

# Exhibit A

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## DRAFT RESOLUTION

### Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**GRIMES CHRISTOPHER TR (PLN210053)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning Commission recommending that the Board of Supervisors:

- 1) Find the project qualifies for Class 31 categorical exemptions pursuant to CEQA Guidelines section 15331, and that none of the exceptions from section 15300.2 apply; and
- 2) Adopt an ordinance amending Section 48 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify a 5.58 acre parcel located directly east of Highway 1 on Partington Ridge Road, respectively, from Rural Density Residential, 40 Acres to a unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources District Overlay (Coastal Zone)[RDR/40-D-HR(CZ)].

**An amendment to Sectional District Map 48 of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify a 5.58 acre parcel currently zoned Rural Density Residential, 40 Acres to a unit with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources “HR” (District Overlay (Coastal Zone)[RDR/40-D-HR(CZ)]. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:**

#### RECITALS

1. In 2022, the Monterey County Zoning Administrator approved a Combined Development permit (Resolution No. 22-003) consisting of a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs;

construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel; a Coastal Development Permit to allow development on a historical site; a Coastal Development Permit to allow development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop.

2. The proposed zoning ordinance would reclassify the subject parcel from the Rural Density Residential, 40 Acres to a unit with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources “HR” (District Overlay (Coastal Zone) [RDR/40-D-HR(CZ)]).
3. The subject parcel is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone.
4. In accordance with the requirements of the Big Sur Coastal Implementation Plan Section 20.145.110(C)(4), Condition No. 11 in Resolution No. 22-003 required the owner request the parcel be rezoned combining the Historic Resources (HR) District with the parcel’s existing zoning in order to protect, maintain, enhance, and restore Big Sur Coast cultural resources. The request was made by the owner on August 20, 2022.
5. State law provides a categorical exemption Class 31 from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15331 applies to projects for the preservation of historical resources in a manner consistent with Secretary of the Interior’s Standards for the Treatment of Historic Properties. The establishment of the Historic Resources District Overlay on the parcel is consistent preservation of Historical Resources. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - The location of a project site is not within any areas where an environmental resources of hazardous or critical concern has been mapped by a government agency;
  - The project would not result in a significant cumulative effect over successive projects;
  - The project does not have any unusual circumstance that would cause a significant effect to the environment;
  - The project would not cause damage to scenic resources within view of a state scenic highway;
  - The project is not on a hazardous waste site listed pursuant to Section 65962.5 of the Government Code; and
  - The project would not cause a substantial adverse change to a historical resource. The proposed project would preserve identified historic home through the Historic Resources District Overlay.
6. Pursuant to Public Resources Code section 30000 *et seq.*, the County may amend the adopted Local Coastal Program provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the Coastal Implementation Plan Section (CIP) portion of the Local Coastal Program (LCP). The proposed change to amend the CIP, reclassify the subject parcel, and apply the “RDR/40-D-HR(CZ)” zoning designation over the parcel is consistent with the adopted Land Use Plan (LUP).

7. On May 29, 2024, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendation to the Board of Supervisors regarding the proposed zoning ordinance. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the [NEWS PAPER NAME] and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
8. The proposed Zoning Ordinance is attached to this Resolution as **Attachment 1** and is incorporated herein by reference. The Ordinance would amend Sectional District Map 48 of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of Monterey County Code to reclassify a 5.58 acre parcel currently zoned Rural Density Residential, 40 Acres to a unit with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources "HR" (District Overlay (Coastal Zone))[RDR/40-D-HR(CZ)].
9. Monterey County Code Section 20.94.042 states that zoning designation reclassifications constituting an amendment to Title 20 and initiated for the purpose of preserving or enhancing the coastal resources including adding any "B", "A", "HR", "Z" overlay zoning designations shall not require certification by the Coastal Commission.

