



Monterey County

Planning Commission

Agenda Item #6

Legistar File Number: PC 16-015

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Current Status: Agenda Ready

Matter Type: Planning Item

Pebble Beach Company PLN130447 (Pebble Beach Inclusionary Housing Project)

Public hearing to consider: Combined Development Permit to construct 24 affordable housing units and remove approximately 725 trees on 13.2 acres zoned Medium Density Residential and Resource Conservation.

Proposed CEQA Action: Certify an Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project; adopt CEQA findings and a Statement of Overriding Considerations; adopt a Mitigation Monitoring and Reporting Plan.
(SFB Morse Drive, adjacent to the City of Pacific Grove, Pebble Beach, Del Monte Forest, Greater Monterey Peninsula Area Plan)

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution (**Exhibit C**) to:

1. Certify the Final Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project;
2. Adopt CEQA findings and a Statement of Overriding Considerations;
3. Approve the Combined Development Permit (PLN130447) for 24 affordable housing units and tree removal, based on the findings and evidence, and subject to forty-seven (47) conditions of approval; and
4. Adopt the Mitigation Monitoring and Reporting Plan.

PROJECT INFORMATION:

Planning File Number: PLN130447

Owner: Pebble Beach Company

Project Location: SFB Morse Drive, adjacent to the City of Pacific Grove, Pebble Beach, Del Monte Forest

APN: 008-041-009-000 (portion of)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes (prior to DMF LUAC meeting on October 3, 2013); not currently flagged and staked due to issues with vandalism.

CEQA Action: Environmental Impact Report

Planner: Joseph Sidor

SUMMARY:

Pebble Beach Company proposes to build 24 affordable housing units on a vacant site in the Del Monte Forest subject to the Greater Monterey Peninsula Area Plan. This project is designed to satisfy the inclusionary housing requirement of the Pebble Beach Company Concept Plan (RMA-Planning File No. PLN100138). The subject site (known as Area D in the Concept Plan) was considered as part of the Concept Plan that approved multiple projects anticipated for future development within the Del Monte Forest on lands owned by the Pebble

Beach Company.

Area D is a total of 13.2 acres and has zoning designations of Medium Density Residential and Resource Conservation with Design Control and Parking and Recreation Equipment Storage in Seaward Zone overlays. The RC district forms a buffer between the adjacent Del Monte Park Neighborhood and the MDR zoning. The development footprint would cover 2.7 acres with the remaining 10.5 acres set aside as permanent open space. A conservation easement would preserve most of the mixed Monterey Pine and Coast Live Oak Forest on this site.

There would be four buildings with six apartment units. Staff finds that the project is consistent with the County's General Plan and ordinance requirements for this site. Building design is appropriate for this area. Sufficient setbacks are maintained around the project to maintain a forested environment along the street frontage and as a buffer to the adjacent Del Monte Park neighborhood in Pacific Grove.

An EIR was prepared for the project, finding that all potential impacts can be mitigated to a level of less than significant except traffic and water. Traffic and water are identified as significant unavoidable impacts. In order to approve the project, a Statement of Overriding Consideration will need to be adopted to identify why the project should be approved even with significant impacts. Benefits associated with this project include providing affordable housing in proximity to employment for the people who work in Pebble Beach, the preservation of the forested environment onsite and an additional requirement to preserve 8.4 acres of Monterey Pine Forest on the Old Capitol Site. These are all factors that are offered as benefits which outweigh the significant impacts identified in the EIR.

A number of public comments have been received relative to this project. Comments received during the CEQA review period have been addressed in the Final EIR.

Staff recommends that the Planning Commission certify the Final EIR for the Pebble Beach Company Inclusionary Housing Project; adopt the CEQA findings and Statement of Overriding Considerations; approve the Combined Development Permit (PLN130447), based on the findings and evidence and subject to 47 conditions of approval; and adopt the Mitigation Monitoring and Reporting Plan.

See **Exhibit B** for a detailed project description and discussion.

OTHER AGENCY INVOLVEMENT:

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

- ✓ RMA - Planning Department
Economic Development Department (Housing)
- ✓ Environmental Health Bureau
RMA-Building Services
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
Parks Department

- Sheriff's Office
- ✓ Pebble Beach Community Services District (Fire Protection District)
- ✓ County Counsel

The departments/agencies that are denoted with a ✓ have applied conditions to the project.

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project on September 5 and October 3, 2013. After substantial public comment and LUAC deliberation, the LUAC voted unanimously (7 - 0) not to make a recommendation on the project (**Exhibit E**).

The Housing Advisory Committee (HAC) heard the matter on January 8, 2014, and voted unanimously (5 - 0) to support the project, conditioned upon an EIR, and to recommend the Planning Commission give consideration to additional parking spaces and recreation areas (**Exhibit F**). The concerns have been addressed with preparation of an Environmental Impact Report (EIR), and the applicant submitted revised plans in December 2014 that increased the number of parking spaces from 58 to 67 (9 more spaces than required under applicable development regulations.) The applicant chose not to provide active recreation facilities on site due to the large amount of passive recreation available and the expanded impact to the forest that adding recreational facilities would have.

FINANCING:

Funding for staff time associated with this project is included in the FY2013-2014, FY2014-2015, and FY2015-2016 Adopted Budgets for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, Ext. 5262
Reviewed by: John Ford, Resource Management Agency Services Manager
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are available on a CD upon request:

- Exhibit A Project Data Sheet
- Exhibit B Project Discussion
- Exhibit C Draft Resolution, including:
 - Conditions of Approval and Mitigation Monitoring and Reporting Plan
 - Site Plans, Floor Plans, Elevations, and Color/Material Finishes
- Exhibit D Vicinity Map
- Exhibit E Del Monte Forest Land Use Advisory Committee Minutes
- Exhibit F Housing Advisory Committee Minutes
- Exhibit G Correspondence
- Exhibit H Inclusionary Housing Agreement (without Exhibits)
- Exhibit I Final EIR (distributed previously in March 2016)

The staff report and all exhibits are also available for review on the RMA-Planning public website at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/planning/current-major-projects/pebble-beach-company-inclusionary-housing>

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; Economic Development

Department (Housing); Monterey County Sheriff's Office; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; Pebble Beach Company, Owner; The Open Monterey Project (Molly Erickson); LandWatch; Del Monte Neighbors United, interested party; Planning File PLN130447