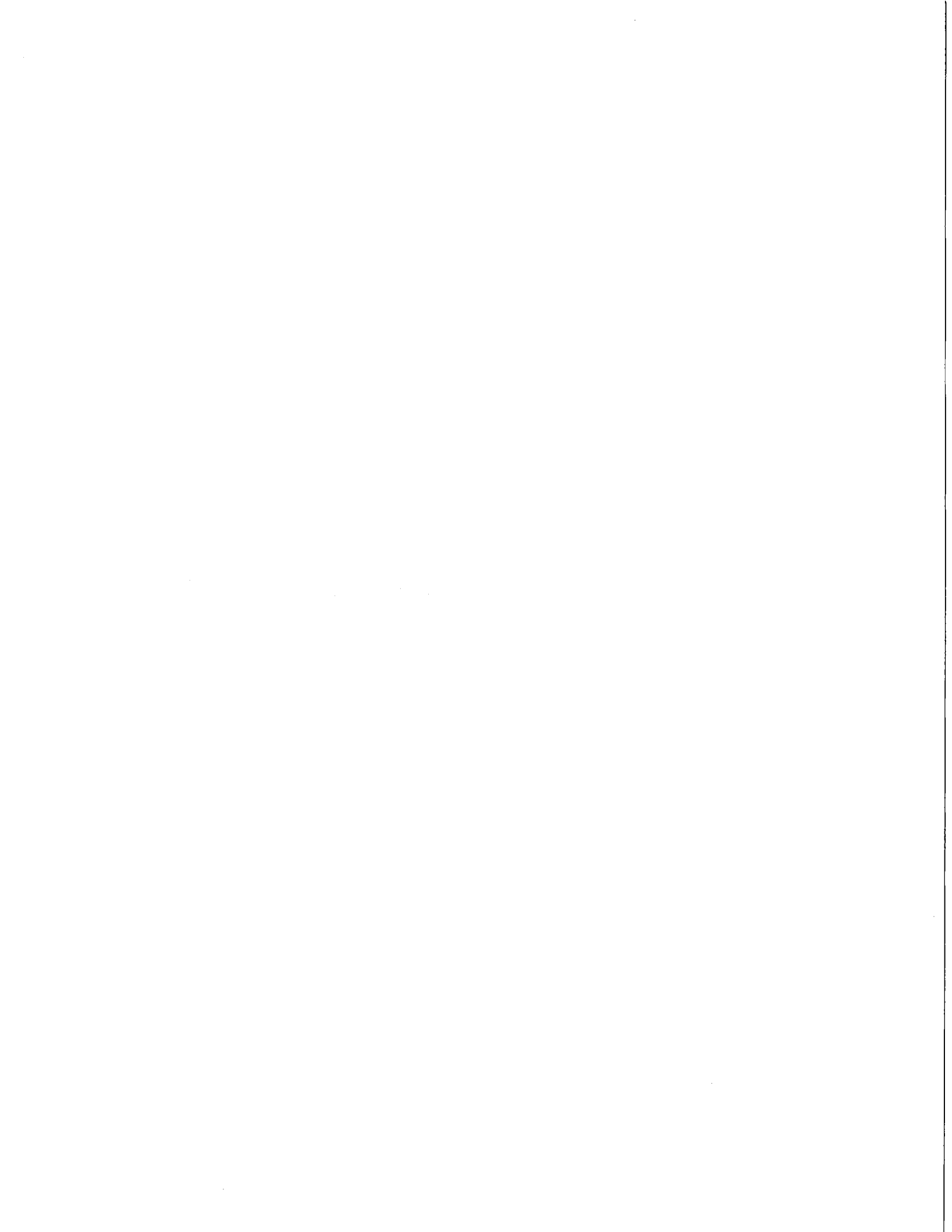


ATTACHMENT C
PLANNING COMMISSION
RESOLUTION NO. 13-016



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

In the matter of the application of:

Cypress Point Club (PLN130248)

RESOLUTION NO. 13-016

Resolution of the Monterey County Planning Commission recommending that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 of Title 20 (Coastal Zoning Ordinance) of the Monterey County Code to reclassify a 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].