### **DECISION**

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby recommend that the Board of Supervisors:

- 1) Find the project qualifies for Class 31 categorical exemptions pursuant to CEQA Guidelines section 15331, and that none of the exceptions from section 15300.2 apply; and
- 2) Adopt an ordinance amending Section 48 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify a 5.58 acre parcel located directly east of Highway 1 on Partington Ridge Road, respectively, from Rural Density Residential, 40 Acres to a unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources District Overlay (Coastal Zone)[RDR/40-D-HR(CZ)].

**PASSED AND ADOPTED** this 29th day of May 2024 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

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Melanie Beretti, AICP, Acting Chief of Planning  
 Planning Commission Secretary

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,  
AMENDING SECTIONAL DISTRICT MAP 48 OF SECTION 20.08.060 OF THE  
MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF A  
CERTAIN PROPERTY IN THE COUNTY OF MONTEREY**

**County Counsel Summary**

*This ordinance amends Section 48 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to reclassify a 5.58 acre parcel located directly east of Highway 1 on Partington Ridge Road, respectively, from Rural Density Residential, 40 Acres to a unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources District Overlay (Coastal Zone)[RDR/40-D-HR(CZ)]. The Property is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone.*

The Board of Supervisors of the County of Monterey ordains as follows:

**SECTION 1. FINDINGS AND DECLARATIONS.**

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The Monterey County Zoning Administrator approved a Combined Development permit for a parcel located on 51410 Partington Ridge Road, Big Sur (Resolution 22-003). The proposed project has three primary components: remodel of an existing historic home; construction of a new detached garage and workshop; and construction of a new onsite wastewater treatment system to serve both the home and workshop.

C. Condition No. 11 in Resolution No. 22-003 requires the owner request the parcel be rezoned combining the Historic Resources (HR) District with the parcel's existing zoning before the issuing a building or grading permit.

D. In accordance with the requirements of the Big Sur Coastal Implementation Plan Section 20.145.110(C)(4), Condition No. 11 in Resolution No. 22-003 requires the owner request the parcel be rezoned combining the Historic Resources (HR) District with the parcel's existing zoning in order to protect, maintain, enhance, and restore Big Sur Coast cultural resources.

E. State law provides a categorical exemption Class 31 from the California Environmental Quality Act (CEQA) for preservation of historical resources. CEQA Guidelines

Section 15331. This ordinance reclassifies zoning to create a historical resources district overlay.

F. Certification by the California Coastal Commission is not required. Monterey County Coastal Implementation Plan Section 20.94.042 states that zoning designation reclassifications constituting an amendment to Title 20 and initiated for the purpose of preserving or enhancing the coastal resources including adding any "B", "A", "HR", "Z" overlay zoning designations shall not require certification by the Coastal Commission.

**SECTION 2. ZONING DISTRICT MAP.** Section 48 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to reclassify a 5.58 acre parcel located directly east of Highway 1 on Partington Ridge Road, respectively, from Rural Density Residential, 40 Acres to a unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources District Overlay (Coastal Zone)[RDR/40-D-HR(CZ)]. The map attached hereto as Exhibit 1 is incorporated herein by reference.

**SECTION 3. SEVERABILITY.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of whether any one or more sections, subsections, sentences, clauses, or phrases is declared invalid.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective on the thirty-first day after its adoption.

PASSED AND ADOPTED on this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

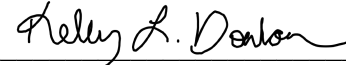
\_\_\_\_\_  
Chair, Glenn Church  
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH  
Clerk of the Board

