office spaces for lease, small water system facilities, and changes in use that do not change the nature or intensity of the use. Other uses allowed within the VO zoning district are listed in the General Development Plan as uses allowed with subsequent planning review and entitlements consistent with the VO zoning district limitations.

The new Office Building will sit on a 1.768 acre parcel and involve the construction of an 11,252 square foot office building shell. The main office level is 7,714 square feet, and the upper office level, 3,538 square feet. The building height proposed is 33 feet 2 (maximum height allowable is 35 feet. The building site coverage is 7,714 square feet (10% of total parcel lot) and will involve 1,900.70 cubic yards “cut” grading and 1,696.78 cubic yards “fill” grading. A total of 45 parking spaces (43 parking stalls and 2 blue-zone parking stalls for disabled persons) will be provided.

The site is subject to the Design Control (“D”) district zoning overlay which provides for consideration of location, size, configuration, materials, and colors to ensure visual integrity of the public viewshed and to protect neighborhood character. An Administrative Permit is requested as required for development in the “S” district for those areas of the County where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints. The project has been sited and designed to conform to topographic features of the site, consistent with the surrounding development and tree removal is minimized to the extent feasible given the circumstances applicable to this development. A Use Permit is included for removal of up to 17 oak trees to accommodate the proposed development. The development is sited near the front half of the lot and takes advantage of open areas in tree canopy on the site to the extent feasible. Each tree removed will be replaced at a 1:1 ratio. The project has been sited and designed to conform to topographic features of the site, consistent with the surrounding development (other office buildings in the Laguna Seca office park).

In addition, the project site is in the Urban Reserve (“UR”) zoning district which identifies areas that should be annexed and developed in a phased manner as part of an incorporated city (i.e. City of Monterey). The development was referred to the City of Monterey Staff (City staff) for comment. City staff issued no project comments for PLN160776. However, RMA staff has noted that a similar project in the Laguna Seca subdivision PLN180387 was commented by City staff whom expressed

concern about tree removal and replacement (involving PLN180387). RMA staff has included a condition to replace oak trees removed on a 1:1 ratio for this project PLN160776.

DISCUSSION

See **Exhibit B** for a detailed discussion.

CEQA

An Addendum to the certified Laguna Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734) was prepared for Lot 2 (**Exhibit E**). The Addendum to the Laguna Seca Office Park FEIR describes changes in circumstances and conditions that had occurred subsequent to approval of the office park subdivision including groundwater, traffic and greenhouse gases.

The Office Building project has been found to be in keeping with the groundwater adjudication for the Seaside groundwater basin and overall traffic within the subdivision. Subsequently, the subdivision remains within the traffic projected and mitigated in the original FEIR. The water adjudication allocates no more than 5 acre feet per year (AFY) to any person or entity from the Bishop Unit that serves this Office Park. The present water usage in Bishop Unit does not currently nor would exceed 5 AFY per person or entity as overseen by the State-appointed Water Master.

The proposed project would not exceed 5 AFY, in keeping with the adjudication. Traffic from the office park was mitigated by the original developer based on estimated traffic demand of up to 81,780 Average Daily Traffic on State Route 68. Mitigation for traffic impacts included installation of improvements at York Road and Highway 68 and payment of regional traffic mitigation fees. Those mitigations have already been completed. Traffic impacts are in keeping with original assumptions. The EIR projected traffic based on 260,000 square feet of professional office buildings on the 19 office park lots. To date 174,283 square feet of office buildings have been approved. This project would increase that amount to 185,489 square feet and when combined with the proposed development on Lot 3 (10,011 square feet) would total 195,554 square feet which is well under the 260,000 square feet analyzed and mitigated for. Therefore, there are no new significant impacts due to implementation or operation of the proposed project.


OTHER AGENCY INVOLVEMENT:

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

- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Monterey County Regional Fire Protection District
- ✓ Environmental Health Division
- ✓ City of Monterey

On March 21, 2018, the project was reviewed by the Greater Monterey Peninsula - Land Use Advisory Committee (LUAC). The LUAC reviewed the proposed project and recommended approval to the Planning Commission by a 3-0 vote. The LUAC expressed concern about: parking that may undermine Blue Larkspur Lane; that consideration be given to moving trees where

reasonable, and; and a requested review of parking requirement and stormwater runoff. Staff has considered the comments of the LUAC. RMA staff has noted that the geotechnical analysis demonstrates stability of the project siting.; that the proposed building is sited to minimize tree removal (up to 17 oak trees); and 45 Office Building parking spaces will exceed the minimum required parking spaces (44) based on useable square footage office space. In addition, there is adequate stormwater facilities infrastructure including staff requiring the owner/applicant under condition no. 14 to submit a stormwater management plan (to minimize runoff prior to issuance of any construction permits).

Prepared by: S. Ted Lopez, Associate Planner ext. 5198 
Reviewed by: Craig Spencer, Interim RMA Planning Services Manager
Approved by: John M. Dugan, FAICP, Deputy Director of RMA Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Project Discussion

Exhibit C - Draft Resolution including:

- Conditions of Approval
- Plan Set
- General Development Plan
- Construction Management Plan

Exhibit D - Vicinity Map

Exhibit E - CEQA Documents referenced and including:

- Laguna Seca Office Park FEIR
- Addendum to EIR for planning file (PLN160776)

Exhibit F - Reports:

- Tree Resource Assessment, Frank Ono (LIB190013)
- Geotechnical Report, LandSet Engineers, Inc (LIB150358)
- Biological Assessment, Regan (LIB120260)

Exhibit G - Greater Monterey Peninsula LUAC - Minutes, March 21, 2018

cc: Front Counter Copy; Brandon Swanson, Interim RMA Chief of Planning; Craig Spencer, Interim, RMA Services Manager; S. Ted Lopez, Associate Planner; Dale Ellis, Lombardo & Associates, Agent; Jianjun Shen et al, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160776.