[PLN130248, Cypress Point Club, 3150 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-271-006-000)]

The amendment to Sections 20-10 and 20-16 and of the Monterey County Sectional District Maps (Coastal Implementation Plan) to add the "HR" zoning overlay district to the subject parcel came on for public hearing before the Monterey County Planning Commission on May 8, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Monterey County Board of Supervisors approve the following amendment with reference to the following facts:

RECITAL

1. On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. Condition No. 11 in Resolution No. 12-037 required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site.
2. The proposed zoning ordinance would reclassify the subject 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].
3. The subject parcel is located at 3150 Seventeen Mile Drive, Pebble Beach, (APN: 008-271-006-000), in the unincorporated area of Monterey County.
4. Monterey County Code, Section 20.147.080.C.3.b requires that development of a parcel with a known archaeological site be subject to a condition of approval requiring the applicant to request a rezoning of the parcel to add an "HR" [Historic Resources] zoning

overlay to the existing zoning of the parcel. Condition No. 11 in Resolution No 12-037 required the applicant to request a rezoning of the parcel to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] in order to protect the archaeological resources found on the project site. The request was made by Cypress Point Club on March 15, 2013. The rezoning does not necessitate an amendment to the Land Use Plan or to Chapter 20.147 (Coastal Implementation Plan, Part 5 – Regulations for Development in the Del Monte Forest Land Use Plan Area).

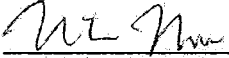
5. The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.
6. Section 20.08.060 of the Monterey County Coastal Implementation Plan – Part 1 (CIP) references sectional district maps that reflect the Zoning Plan. Sections 20-10 and 20-16 of the Sectional District Maps of the Monterey County Zoning Plan provide a graphic representation of the zoning designations in this portion of the planning area.
7. Pursuant to Public Resources Code sections 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 CIP portion of the Local Coastal Program (LCP). The proposed change to amend the CIP, reclassify the subject parcel and apply "OR-D-HR" zoning designation over the parcel is consistent with the adopted Land Use Plan (LUP).
8. On May 8, 2013, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations 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 Monterey County Weekly and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
9. The proposed Zoning Ordinance is attached to this as **Attachment A** and is incorporated herein by reference. The ordinance would amend Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 of the Monterey County Code to apply the "HR" [Historic Resources] zoning overlay to the existing "OR-D (CZ)" zoning classification of the parcel.
10. Monterey County Coastal Implementation Plan – Part 1, Section 20.94.042 states that zoning designation reclassifications constituting an amendment to this Title and initiated for the purpose of preserving or enhancing the coastal resources including adding any "B", "A", "HR", or "Z" overlay zoning designations shall not require certification by the California Coastal Commission.

DECISION

NOW, THEREFORE, the Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to rezone a 35.3 acre parcel from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone], as shown on **Exhibit 1 of Attachment A**. The parcel is located at 3150 Seventeen Mile Drive, Pebble Beach (APN: 008-271-006-000).

PASSED AND ADOPTED this 8th day of May, 2013 upon motion of Commissioner Vandevere, seconded by Commissioner Diehl, by the following vote:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Hert, Roberts, Diehl, Padilla
NOES: None
ABSENT: Mendez
ABSTAIN: None



Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 10 2013**

**ATTACHMENT A
DRAFT ORDINANCE TO AMEND COUNTY CODE**

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 20.08.060 OF TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.

County Counsel Summary

This ordinance amends Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to rezone a 35.3 acre parcel located at 3150 Seventeen Mile Drive, pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone].

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

SECTION 1. ZONING DISTRICT MAP. Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of a 35.3 acre parcel located at 3150 Seventeen Mile Drive, pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" zoning classification [Open Space Recreation with a Design Control Overlay within the Coastal Zone] to the "OR-D-HR (CZ)" zoning classification [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone], as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. In accordance with Section 20.147.080.C.3.b of the Monterey County Code, Condition No. 11 in Resolution No. 12-037 required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site.

SECTION 3. COASTAL COMMISSION CERTIFICATION. Certification by the California Coastal Commission of the rezoning is not required. Section 20.94.040 of the Monterey County Coastal Implementation Plan – Part 1 states that zoning designation reclassifications constituting an amendment to this Title and initiated for the purpose of

preserving or enhancing the coastal resources including adding any "B", "A", "HR", or "Z" overlay zoning designations shall not require certification by the California Coastal Commission.

SECTION 4. 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 has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption.