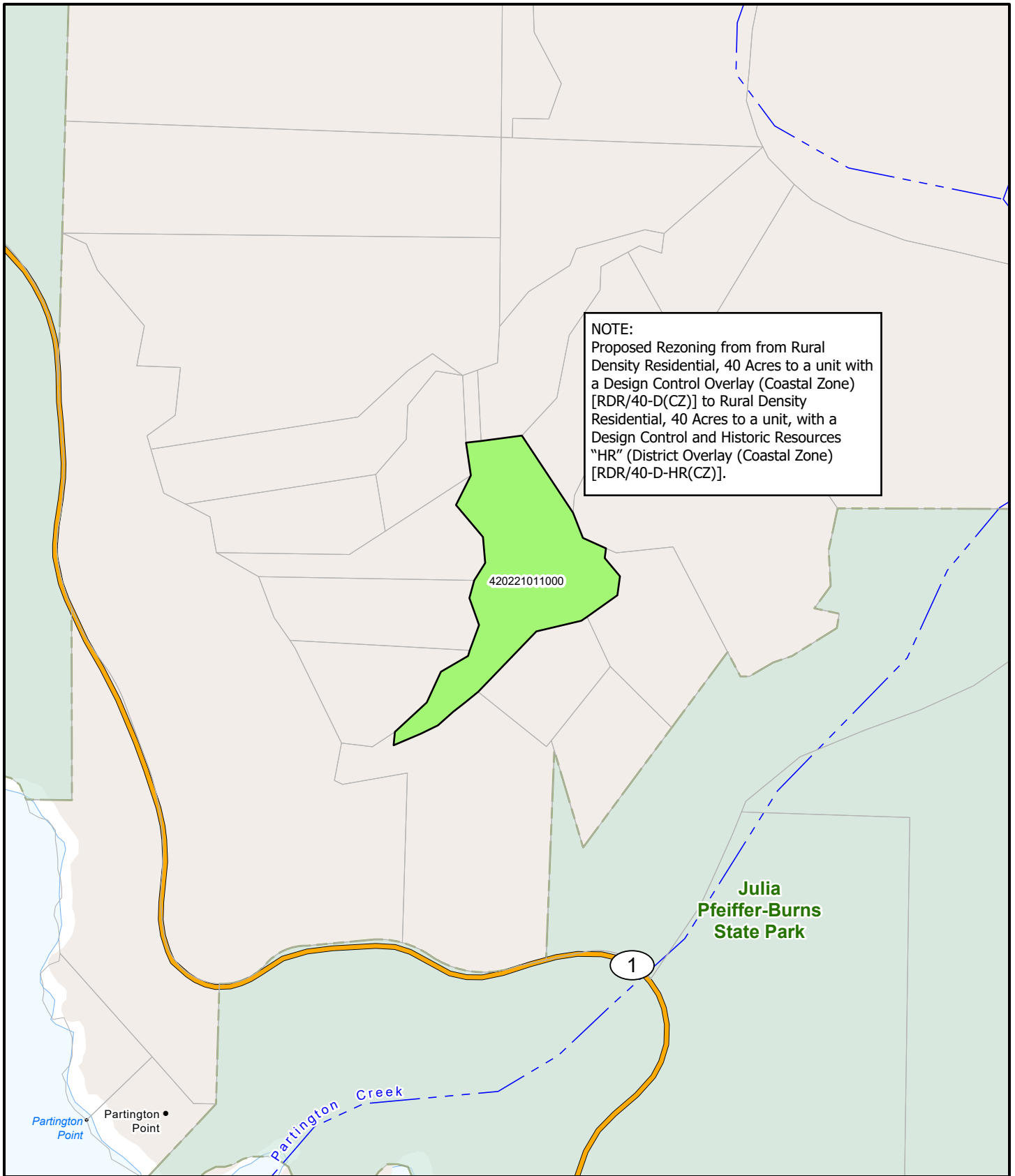
By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM BY:



\_\_\_\_\_  
Kelly L. Donlon  
Assistant County Counsel





**NOTE:**  
 Proposed Rezoning from from Rural Density Residential, 40 Acres to a unit with a Design Control Overlay (Coastal Zone) [RDR/40-D(CZ)] to Rural Density Residential, 40 Acres to a unit, with a Design Control and Historic Resources "HR" (District Overlay (Coastal Zone) [RDR/40-D-HR(CZ)].

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**Julia Pfeiffer-Burns State Park**

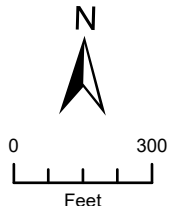
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Partington Creek

Partington Point

**Vicinity Map: 420-221-011-000 Rezone  
 Proposed Rezoning of Sectional District Map 48**

 Project Parcel



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