

**ATTACHMENT A**  
**ORDINANCE TO AMEND COUNTY CODE**  
**SECTION 20.08.060 WITH EXHIBIT 1**  
**(ZONING DISTRICT MAP)**

**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)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification.*

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 are 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)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

**SECTION 2. FINDINGS.** This ordinance fulfills the requirements of the Monterey County Coastal Implementation Plan and a Combined Development Permit issued for the subject property. On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Planning Commission 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 of the Combined Development Permit 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. This ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, an exemption for actions by regulatory agencies to assure the protection of the environment, because the purpose of adding the HR overlay is to protect archaeological resources.

**SECTION 3. COASTAL COMMISSION CERTIFICATION.** Certification by the California Coastal Commission of this rezoning is not required. Section 20.94.042 of the Monterey County Code provides 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", or "Z" overlay zoning designation do 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 31<sup>st</sup> day following its adoption.

**PASSED AND ADOPTED** on this \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

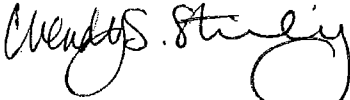
AYES:           Supervisors  
NOES:  
ABSENT:  
ABSTAIN:

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

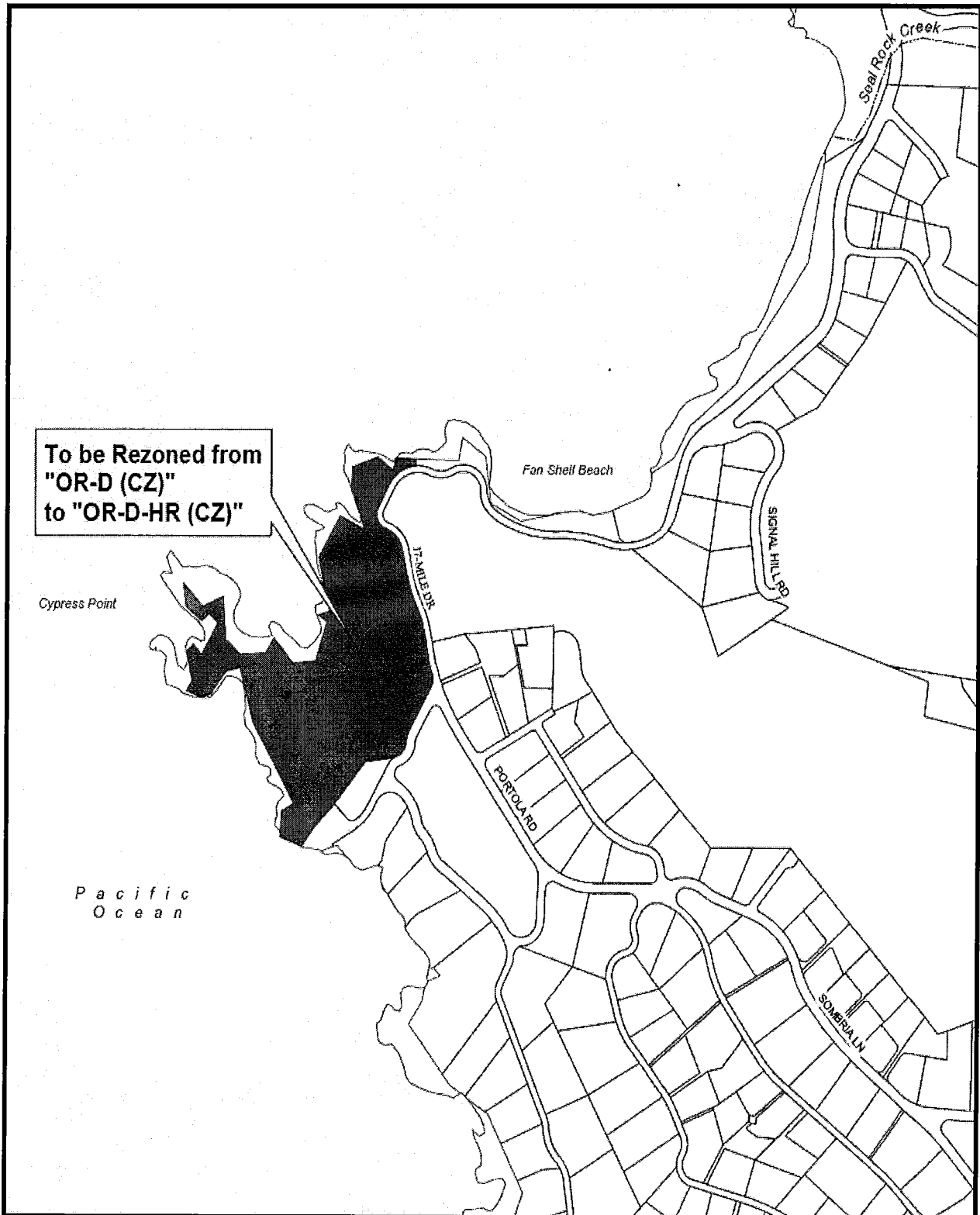
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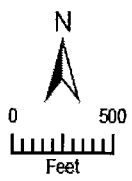

GAIL T. BORKOWSKI,  
Clerk of the Board of Supervisors

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

APPROVED AS TO FORM  
  
WENDY S. STRIMLING  
Senior Deputy County Counsel

# EXHIBIT 1



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