PASSED AND ADOPTED on this ____ day of _____, 2013, by the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:

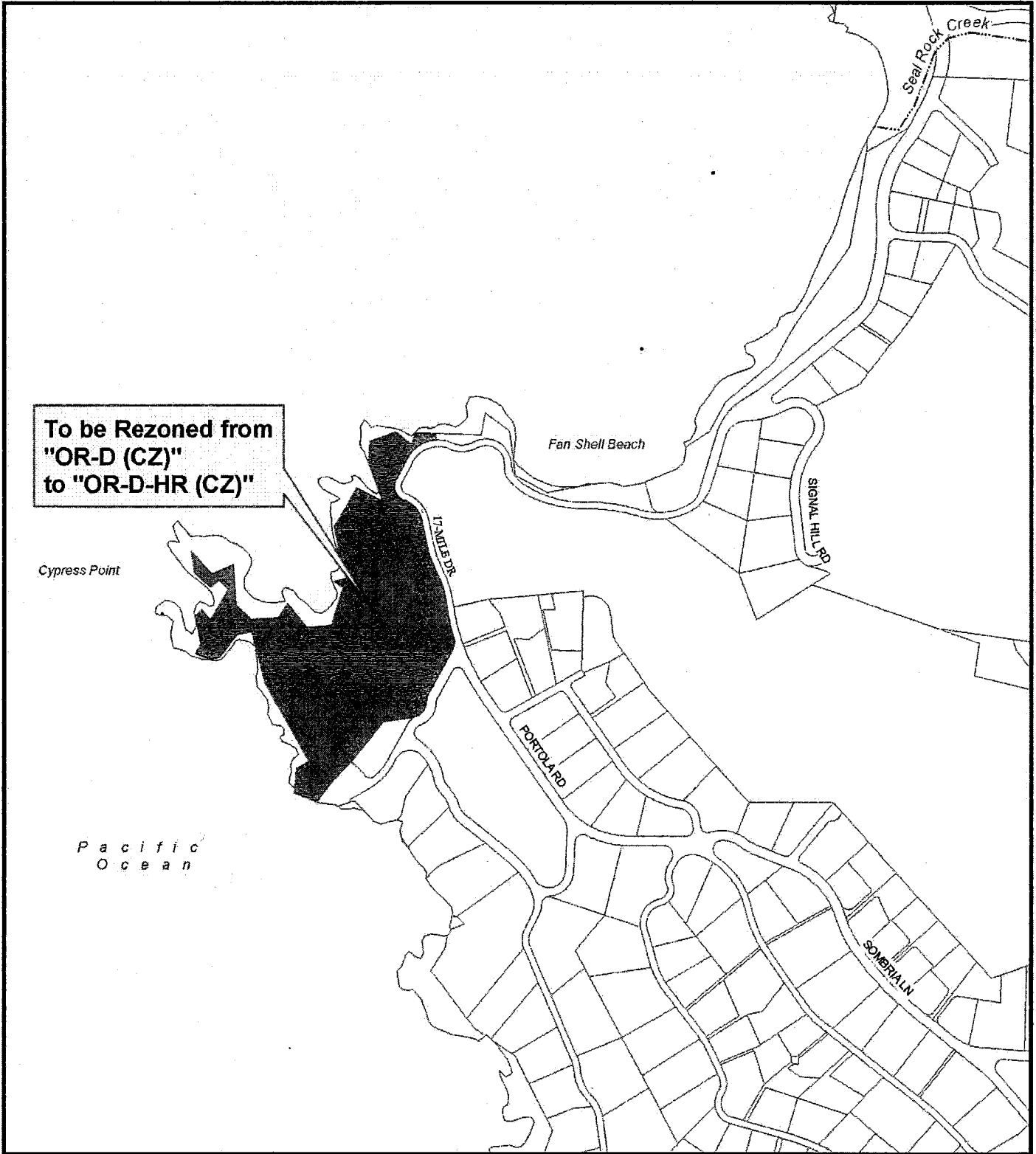
Chair, Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM
WENDY STRIMLING Senior Deputy County Counsel



To be Rezoned from
 "OR-D (CZ)"
 to "OR-D-HR (CZ)"

Cypress Point

Fan Shell Beach

Seal Rock Creek

SIGNAL HILL RD

TAMER

PORTOLARD

Pacific
 Ocean

SOMERVILLE LN

PROPOSED REZONING OF SECTIONS 20-10 & 20-16			
APN: 008-271-006-000			
FILE # PLN130248, CYPRESS POINT CLUB			

Ordinance Amending Section 20-10 and 20-16 of the Sectional District Maps of Title 20