



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: PC 19-078, **Version:** 1

PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Public hearing to consider a General Development Plan for the Laguna Seca Office Park (LSOP) which would allow residential uses or commercial use on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for eliminating residential potential on other individual lots within the office park (Lots 1 and 8-19), and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

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

RECOMMENDATION

Staff recommends that hearing of this project be continued to January 8, 2020.

SUMMARY/DISCUSSION:

On August 28, 2019 the Planning Commission considered the proposed project and continued the hearing to October 30, 2019 with a request for additional information and analysis on traffic and water conditions. Additional information was submitted by the applicant on October 14, 2019 and staff is reviewing that information but more time is needed. At the same time, the applicant has requested that the item be continued to the December 4, 2019 Planning Commission hearing due to applicant scheduling conflicts. Staff has already committed to scheduling multiple project for the December meeting including River View at Las Palmas, an update on the Development Evaluation System (DES), and two other residential projects. Therefore, staff does not recommend adding the McIntosh item to an already heavy agenda. The next Planning Commission hearing after December 4, 2019 is January 8, 2020.

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Reviewed by: Craig Spencer, Planning Services Manager

Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community
Development

cc: Front Counter Copy; Brandon Swanson, Acting RMA Chief of Planning; Dale Ellis c/o Anthony Lombardo and Assoc., Agent; Leonard H. McIntosh, Applicant/Owner; Alan Hendry c/o Wald, Ruhnke, Dost Architects; Chairperson, Greater Monterey Peninsula Land Use Advisory Committee; Mark Blum c/o Horan Lloyd, Interested Party; Bob Dvorak, Interested Party; Joan Nelson, Interested Party; Harvey Pantzis, Interested Party; Carol Planchon, Interested Party; Edward Rockower, Interested Party; Peggy Tharpe, Interested Party; Michael Weaver, Interested Party; Shelly Glennon, Designee of Secretary to the ALUC; M R Wolfe & Associates (John Farrow); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Michael Weaver, interested party; Project File PLN170765.